



SMITHFIELD CITY PLANNING COMMISSION

City Council Chambers
96 South Main
Smithfield, Utah 84335

The Planning Commission of Smithfield City met in the City Council Chambers at 96 South Main, Smithfield, Utah at 6:00 p.m. on Wednesday, November 7, 2018

The following members were present constituting a quorum:

Chairperson: Andrew Soelberg

Commission Members: Jasilyn Heaps
Jackie Hancock
Stephen Teuscher
Scott Gibbons
Nathan Wright

Commission Excused: Kelly Luthi
Casey McCammon
Mason Niederhauser

City Engineer: Clay Bodily
Deputy Recorder: Charlene Izatt
City Councilmember: Curtis Wall
Mayor: Jeff Barnes

6:00 pm to 7:00 pm: Chairperson Soelberg, convened the meeting and the commission traveled to review different sites which have implemented “alleyways” as part of the infrastructure. The sites visited included: Brookside Meadow Subdivision – 1230 North 290 West Logan; Bridgerland Meadows Townhomes 1530 North 400 West Logan; Cove at North Logan – 2200 North 400 East; Green Canyon Square – 2480 North 200 East. Commissioner Teuscher was not in attendance.

The Commission re-convened and the meeting was called to order by Chairperson Soelberg at 7:00 p.m.

- ✓ Cache Summit will be held Thurs. November 15, 2018 from 9:00 a.m. to 4:00 p.m. at the Cache County Fairgrounds.
- ✓ Councilmember Wall encouraged members to take advantage of the Utah League of Cities & Towns website and training. It is a very good resource and local representative Damon Cann from North Logan serves on the Board of Directors. There is quite a bit of support services that can be accessed.

OPENING CEREMONY

The Pledge of Allegiance was led by Commissioner Gibbons.

ATTENDANCE

Karl Lambert, Reed Stokes, Allen Burris, Marty Spicer, Steve Parkinson, Don Barringer, Jake Young (Lifestyle Homes), Beth Larchar (Lifestyle Homes), Jeff Jackson (Visionary Homes), Debbie Zilles

AGENDA ITEMS

Consideration of Consent Agenda and approval of October 17, 2018 Meeting

Minutes: After consideration by the Commission, Chairperson Soelberg declared the meeting agenda approved and the minutes from the October 17, 2018 meeting to stand as submitted.

Resident Input: Marty Spicer owns property in the Central Business District. The zone has some limitations, so he has been speaking to Ms. Izatt about the process to possibly request a zone change.

Discuss adding individual water shut-off requirements for multi-unit developments.

This will be addressed in Resolution #18-13. The suggestion is to link to 13.040.140 Separate Connections: *"It is unlawful for two (2) or more families or service users to be supplied from the same service pipe, connection or water meter unless special permission for such combination usage has been granted by the governing body and the premises served are owned by the same owner. In all such cases, a failure on the part of any one of the users to comply with this section shall warrant a withholding of a supply of water through the serve connections until compliance or payment has been made, and in any event, the property owner shall be primarily liable to the municipality for all water services utilized on all such premises. Nothing in this section shall be deemed to preclude the power of the municipality to require separate pipes, connections or meters at a subsequent time."*

Discussion and possible vote on **Resolution #18-12**, amending the Smithfield City General Plan 2016, by adopting the Moderate-Income Housing Element 2018, as part of the Smithfield City General Plan.

Chairperson Soelberg advised that this plan is in response to the state mandate that each city must address affordable housing. (Attachment A)

MOTION: Motion made by Commissioner Gibbons to **approve Resolution #18-12** amending the Smithfield City General Plan 2016, by adopting the Moderate-Income Housing Element 2018, as part of the Smithfield City General Plan. Commissioner Hancock seconded the motion. Motion approved unanimously (6-0).

Vote

Aye: Heaps, Hancock, Soelberg, Teuscher, Gibbons, Wright

Steven Parkinson has requested consideration and approval of the **Concept Plan** for Parkinson Subdivision, a 13-lot/unit subdivision, located at approximately 450 South 700-800 East. Zoned R-1-10

Steven Parkinson is asking for approval for a 13-lot subdivision.

Ms. Izatt confirmed for Commissioner Teuscher that this has gone through the STRC (Subdivision Technical Review Committee).

Commissioner Gibbons asked why the proposal is for a cul-de-sac rather than a through street. Mr. Parkinson said that the parcel to the east is owned by Jack Nixon and it is too expensive to purchase. Commissioner Wright pointed out that the road to the east (if the road was to connect through) is also a cul-de-sac.

MOTION: Motion made by Commissioner Wright to **approve the Concept Plan** for Parkinson Subdivision, a 13-lot/unit subdivision, located at approximately 450 south 700-800 East. Zoned R-1-10. Commissioner Hancock seconded the motion. Motion approved unanimously (6-0).

Vote

Aye: Heaps, Hancock, Soelberg, Teuscher, Gibbons, Wright

Discuss single-family residential lots under 10,000 SF and review a draft copy of a proposed draft **Ordinance #18-10**.

Commissioner Hancock pointed out that the wording on page 2 under 17.56.060, referring to R-1-6, R-1-7 needs to be removed.

