WORK SESSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS WORK SESSION MEETING AT 5:30 PM ON MAY 17, 2022 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Council meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Council meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Mayor and Council reserve the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:
https://centervilleutah.gov/129/Agendas-Minutes

A. ROLL CALL

B. BUSINESS ITEMS
Business action or discussion items to be considered.

1. Cemetery Financing Discussion
   Discussion on cemetery bonding process
2. Moderate Housing Income Update
   HB 462 - Approved during the 2022 General Session, the "Utah Housing Affordability Amendments" modified many of the provisions related to affordable housing that were in past legislation bills
3. Centerpoint Theatre Speed Control Crossings
   Discussion of traffic-calming crosswalks at Centerpoint Theatre

C. CLOSED SESSION
The City Council may vote to discuss matters in a closed session for reasons allowed by law, including, but not limited to, the provisions of Utah Code § 52-4-205 of the Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.

D. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Jennifer Hansen
Centerville City Recorder

CITY COUNCIL

Staff Report

5/17/2022

Item No. 2.

Title: Moderate Housing Income Update

Initiated By: Cory Snyder
Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

HB 462 - Approved during the 2022 General Session, the "Utah Housing Affordability Amendments" modified many of the provisions related to affordable housing that were in past legislation bills

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. MIH Changes and Impelementation Discussion

Moderate Income Housing Deep Dive

HB 462 – The nuts and bolts for October 1, 2022 and beyond

AGENDA

Overview

Purpose & Objective

HB 462

- Where Does the Requirement Apply
- Implementation Planning
- Strategies to Consider
- Resources
- Annual Reporting
- Incentives / Restrictions
- Next Steps

Overview of SB34+

Utah Code establishes the requirement for jurisdictions in the state to plan for the future through **General Plan** development and adoption. Since 2019, the General Plan requirement has been expanded to include **planning for moderate income housing**.

If a jurisdiction meets certain criteria, it's required to:

- Include a moderate income housing element
- Report on its compliance with the requirement and inventory of moderate income housing

HB 462, as part of the 2022 General Session, amended this requirement - adding in clarification while also expanding the strategies jurisdictions may choose from in order to create more flexibility and creativity in bringing moderate income housing to Utah.

Purpose & Objective

1. To meet the needs of people of various income levels living, working, or desiring to live or work in the community
2. To allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life
3. Determine how the jurisdiction will provide realistic opportunity to meet the need for additional moderate income housing within the next five years
4. Receive consideration for funding of projects based on compliance with the moderate income housing requirement

HB 462

Approved during the **2022 General Session**, the **“Utah Housing Affordability Amendments”** modified many of the provisions related to affordable housing that were in the 2010 SB 34 legislation.

Today, we’ll be looking at those **amendments** that **impact the Moderate Income Housing requirement**.

HB 462 HIGHLIGHTS

- Clarifies MIH requirement and timing to amend your General Plan
- Requires the inclusion of an implementation plan to bring the MIH element to life
- Amends the list of strategies to use
- Outlines the annual reporting requirement
- Adds priority incentives/restrictions for compliance with the MIH requirement

Applicability

01

The inclusion of the moderate income housing element within a county or municipal General Plan is based on population. If the population of the municipality is at least 5,000 people, the General Plan must include this element. For counties, the total county population must be at least 40,000 people with at least 5,000 people in the unincorporated portion.

Timing

Counties and municipalities that don't meet the General Plan requirement have until **October 1, 2022**, to do so.

COUNTIES

First, second, or third class county

AND

Population (unincorporated): 5,000 or more

MUNICIPALITIES

First, second, third, or fourth class city

OR

Fifth class city with a population of 5,000 or more (and in a first, second, or third class county)

OR

Metro Township with a population of 5,000 or more

Implementation Plan

02

In order to ensure that jurisdictions are not only envisioning the increase of moderate income housing but establishing concrete steps to make it happen, HB 462 amends the code to require the inclusion of an implementation plan within the General Plan.

