

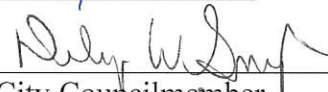


## ROLL CALL

VOTING	YES	NO
<b>KURT L CHRISTENSEN</b> Mayor (votes only in case of tie)		
<b>TIM De GRAW</b> City Councilmember		
<b>KELLY PETERSON</b> City Councilmember	KP	
<b>CRISTY SIMONS</b> City Councilmember	CS	
<b>DELYS SNYDER</b> City Councilmember	DS	
<b>SETH SORENSEN</b> City Councilmember		

I MOVE this ordinance be adopted:

  
City Councilmember

I SECOND the foregoing motion:

  
City Councilmember

### SALEM CITY, UTAH ORDINANCE No. 21523B

#### AN ORDINANCE AMENDING THE MODERATE INCOME HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS Salem City ("City") has adopted a Comprehensive General Plan with a Moderate Income Housing element in 2019;

WHEREAS the City has initiated a process to amend and bolster the strategies, goals, and benchmarks of the Moderate Income Housing component of the General Plan by incorporating required statutory language and timelines for meeting the City's goal to provide more affordable, moderate income housing within its city boundaries;

WHEREAS a public hearing was held before the Planning and Zoning Commission on

February 8, 2023, where public input was received;

WHEREAS a public hearing was held before the Salem City Council on the February 15, 2023, where additional public input was received; and

WHEREAS the proposed amendment will further the health, safety, and welfare of the residents of the City;

NOW, THEREFORE, be it ordained by the City Council of Salem City as follows:

**Section 1. The Moderate Income Housing element of the Comprehensive General plan be amended to state the City's Strategies, Goals, Benchmarks and Conclusion as follows:**

~~Strategies and Conclusion~~

~~The following strategies are meant to address moderate income housing needs in Salem City, as required by Utah Code Ann. §10-9a-403:~~

~~Strategy 1: Apply the R-5 Zone and Master Planned Zone in appropriate circumstances. UCA §10-9a-403(2)(b)(iii)(A).~~

~~Strategy 2: Apply the Mixed Use Zone in appropriate circumstances. UCA §10-9a-403(2)(b)(iii)(F).~~

~~Strategy 3: Adopt an accessory dwelling unit apartment allowing for shared housing. UCA §10-9a-403(2)(b)(iii)(E).~~

~~Strategy 4: Waive, or partially waive, impact fees for affordable housing. UCA §10-9a-401(2)(b)(iii)(M).~~

~~Strategy 5: Coordinate with government or non-profit entities to assist in providing moderate income housing. UCA §10-9a-403(2)(b)(iii)(P).~~

~~Conclusion~~

~~This analysis is meant to serve as a tool and reference for Salem City when considering the needs of current and future residents. Taking regular inventory of supply, demand, and policies regarding housing can ensure the City is prepared to meet residents' needs.~~

The following strategies, goals, and benchmarks are meant to address moderate income housing needs in Salem City, as required by Utah Code Ann. §10-9a-403:

**1- City Goal:** Apply the R-5 Zone and Master Planned Zone in appropriate circumstances.

**State Strategy:** Rezone for densities necessary to facilitate the production of moderate income housing. UCA §10-9a-403(2)(b)(iii)(A).

**Status:** In the past several years, four (4) master planned communities have been approved with a total of 2020 townhome and condominium units designated with R-5 zoning. In 2023-24, city will continue to collaborate with private sector partners on

creating master planned developments in the New Salem area and elsewhere adding another 2000+ units in zones designated R-5.

- 2- City Goal:** Apply the Mixed Use Zone in appropriate circumstances.

**State Strategy:** 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. UCA §10-9a-403(2)(b)(iii)(F).

**Status:** Currently working with private sector partners on a master planned community in New Salem that will have mixed-use zones next to higher density housing with an anticipated approval in summer of 2023.

- 3- City Goal:** Expand an ordinance for accessory dwelling unit apartments and detached accessory dwelling units.

**State Strategy:** Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. UCA §10-9a-403(2)(b)(iii)(E).

**Status:** In 2022, the city adopted an Accessory Dwelling Units ordinance that permits internal and detached greater. In 2023-24, the city will be looking to expand its ordinance allowing more flexibility and instances where internal and detached accessory dwelling units can be developed.

- 4- City Goal:** Create moderate income housing for residents of the city that are disabled or 55 years of age or older.

**State strategy:** Develop a moderate income housing project for residents who are disabled or 55 years old or older. UCA §10-9a-401(2)(b)(iii)(U).

**Status:** Currently working with private sector partners on two (2) projects to provide housing for residents 55 years of age or older with a portion being moderate income housing. One project is a master planned community that will have nearly 400 units available for active lifestyle adults (55+ years old). The other is a large development with another 500 senior living cottages, four-plexes and stacked units. Due to the size of these projects and various phasing these units and the economy, these projects may not come online for another five (5) years or more.

- 5- City Goal:** Coordinate with government or non-profit entities to assist in providing moderate income housing.

**State Strategy:** 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. UCA §10-9a-403(2)(b)(iii)(P).

**Status:** Since 2022, the city has approved several moderate income housing projects and approved zone changes to assist the projects. In 2023-24 the city will continue to look for

opportunities with government or non-profit entities to provide moderate income housing and permit zone changes when reasonable and necessary to facilitate such projects.

### **Conclusion**

This analysis is meant to serve as a tool and reference for Salem City when considering the needs of current and future residents. Taking regular inventory of supply, demand, and policies regarding housing can ensure the City is prepared to meet residents' needs.

**Section 2. Effective Date.** This ordinance shall become effective immediately after passage and posting.


**Section 3. Not a Part of Municipal Code.** This ordinance shall not become part of the Salem City Municipal Code.

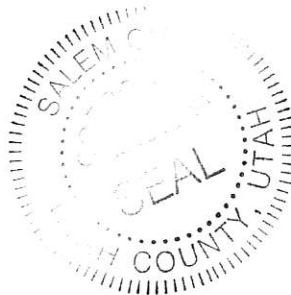
PASSED AND ORDERED POSTED BY THE SALEM CITY COUNCIL OF

SALEM, UTAH: February 15, 2023.

  
KURT L. CHRISTENSEN, Mayor

Attest:

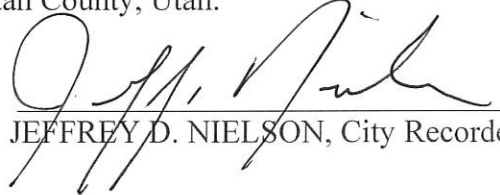
  
JEFFREY D. NIELSON, City Recorder



### AFFIDAVIT OF POSTING

JEFFREY D. NIELSON, being first duly sworn, deposes and says that he is the duly appointed and qualified recorder of the City of Salem, a Municipal Corporation of the State of Utah, and that on February 16, 2023, he posted a true and correct copy of Ordinance No. 21523B as enacted by Salem City Council on February 15, 2023, said posting being made at the City Offices, at the United States Post Office, and at the Salem City Library, all being public places and located within the City Limits of Salem, Utah County, Utah.

DATED: February 16, 2023.

  
JEFFREY D. NIELSON, City Recorder

STATE OF UTAH                    )  
  : ss  
COUNTY OF UTAH                )

The foregoing instrument was acknowledged before me this 16th day of February, 2023, by Jeffrey D. Nielson.



  
NOTARY PUBLIC