Ms. Izatt suggested changing the width in R-1-8 from 75' to 70'; corner lots from 85' to 75' and change the rear setbacks from 30' to 25'.

Commissioner Gibbons asked about 17.56.060 Item D "*Lots permitted zoning locations – discuss 600 South – buffer transition area*". Ms. Izatt said this idea is to create a buffer for transition to smaller lots. Chairperson Soelberg noted that a previous discussion included the thought that these smaller lots would work best mixed in with other lot sizes. Commissioner Heaps reiterated her thoughts from the last conversation that these lots could be a good transition between higher-density and R-1-10 and R-1-12 subdivisions. They do not necessary have to be located on a transition border per se, it is a good suggestion to include them in with neighborhoods that have larger lots as well. Commissioner Gibbons would prefer to see the 8,000 lots have some transition between 12,000 lots. Putting those lots sizes adjacent to one another can cause some property owners a bit of anxiety.

Ms. Izatt pointed out that Mixed-Use Residential provides that type of transition. Commissioner Gibbons said there are homes on larger lots and the idea of putting smaller lots right next to them might create some tension with the owners of the larger lots, especially in existing developments. The R-1-10 could serve as a transition and help create more blending between lot sizes. Chairperson Soelberg likes the idea of "blending".

Commissioner Wright asked if the Commission was considering prohibiting these lots from being adjacent to certain land use types and if so, how this will be properly and legally defined.

Commissioner Heaps said the Future Land Use Map reveals that there is not much opportunity to place these lots near high-density development. It seems like a good idea in theory, but, if this is to provide for more accessible home options, it may not be as “cut and dry” and clearly defined as the Commission might hope it to be.

Commissioner Gibbons said even one road of some type of buffer might be helpful. The perception of owners of larger lots is that smaller lots might affect property value and impact density and traffic in the more rural-type of areas.

Commissioner Teuscher said as the City continues to grow, areas will need to be annexed, which might be a good location for smaller lot options.

Commissioner Gibbons said he likes the idea of some type of transition/blend when it is adjacent to already-established areas. Commissioner Heaps asked if the objective would be to define particular areas, or small slivers of areas where this type of transition could be accomplished. Commissioner Gibbons said he is not sure how it should be done, he is just sharing an observation.

Chairperson Soelberg said the idea of allowing a certain amount of lot sizes in an area could be something to consider. For example, a new development would only allow a certain percentage of the lots to be 8,000 and the others could be a mix of 10,000 and 12,000 lots; thus, providing a variety of housing types and lot styles. Commissioner Gibbons said this might be difficult to put into ordinance form. Commissioner Wright pointed out that this can be done within the current Mixed-Use ordinance, so he questioned what the purpose of this would be. Smaller lots can serve as a good transition between high-density or commercial and lower residential areas. He suggested identifying corridors (such as along 600 South) where they could be put in. Allowing lot sizes to mix is already in place and he does not see the need to re-write that idea.

Commissioner Teuscher pointed out that smaller lots do not always equate to smaller homes. There are plenty of smaller lots that contain large homes, many times the desire is for the larger home and smaller lot maintenance.

Commissioner Hancock asked if they could just be kept and considered within the Mixed-Use Overlay Zone. Commissioner Wright noted that they are allowed in the Mixed-Use Zone currently, the question is whether this should be a standalone ordinance. There could be some hindrances within the Mixed-Use zone that small lot buyers would not want to have to comply with. Chairperson Soelberg agreed, which is one of the reasons that Planned Unit Developments (PUD) are not utilized – there are too many restrictions that make them difficult. A standalone policy would allow smaller lots outside of just the Mixed-Use Zone. Commissioner Gibbons said they could be more tightly controlled within a small lot ordinance.

Chairperson Soelberg recommended continuing this discussion to the next meeting. He is going to research some other city ordinances. Commissioner Heaps encouraged members to consider specific locations where this type of development might work well.

Discuss suggestions submitted for proposed amendments to Chapter “17.89 Mixed Use Overlay Zone”, “D. Vehicle and Driveway Access”; and review and consider draft **Ordinance #18-16**.

Chairperson Soelberg said that the alleys they viewed during the fieldtrip ranged from 18’-35’ wide with an average of about 25-26’.

Commissioner Gibbons said 26’ minimum would be as low as he would prefer. Commissioner Wright said 22.5’ is much too narrow.

Commissioner Wright said driveways between the garage and road make a big difference. He also questioned Section 2.1 “*All buildings located within 500 feet of a public right-of-way*” and said there was discussion at the last meeting about changing 500’ to 330’. Ms. Izatt said that was left in as there was no consensus regarding the change, only discussion. Jake Young recommended a minimum of 400’ rather than 330’. Mixed-Use calls for sidewalks and pedestrian circulation.

Commissioner Wright said alley design standards should be in place before an ordinance is passed. Commissioner Gibbons agreed and asked how long it might take to get the design standards ready to review. Mr. Bodily suggested including a requirement for concrete on the side, even if it is just a low-impact curb. He will need to find out if it requires a 10’ separation between sewer and water. The current standards require power to be 1’ behind the sidewalk and the gas is generally located on the planter strip. He can research the specifics and will have it ready to review by the next meeting.