Detail

The jurisdiction's implementation plan must set a **timeline** to **implement** the **required strategies** that the jurisdiction has selected for their moderate income housing element.

Strategies

03

HB 462 has amended the list of strategies that municipalities and counties can consider and use within the moderate income housing elements.

Many of the previous **strategies** have been **revised and/or combined** to provide better clarity while a number of **new** strategies have been added for consideration.

Strategies need actionable implementation steps.

Over the next few slides, we'll review the revised and new strategies.

23

Strategy Options
COUNTIES

24

Strategy Options
MUNICIPALITIES

STRATEGY | NOW		**STRATEGY** | PREVIOUSLY	
(A)	Rezone for densities necessary to **facilitate** the production of moderate income housing	(A)	Rezone for densities necessary to **assure** the production of moderate income housing
(B)	**Demonstrate investment in** the rehabilitation or expansion of infrastructure that **facilitates** the construction of moderate income housing	(B)	**Facilitate** the rehabilitation or expansion of infrastructure that **will encourage** the construction of moderate income housing
(C)	**Demonstrate investment in** the rehabilitation of existing uninhabitable housing stock into moderate income housing	(C)	**Facilitate** 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**	(D)	**Consider** county general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county/**city**

* Bold text : revised language
* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

STRATEGY | NOW		**STRATEGY** | PREVIOUSLY	
(E)	Create or allow for, and reduce regulations related to, **internal or detached** accessory dwelling units in residential zones	(E)	Create or allow for, and reduce regulations related to, 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	(F)	**Allow** for higher density or moderate income residential development in commercial and mixed-use zones, 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 (OPTION - one of three required options for municipalities with a fixed guideway transit station)	(G)	**Encourage** higher density or moderate income residential development near major transit investment corridors

* Bold text : revised language
* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

STRATEGY | NOW		**STRATEGY** | PREVIOUSLY	
(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 residential development near major transit investment corridors or senior living facilities (OPTION - one of three required options for municipalities with a fixed guideway transit station)	(H)	Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities
(I)	**Amend land use regulations to** allow for single room occupancy developments	(I)	Allow for single room occupancy developments
(J)	Implement zoning incentives for moderate income units in new developments	(J)	Implement zoning incentives for **low to** moderate income 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**	(K) (L)	Utilize **strategies that preserve** subsidized low to moderate income units **on a long-term basis** Preserve existing moderate income housing

* Bold text : revised language
* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

STRATEGY | NOW		**STRATEGY** | PREVIOUSLY	
(L)	Reduce, **waive, or eliminate** impact fees related to moderate income housing	(M)	Reduce impact fees, **as defined in Section 11-36a-102,** related to **low and** moderate income housing
(M)	**Demonstrate creation of, or** participation in, a community land trust program for moderate income housing	(N)	Participate in a community land trust program for **low or** 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)	Implement a mortgage assistance program for employees of the county/municipality or of an employer that provides contracted services for the county/to the municipality

* Bold text : revised language
* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

STRATEGY | NOW		**STRATEGY** | PREVIOUSLY	
(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 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**	(P)	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
		(Q)	Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
		(R)	Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
		(S)	Apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act
		(S / T)	Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing

* Bold text : revised language
* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

STRATEGY | NOW		**STRATEGY** | PREVIOUSLY	
(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**	(U / V)	**Utilize** a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
(W / X)	**Demonstrate implementation of** any other program or strategy to address the housing needs of residents of the county/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**	(V / W)	Any other program or strategy implemented by the county/municipality to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income

* Bold text : revised language
* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

STRATEGY | NEW

(Q)	Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act (OPTION - one of three required options for municipalities with a fixed guideway transit station)
(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 (REQUIRED - for municipalities with a fixed guideway transit station)
(V / W)	Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

* Bold text : revised language
* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

