

CITY OF BLUFFDALE, UTAH

RESOLUTION No. 2019-49

A RESOLUTION ADOPTING AN ADDENDUM TO RESOLUTION 2018-49 TO DEMONSTRATE COMPLIANCE WITH SENATE BILL 34.

WHEREAS Senate Bill 34 (2019 Session) requires municipalities with a population of 5,000 people or more to provide an estimated and projected need for moderate income housing;

WHEREAS Senate Bill 34 (2019) Session requires municipalities with a population of 5,000 people or more to select at least three (3) strategies to promote housing affordability from a “menu” of choices and incorporate these into the moderate income housing element of their general plan;

WHEREAS the City of Bluffdale conducted a biennial review of its moderate income housing element in 2018 and has provided this Addendum to Resolution 2018-49 to demonstrate compliance with the requirements of Senate Bill 34;

WHEREAS the attached Addendum sets forth the findings of the Council’s review of the moderate income housing element of the City of Bluffdale’s General Plan and demonstrates compliance with the requirements of Senate Bill 34;

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL AS FOLLOWS:

Section 1. Addendum Adopted. The Addendum (Attachment A) to Resolution 2018-49 is adopted in compliance with Senate Bill 34 for the City of Bluffdale.

Section 2. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED: November 13, 2019.

ATTEST:



City Recorder



CITY OF BLUFFDALE



Mayor

Voting by the City Council:

Yes No

Councilmember Aston	<u>X</u>	_____
Councilmember Higby	<u>X</u>	_____
Councilmember Kallas	<u>X</u>	_____
Councilmember Nielsen	<u>X</u>	_____
Councilmember Preece	<u>X</u>	_____

ATTACHMENT A: ADDENDUM TO RESOLUTION NO. 2018-49: A RESOLUTION ADOPTING THE BIENNIAL REVIEW OF THE MODERATE INCOME HOUSING ELEMENT OF THE GENERAL PLAN.

Purpose: In 2018 the City of Bluffdale conducted a biennial review of the moderate income housing element of its General Plan. This review was adopted with Resolution 2018-49 and sent to the State of Utah. Following this review the 2019 Utah Legislature adopted SB 34, which requires each municipality with a population greater than 5,000 to include 5-year estimates of moderate income housing needs in its General Plan.

SB34 also provided a “menu” of strategic options to facilitate the development of moderate income housing from which all municipalities with a population of 5,000 people or more must select three (3) options. Following the City of Bluffdale’s 2018 biennial review the Department of Workforce Services indicated an updated moderate income housing element would need to be drafted and adopted by December 1, 2020. This Addendum is adopted to ensure the City of Bluffdale’s compliance with State Law per SB34.

5-Year Estimates: The moderate income housing element of the City’s General Plan (adopted March 2014) included estimates and projections for the demand for moderate income housing. The 2018 biennial review utilized data from the American Community Survey (Census) and the Department of Workforce Services, Division of Housing and Community Development to provide updated estimates and projects of this same demand. The pages from the 2018 review detailing this analysis have been provided with this Addendum.

Strategic Options: SB34 requires the inclusion of at least three (3) of the strategies from the “menu” within the moderate income housing element of Bluffdale’s General Plan. Staff has reviewed this menu and found three (3) of the strategies within the existing moderate income housing element. They are as follows:

- **(E) Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.**
 - The Moderate Income Housing Element of Bluffdale’s General Plan includes provisions for accessory dwelling units in all residential zones (page 33). A permit for an accessory dwelling unit previously required a conditional use permit and a public hearing. The City of Bluffdale has since revised the permitting process for accessory dwelling units and now only requires an administrative approval. Additionally, the City of Bluffdale has expanded the areas of the city in which accessory dwelling units are allowed; previously they were only permitted in residential zones but now they are allowed in all zones which allow single family dwellings. This expansion allows for accessory dwelling units in the higher-density areas of the city as well, including the Mixed Use zone.

- **(F) Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.**
 - The City of Bluffdale's current Moderate Income Housing Element encourages the production of higher-density developments in its Mixed Use Zone (page 31). These developments include single family homes on smaller lots, live-work units, apartments, condominiums and townhomes.

- **(V) Utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency.**
 - The City of Bluffdale currently sets aside affordable housing monies from the Eastern Bluffdale EDA, Jordan Narrows EDA and Gateway RDA (pages 32-34, 41). These monies contribute to rental offsets for the Bluffs Apartments and Beacon Hills Apartments in the City of Bluffdale. These EDAs and RDA are outlined in the City of Bluffdale's General Plan on page 41.