Commissioner Heaps reference Farmington City’s ordinance for alleyways, specifically pedestrian circulation and safety “*A network of convenient, safe and raised or textured pedestrian paths and walkways should connect areas within the project, and through the project to adjacent properties.*” Mr. Bodily said a similar statement could be added into the ordinance.

The Commission agreed with all the yellow highlighted areas within the ordinance.

Chairperson Soelberg asked what concerns the Commission had with allowing buildings to be located within 500’ of a public right-of-way. Mr. Bodily pointed out that alleys will be private streets and will be maintained by the HOA. The discussion was originally brought up because of concerns related to an alley that was turned over to the City for maintenance, which would only occur if the City Council approved it. Chairperson Soelberg recommended moving forward with the 500’ recommendation.

Chairperson Soelberg suggested adding “to be determined by the Fire Code” to the recommended design standard, which would read “*Number of residential units shall be determined by Fire Code*”.

MOTION: Motion made by Commissioner Wright to **set a public hearing date to December 19, 2018** to consider **Ordinance #18-16**. Commissioner Teuscher seconded the motion. Motion approved unanimously (6-0).

Vote

Aye: Heaps, Hancock, Soelberg, Teuscher, Gibbons, Wright

Discuss suggestions submitted for proposed amendments to “Part 1 Design Standards”, 2.3 “Street Sections” and 5.2 “Meters” of the Smithfield City Manual of Design and Construction Standards and to review and consider draft **Resolution #18-13**.

Chairperson Soelberg asked what thoughts the Commission had on the acceptable width for an alley right-of-way in the Mixed-Use Zone. Commissioner Hancock thought it should be a minimum of at least 30'. Jake Young said 26' would work well in a PUD and thought it should be acceptable in the Mixed-Use Zone. Commissioner Wright said 26' should be the absolute minimum, he would not suggest anything less. Commissioner Gibbons agreed that it should be 26' of asphalt with a foot of concrete on each side. Chairperson Soelberg said he would be comfortable with 26' all together. Commissioner Teuscher agreed. Commissioner Heaps said there should be some leeway for snow removal. She thought 28' should be the minimum. Commissioner Gibbons said snow removal may be challenging regardless of the width. Commissioner Heaps agreed, however, thought 28' could allow for a bit more flexibility, especially if people walk in the alleyway.

Commissioner Gibbons asked if a flat curb would be required. Commissioner Wright said it is listed as curb-to-curb, however, Mr. Bodily said a flat, low-impact curb is allowed.

Mr. Young advised that for every foot of asphalt required, it adds to the cost for the home buyer. He recommended 26' and grant the flexibility for asphalt or concrete and allow the ribbon on the sides. A freeway drive lane is 13'; therefore 26' is adequate for two lanes of travel. Requiring larger widths also impacts the area for open green space.

Commissioner Wright asked about the separation required between sewer and water. Mr. Bodily said in a development such as this, it may be better to have culinary water in the grass/open area. In considering design standards for an alley, the main concern should be focused on the travel area rather than utilities.

Commissioner Gibbons said standard roads with 13' lanes have curbs. He would suggest nothing lower than a 26' minimum.

Commissioner Heaps still likes the idea of an extra foot or two.

Chairperson Soelberg noted that a standard sedan size is 6.5' wide and a pickup truck would be closer to 8.5'. Commissioner Wright said a standard parking lot aisle is 26' wide, which would be a similar situation, one car may have to be aware of other vehicles or pedestrians and move to the side to allow for someone to pass.

Chairperson Soelberg, Commissioner Wright and Commissioner Gibbons like the idea of 26' minimum. Commissioner Hancock preferred 30' and Commissioner Heaps suggested 28'.

Ms. Larchar asked why this discussion needs to be continued. Ms. Izatt explained that it is still being refined and needs to have a public hearing before approval.

Commissioner Wright encouraged members to visit more places prior to the next meeting to help determine a final consensus. Ms. Izatt will email the list of places to visit to the members who were not in attendance.

Mr. Bodily said the link to 13.04.140 will be included in Item E for water service connections.

Commissioner Hancock asked for clarification on 16.04.030 Definitions – “*Alley: A public way which affords a secondary means of access to abutting property and not intended for general traffic circulation.*” Mr. Bodily said this points out that an alley is not intended for general traffic, it is intended for the residents who live there; as a secondary access.

MOTION: Motion made by Commissioner Wright to **set a public hearing date to December 19, 2018** to consider **Resolution #18-13**. Commissioner Gibbons seconded the motion. Motion approved unanimously (6-0).

Vote

Aye: Heaps, Hancock, Soelberg, Teuscher, Gibbons, Wright

Chairperson Soelberg asked that Resolution #18-13 be listed before Ordinance #18-16 on the December agenda.

MOTION TO ADJOURN

Commissioner Gibbons motioned to adjourn the meeting at 8:48 p.m. Commissioner Wright seconded the motion. The motion passed unanimously.

Minutes submitted by Debbie Zilles

Andrew Soelberg, Chairperson

Attested:

Charlene Izatt, Deputy Recorder

SMITHFIELD PLANNING COMMISSION
Smithfield City Council Chambers
96 South Main
Smithfield UT 84335

NOTICE and AGENDA

Public Notice is hereby given that the Smithfield Planning Commission will hold a Planning Commission Meeting at 6:00 p.m. on Wednesday, November 7, 2018 in the Smithfield City Council Chambers, 96 South Main, Smithfield, Utah.