Three Options to Consider for Action by Oct 1

OPTION 1	OPTION 2	OPTION 3
Pick or reaffirm 3* strategies and adopt an implementation timeline for each. * 4 for municipalities with a fixed guideway public transit station **MEETING THE BASE REQUIREMENT**	Pick new strategies and a corresponding implementation timeline for each. **MEETING THE BASE REQUIREMENT WITH REACHING PRIORITY CONSIDERATION**	Incorporate at least 2 strategies beyond the base requirement and adopt an implementation timeline for each. **REACH PRIORITY CONSIDERATION**

Annual Reporting - 2022

04

New Report Format Released

HCD will be developing a new method for jurisdictions to complete and submit their annual report. This format will be published by July 1.

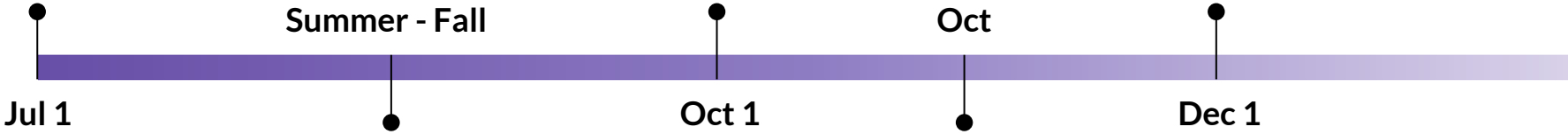
Annual Report Due

Jurisdictions must submit their annual report to HCD by **October 1**. Reporting will now be based on **fiscal year**.

- Identify the selected strategies
- Include the implementation plan of those strategies

Review Methodology Due

HCD will submit by Dec 1 its proposed methodology to review annual reports. To be submitted to the Committee on Housing Affordability.



Data Collection and Support

Jurisdictions should use this time to identify a staff person responsible for collecting and submitting the required report data.

HCD will offer meetings, trainings, and open communication throughout to support completing the reports.

Compliance Review and Notices

HCD will start the review of all annual reports to determine compliance with the regulations.

- Includes required information in proper format?
- Demonstrates effort to implement strategies?
- Reasonable timeline to implement strategies?
- Includes transit strategies (if applicable)?

Annual Report Review

After the October 1 deadline, HCD will verify if a jurisdiction is in compliance with the state requirement.

Notice will be provided to the **jurisdiction**, **UDOT**, and the **Governor's Office of Planning and Budget**.

Those jurisdictions not in compliance will receive notice and have the opportunity to correct the issues as noted within 90 days.

Annual Reporting - Subsequent Years

Annual reporting will continue each year with the report **due** on **Oct 1**. In addition the to the reporting requirements of 2022, jurisdictions will provide the following in 2023 and forward:

Actions Taken	|	What was done in the year to implement strategies
Land Use Regs / Decisions	|	What was done and how did it support efforts to implement the strategies
Barriers	|	What was encountered that impeded the ability to implement any strategies
ADUs	|	Number of internal and external/detached ADUs that were built, license granted to rent
Market	|	How has the market responded to the strategies that have been implemented
Suggestions	|	How can the state support the jurisdiction in implementing strategies

Incentives & Restrictions

05

Jurisdictions will receive priority consideration if they:

a. Comply with moderate income housing element, strategies, and implementation plan requirements
b. Demonstrate that they made plans to implement:
    i. 5 or more strategies (municipalities **without** a fixed guideway public transit station)
    ii. 6 or more strategies (municipalities **with** a fixed guideway public transit station)
    iii. 5 or more strategies (counties)

INCENTIVE

Transportation Project Funding (TIF & TTIF)

Priority Consideration from the Transportation Commission

Incentives & Restrictions

05

Jurisdictions that **do not submit** their annual report or that **do not correct issues** identified in their Notice of Noncompliance within 90 days will become ineligible for specific funds.