6:00 p.m. Opening Ceremonies

6:00 – 7:00 p.m. Convene at the Flag Poles in the Smithfield City parking lot located at 96 South Main prior to leaving for a field trip to review different sites that have implemented “alleyways” as part of the infrastructure.

Agenda items:

7:12 p.m. Resident Input

7:18 p.m. Consideration of Consent Agenda
Minutes of the October 17, 2018 Planning Commission Meeting

7:20 p.m. The Commission will review and discuss adding Individual water shut-off requirements for multi-unit developments.

7:25 p.m. Discussion and possible vote on Resolution #18-12, a Resolution amending the Smithfield City General Plan, 2016, by adopting the Moderate-Income Housing Element, 2018, as part of the Smithfield City General Plan.

7:30 p.m. Steven Parkinson has requested consideration and approval of the Concept Plan for Parkinson Subdivision, a 13 lot/unit subdivision located at approximately 450 S 700-800 E. Zoned R-1-10

7:35 p.m. The Commission will continue discussing single family residential lots under 10,000 sq. ft. and review a draft copy of a proposed ordinance (proposed draft Ordinance #18-10)

7:40 p.m. The Commission will continue to discuss suggestions submitted for proposed amendments to Chapter “17.89 Mixed Use Overlay Zone”, “D. Vehicle and Driveway Access”; and to review and consider draft Ordinance #18-16.

7:43 p.m. The Commission will continue to discuss suggestions submitted for proposed amendments to “Part 1 Design Standards”, 2.3 “Street Sections” and 5.2 “Meters” of the Smithfield City Manual of Design and Construction Standards and to review and consider draft Resolution #18-13.

7:45 p.m. **ADJOURNMENT**

Posted this 1st day of November 2018 at the Smithfield City Offices, City Web Page, and the Utah Public Meeting Notice web site. Notice provided to The Herald Journal this 1st day of November 2018.

Charlene Izatt, Deputy Recorder

ITEMS ON THE AGENDA MAY BE CONSIDERED EARLIER THAN SHOWN ON THE AGENDA.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Charlene Izatt, Smithfield City Offices, at 435-792-7989 at least three (3) working days prior to the meeting.

-ATTACHMENT A-

Smithfield City's 2018 Updated Moderate-Income Housing Plan

Principles

Provide opportunities to develop moderate income housing by utilizing high density single-family, multi-family zones, and overlay zones. Provide and utilize density credits to allow for higher densities while maintaining open space. Consider higher density zoning districts in areas with existing infrastructure to minimize development costs.

Consider mixed use (density) overlay zoning districts to encourage development in areas with existing infrastructure.

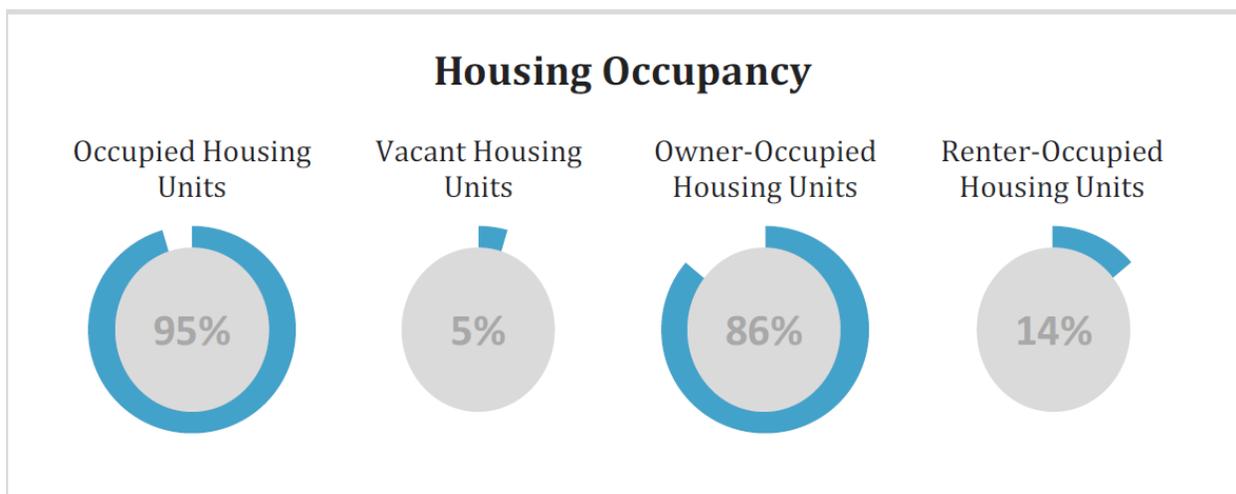
Smithfield General Plan Moderate Income Housing Directive

The Moderate-Income Housing Plan is intended to help encourage a variety of housing for those with low-to-moderate incomes in cities and towns. Moderate Income Housing can include a variety of housing types, including single family homes, townhomes, and apartments. Contrary to some views, affordable housing residences can be well designed, look like they belong in the community, and provide essential living accommodations for people in various life stages. For example, town homes and apartments, if well designed and properly managed, can provide excellent housing for older residents who are looking to down-size and no longer want the responsibility of caring for a large yard. Likewise, young families and individuals attending college can live in communities like Smithfield if affordable housing is available.

A. SMITHFIELD CITY AFFORDABLE HOUSING NEEDS ASSESSMENT

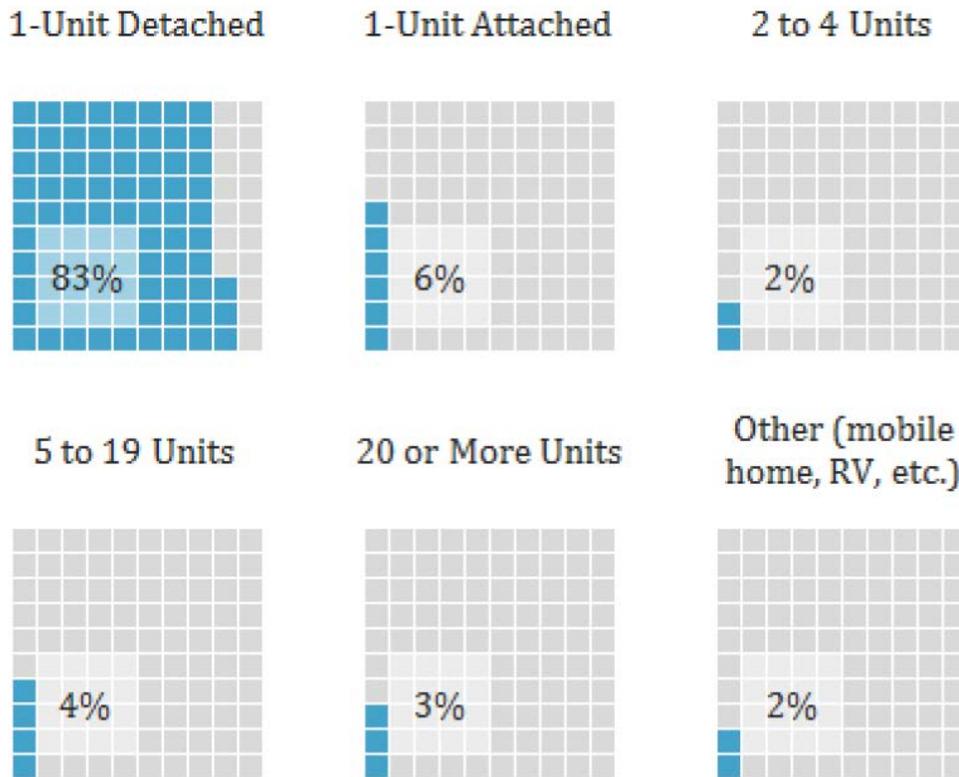
Housing Stock

As of the 2010 U.S. Census, there were 2971 housing units in Smithfield. Of those units, 2836 (95.5 percent) are occupied and 135 (4.5 percent) are vacant. Renter-occupied units make up the majority (76.3 percent) of the city's housing stock, while owner-occupied units account for 23.8 percent of the city's housing stock.



Smithfield's housing stock consists of 2568 (82.9 percent) single-unit detached homes, 186 (6 percent) single-unit attached homes, 62 (2 percent) two- to four-unit structures, 121 (3.9 percent) five- to nineteen-unit structures, 99 (3.2 percent) structures with twenty or more units, and 62 (2 percent) other structure types, such as RVs and mobile homes. Given that 82.9 percent of the city's housing stock is made up of single-unit detached homes, Smithfield may want to consider whether a more diversified housing stock would benefit current and future residents.

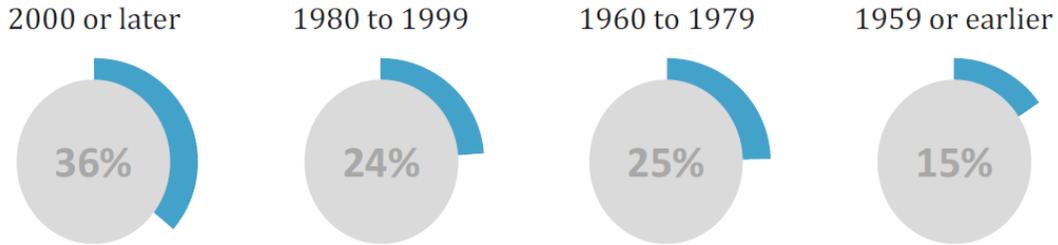
Housing Units by Structure Type



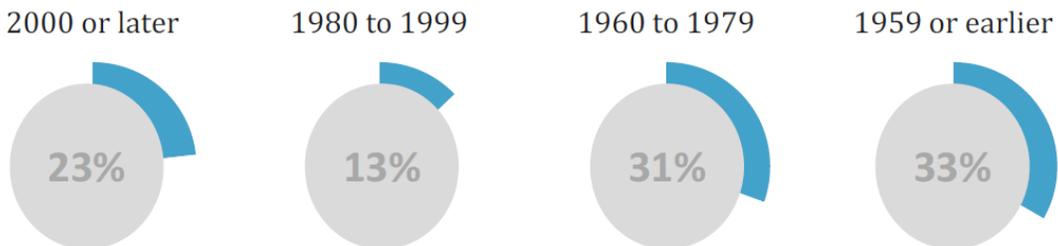
In terms of unit size, Smithfield's housing stock consists of 9 units with no bedrooms, 47 units with one bedroom, 621 units with two or three bedrooms, and 1832 units with four or more bedrooms.