RESTRICTION

Funding from the TIF and TTIF

Executive Director of the Department of Transportation

Next Steps
06

For all jurisdictions that fall under the Moderate Income Housing requirement

By Oct 1, 2022

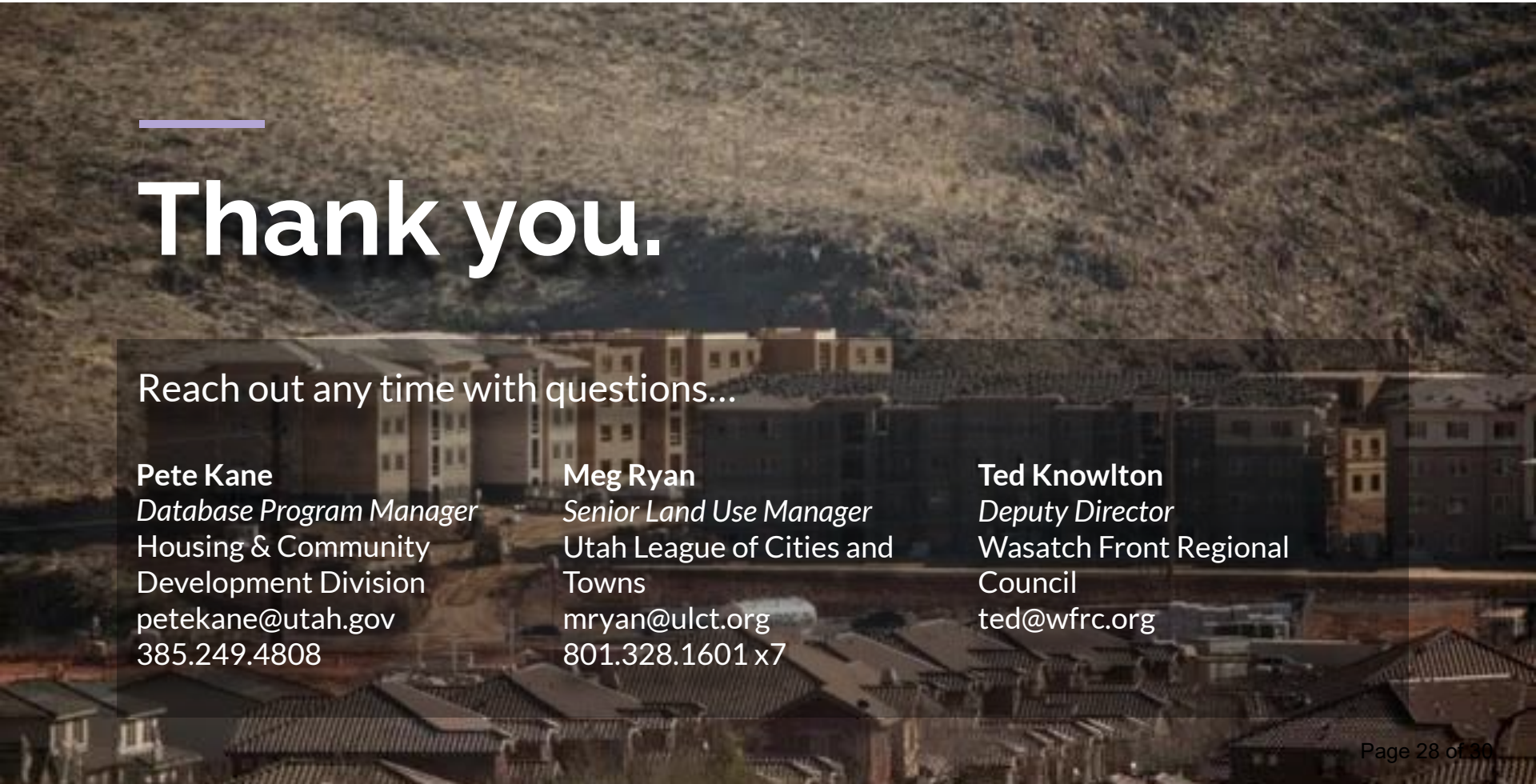
- Amend / adopt the General Plan with a moderate income housing element that utilizes the newly-revised list of strategies
    - At least 3 strategies must be included (4 for cities with a fixed guideway public transit station)
    - Implementation plan for the selected strategies
- Submit your moderate income housing annual report

Next Steps
06

For Housing & Community Development Division

By Dec 1, 2022

Submit to the Committee on Housing Affordability - the methodology for review of the annual reports.