An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Smithfield, 17.75 percent of residential structures were built in 1959 or earlier, 25.4 percent were built between 1960 and 1979, 22.3 percent were built between 1980 and 1999, and 34.6 percent were built in the year 2000 or later. With 43.1 percent of the city's housing stock constructed before 1979, the city may want to determine its role in rehabilitation efforts and consider performing a windshield survey to evaluate housing conditions.

Owner-Occupied Housing Units by Year Built

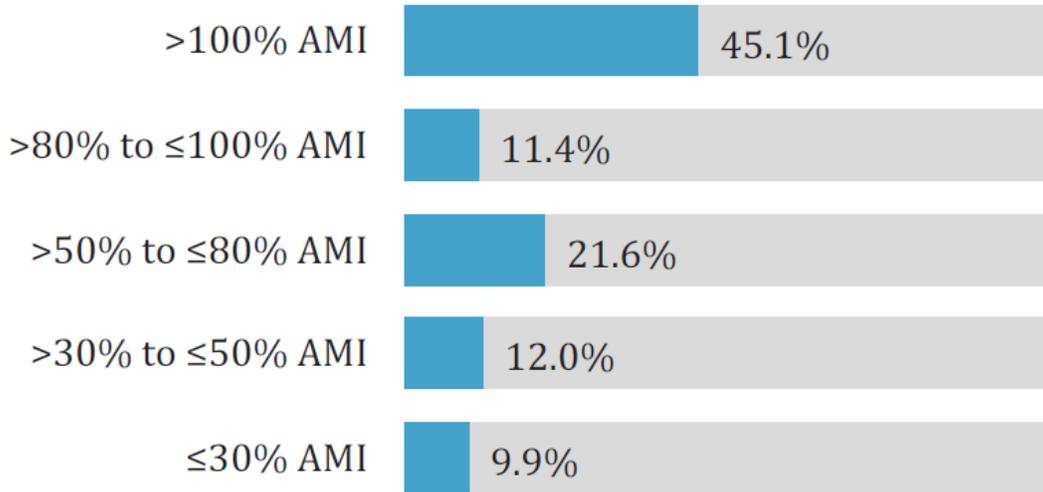


Renter-Occupied Housing Units by Year Built



Household Income & Needs The median household income in Smithfield is \$60,565, which is \$8,630 above the area median income (AMI) for Cache County (\$51,935). Given these figures, 9.9 percent of the households in Smithfield earn less than or equal to 30 percent of AMI, 12 percent earn between 30 and 50 percent of AMI, 21.6 percent earn between 51 and 80 percent of AMI, 11.4 percent earn between 81 and 100 percent of AMI, and 45.1 percent earn more than 100 percent of AMI. Households that earn a moderate income (80 percent of AMI) or less make up 43.5 percent of Smithfield's population.

Households by Income Level (Present)



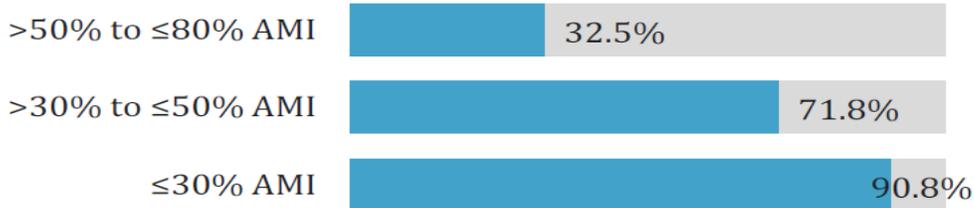
Summary of Affordability

Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	\$390	\$23,378
>30% to ≤50% AMI	\$649	\$66,891
>50% to ≤80% AMI	\$1,039	\$132,162
>80% to ≤100% AMI	\$1,298	\$175,675

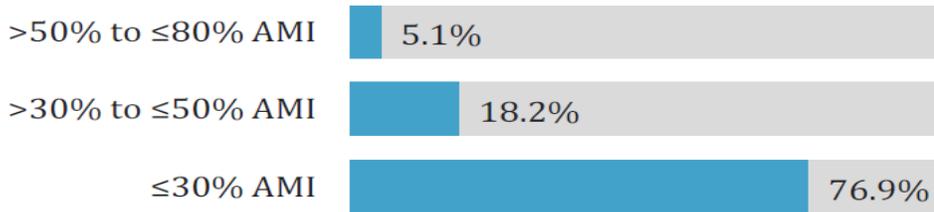
Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income. Based on this definition, 61.8 percent of Smithfield's renter households that earn a moderate income or less and 55.4 percent of the city's owner households that earn a moderate income or less are cost burdened, which indicates that Smithfield's residents would benefit from additional affordable rental and ownership options.

Cost Burdened Renter Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)



Households Spending 50% or More of Monthly Income on Housing (by Income Level)

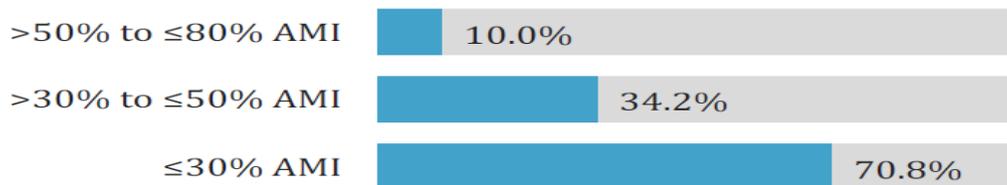


Cost Burdened Owner Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)

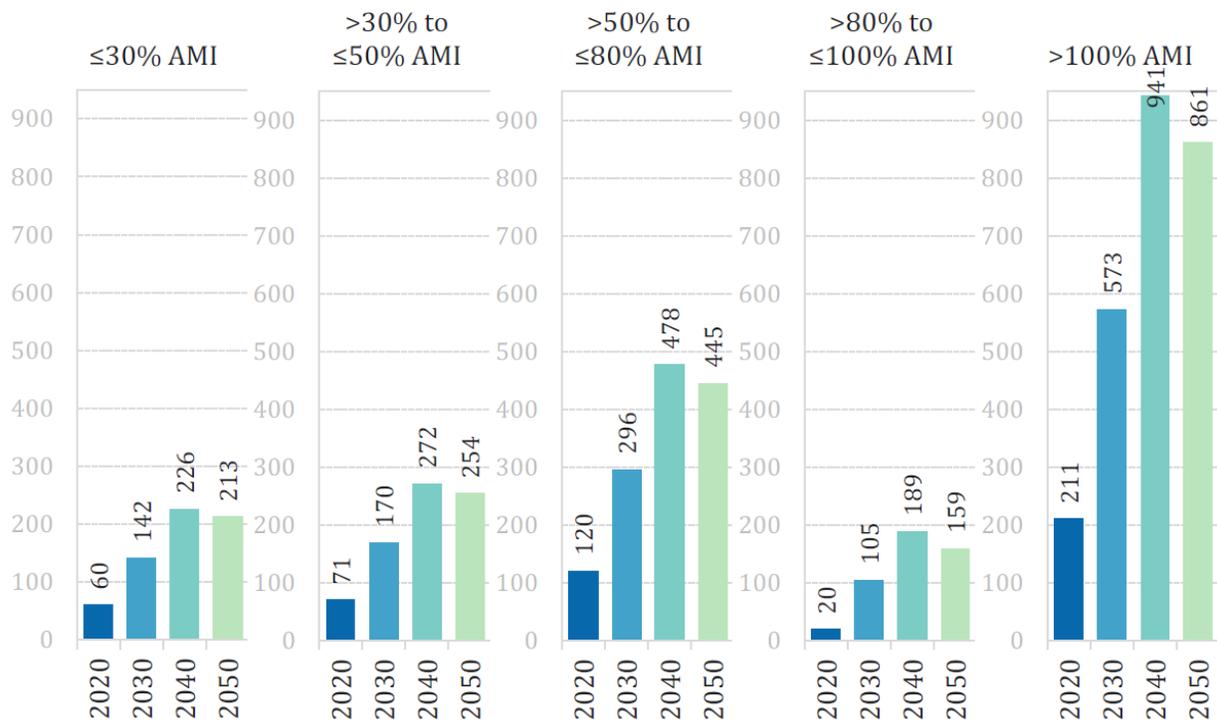


Households Spending 50% or More of Monthly Income on Housing (by Income Level)



Population Change and Affordable Housing Demand

New Housing Unit Demand by Household Income Level



The population of Smithfield is expected to increase from 9,495 in 2010 to 11,564 by 2020 and 14,330 by 2030. These additional residents amount to an additional 617.7 households by 2020 and an additional 1443.2 households by 2030, based on the city's current average household size (3.35).

Based on population change, observed income levels, and existing vacancies, it is projected that Smithfield will need an additional 483 housing units by 2020. Of those 483 units, 60 will need to be affordable to extremely low-income (≤30% AMI) households, 71 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 120 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.

By 2030, Smithfield will need an additional 1286.2 housing units. Of those 1286.2 units, 142 will need to be affordable to extremely low-income (≤30% AMI) households, 170 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 296 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.

Special Needs Groups

Data from the 2012 American Community Survey indicates that 8.3 percent of all Americans under the age of 65 and 36.8 percent of all Americans 65 and older have some form of disability. Assuming that the percentage of Smithfield residents with disabilities is comparable to national figures, approximately 717 Smithfield residents under the age of 65 and 325 Smithfield residents 65 and older suffer from a disability. Individuals with disabilities may require special housing accommodations.

About 9.3 percent of Smithfield's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to remain approximately the same from 2010 to 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a unit that better suits their preferences and needs. The legislative body of Smithfield may wish to evaluate the housing options available to seniors wishing to remain in or move to the community.

According to the 2013 annualized point-in-time count, roughly 0.55 percent of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in Smithfield, which is approximately 52. Given this estimate, Smithfield should consider developing or promoting programs designed to help these individuals become stably housed.

References

This assessment was produced using data from the 2010 Census, the 2016 American Community Survey, the U.S. Department of Housing and Urban Development, and the Cache County Recorder's Office.

Please contact Brian Carver at Bear River Association of Governments in Logan, Utah for more information. (435) 713-1420 or brianc@brag.utah.gov.