Thank you.

Reach out any time with questions…

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CITY COUNCIL

Staff Report

5/17/2022

Item No. 3.

Title: Centerpoint Theatre Speed Control Crossings

Initiated By: Jansen Davis
Staff Representative: Bruce Cox, Parks and Recreation Director

SUBJECT:

Discussion of traffic-calming crosswalks at Centerpoint Theatre

RECOMMENDATION:

BACKGROUND:

The Centerpoint Theater was experiencing consistent speeding & high traffic along the north driveway/parking lot of people mostly going to and from the Chic-fil-a and McDonnalds restaurants, but also its own pick-up and drop off for youth academy classes. This made for dangerous conditions for employees and patrons that use the parking area.

A proposal was made by ESI engineering to install traffic-calming crosswalks that serve as a snowplow-friendly speed bump to both slow and reduce traffic. These crosswalks ramp up to the level of the sidewalk and then ramp down and have been successfully installed in the Viewmont High School Parking lot by the School District for the same reasons.

The Council asked staff to collect data of both the numbers and speeds of vehicle traffic through the parking lot/driveway as a baseline and to then purchase and install temporary speed bumps and to collect data again to see what, if any, difference they would make. The data was collected and the speed bumps were installed and the data was collected again for comparison. Results of the data were shared in the Police Dpt. section of the City Managers Weekly Update to the City Council on 2/27/2022. The study showed a significant reduction in both numbers of cars and average speeds. The drastic reduction in numbers of cars is thought to not just be the impact of the speed bumps, but also that there were not classes being held at the academy as they were in the summer months.

ATTACHMENTS:

1. Speed Bump Study Summary

February 17, 2022

Speed Bump Study

A traffic study was performed behind the CenterPoint Theatre to count how many cars passed through the area and how fast they were going. This study was performed from **7/27/21-8/8/21**

These were the findings:

- During this two week period of time, 18,874 cars went through the area
- *85th percentile=19 mph
- The busiest time of the day was from 12-1 pm with 2118 cars
- Speeds reached up to 31-35 mph on several of days

After the speed bumps were installed, another study was performed from **9/28/21-10/24/21**

These were the findings:

- During this three week time period, 4,673 cars traveled through the area
- *85th percentile=11 mph
- The busiest time of day was from 11am -12 pm with 1,628 cars
- Speeds reached up to 23 mph on a few occasions

Summary: Drivers are going from *85th percentile 19 mph to 11 mph.

With the speed bumps spread out the way they are, drivers don't reach 35 mph as they did in the first study.

While speaking with Janson Davis at CenterPoint Theatre, he mentioned that they have kid theatre classes starting at 3 pm during the school year. During the summer, the classes are all summer long starting at 9:30am-1pm. There are also ballet classes that go from 9am -12:15pm. This could be the reason for the high traffic numbers in the summer verses when kids are in school. With the speed bumps, he has noticed a significant decrease in the speed the cars are traveling. It is possible that the speed bumps have been a deterrent to drivers using this road, thus reducing the number of cars.

* The Minnesota Department of Transportation defines the 85th percentile speed as, "the speed at or below which 85 percent of all vehicles are observed to travel under free-flowing conditions past a monitored point." If the speed limit is set to the 85th percentile speed, we know that 85 percent of drivers will be driving at or below the speed limit, and that a majority of vehicles will be driving within 5 MPH of the speed limit