EXAMPLE AFFORDABLE HOUSING POLICY STATEMENT

The following statement is primarily based on the changes recommended by the implementation policies of the Land Use Element of the City's General Plan. It has been and will continue to be the intent of the City to not limit the development of residential housing within the incorporated areas of the City. The physical environment (geography, zoning, etc.) will place some restrictions on the type and density of any residential development in the City. To meet the current and future affordable housing needs, zoning codes need to be continually evaluated and, if necessary, changed to allow for more affordable housing choices.

Goals, Policies and Implementation Measures

Goal 1: Improve Access to Housing Opportunities for Low and Moderate-Income Residents.

Policy: Support and Utilize Existing Affordable Housing Resources

- Continued support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the HUD Section 8 Rental Assistance Programs to eligible renters who reside in Providence.
- Support and promote First-time Homebuyer Program administered by BRAG.
- Support and promote housing repair and rehabilitation program administered by BRAG and USDAs Rural Development Agency.
- Investigate the merits of creating a Local Development Corporation either individually or in partnership with other communities and development agencies, to undertake affordable housing development on land acquired for such purposes.

- Work with Logan City and other neighboring communities to regularly assess affordable housing needs and the impact of new development on existing demand for such housing.

Goal 2: Improve Fair Housing Practices

Policy: Support Fair Housing Practices through Education and Awareness

- Promote a variety of affordable housing options in the City that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached units.
- Sponsor and support presentations and information dissemination by non-profit and government agencies.
- Commit to combat any negative perception of affordable housing (NIMBY: Not in My Back Yard) by helping residents become educated about and understand the economic value of having diversified housing choices in our community.
- Permit affordable housing in each neighborhood so long as the specific unit type and design is consistent with the character of the neighborhood.
- Acknowledge the economic and social consequences that large-scale or concentrated low-income housing developments place on neighboring households.

Goal 3: Encourage and Support the Provision of Affordable Housing Units

Policy: Modify Existing Regulatory Measures to Encourage the Development of Affordable Housing and Reduce Production Cost.

- Support non-profit and private affordable housing with affordable projects within the City limits.
- Encourage flexibility and innovation in the interpretation of local building codes to allow for the use of different building materials and new technologies.
- Increase flexibility in development standards allowing for reduction of site development costs, including allowances for zero lot line and clustering.
- Streamline the local administrative development review and permitting process to allow for cost reductions.
- Encourage and incentivize the development of affordable housing in small complexes and low concentrations of buildings, appropriately distributed and integrated into the whole community.

Policy: Provide Financial Incentives for Affordable Housing

- Provide for fee waivers and impact fee exemptions for projects, or portions of projects that provide new affordable housing units.

- Take advantage of Urban Development Area (UDA) tax incentive increment financing specifically for affordable housing.
- Support Local Community Housing Trusts that support new or existing financial assistance programs.
- Provide new density bonuses or other benefits to developers willing to incorporate a portion of affordable housing in a project.

Policy: Encourage the Provision of Adaptive Re-use and Mixed-Use

- Encourage adaptive re-use and mixed-use projects to stimulate affordable housing and economic development.

Policy: Adopt New Regulatory Measures to Encourage the Development of Affordable Housing

- Allow for the development of accessory dwelling units in single-family zones – not just caretaker accommodations.
- Have no more restrictions for manufactured housing than for regular housing.
- Consider adopting local rehabilitation codes to maintain existing housing stock to encourage neighborhood revitalization.
- Adopt quality design standards to help erase negative attitudes and increase acceptance of affordable housing.
- Utilize selective re-zoning of residential land to allow greater density for both single-family and multi-family housing.
- Consider adopting an inclusionary zoning ordinance requiring that a certain portion of new housing units be affordable.
- Promote continued use of the City's subdivision and zoning ordinances that could include density bonuses for certain types of affordable housing units.
- Consider amending residential zoning ordinance to include single-family lots under ¼ acre, second and third floor housing options, and other similar techniques.
- Consider procedures that require certain affordable housing projects be held in perpetuity and monitoring all such deed restrictions.
- Consider adopting ordinances that discourage and disincentives large-scale or concentrated low-income housing.

Sample Housing Types to Consider that may Contribute to Community Livability and Affordability

Mixed-Use Housing Above Retail

Housing on the upper floors of retail shops or mixed apartments and shops on the same street.

Accessory Dwelling Units

Converting a basement or guesthouse into separate living quarters.

Garden Courts

A garden or park surrounded by higher density housing. Minimal lot sizes required by modern zoning codes make this type of housing difficult to develop.

Live Work Units

Zoned so occupants are able to work from home, with a separate entrance and discreet signage. This type of housing must be zoned to allow for office use by non-resident employees and customers.

"Big House" Apartments

Apartments that fit into neighborhoods, designed to look like a large home, but built to accommodate two, four, or even eight units.

Example ordinance elements:

Limit multi-unit housing to 4 or less in R1 residential zone as conditional use
Conditions include design standards and careful management of ingress/egress, lighting, property management, etc.

Limit multi-unit housing to 4 units per "block" or units cannot be closer than 660 feet
More than 4 units require PUD or higher-density zone such as Commercial or Planned Professional