within all residential zones. Casitas are permitted within most residential zones when associated with the construction of the primary dwelling unit and conditional when proposed at any time after and are restricted to the occupancy of family members or nonpaying guests. Nursing homes are a conditional use within the R-M zone only and prohibited in all other zones. "Residences for persons with a disability" is a conditional use within all residential zones and "Residential facility for elderly persons" is permitted in all residential zones.

Goals, Objectives, Strategies

Very low and extremely low income earning households typically do not have the opportunity to rent or purchase affordable housing in the private market. This is expected, due to the general inability of the private market to produce such housing without federal assistance. Ivins has been, and will continue to be, responsive to developers and organizations that can find additional resources to make such housing opportunities available.

GOALS

1) Rezone for densities necessary to facilitate the production of moderate-income housing.

2) 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.

~~3) Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing.~~

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3) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Mile stones

Ivins City is currently reviewing the City~~'s~~ General Plan and Land use plan. As we develop the Land Use plan we will look at more areas that may be appropriate for Moderate Income Housing. Goal one (1) has already been completed when the Sitla 120 residential multi-family zone was approved. See attached ordinance.

Goal two (2) will be addressed as we review the General plan. The City of Ivins does not currently have a Commercial Mixed Use zone. It has a Mixed Use Overlay. After the General plan is completed we will discuss how to mold the land use plan to accomplish this goal.

Goal three (3) deals with Accessory Dwelling units. We have amended the Ivins City Zoning Ordinance to not just comply with Utah State law but that also expanded property rights that included the ability to have detached ADU's. We propose three items (a) Start a campaign to educate Ivins Residents on ADU ordinances, (b) remove recorded actions against properties that have agreements that limited rental of ADU~~adu~~'s, (c). After the General plan is completed to put ADU~~adu~~'s on an agenda and see if the legislative body is willing to amend further like increased lot coverage or building heights.

Time table

	Milestone 1	date	Milestone 2	date	Milestone 3 date
Strategy 1 Rezone	Review General Plan	3~~1~~0 Mar Jun. 2023	Land Use Plan	3~~1~~0 ~~August~~Sept 2023	done
Strategy 2	Review General Plan	3~~1~~0 Mar Jun. 2023	Land Use Plan	30~~1~~ ~~August~~Sept 2023	
Strategy 3	Review General Plan	3~~1~~0 Mar Jun. 2023	Steps a b and c	30~~1~~ ~~July~~Sept 2023	

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STRATEGIES

Ivins City desires to have a variety of different housing types. Historically, density bonuses in overlay districts have been established to encourage moderate-income housing. As construction and land costs vary, Ivins will continue to evaluate new solutions and potential financial opportunities for the housing needs of our residents, including possible annexation opportunities. The City will look for areas of higher densities to best complement our diverse neighborhoods. We will look for land use planning standards for mixed-use housing projects along transportation corridors for easy connection throughout the community.

Ivins City leadership, Affordable Housing Committee and Staff seek ways to engage with State, Federal, and County agencies, School Districts, and neighboring communities to address our collective moderate-income housing challenges in a way that aligns with defining features of our General Plan. Ivins City will strive to accomplish these goals by considering amending our Land Use Plan and setting agendas for discussing each solution and moving forward with good legislation that encourages housing solutions. We will meet with other cities and inter-agencies to see where common ground can be found.

Benchmarks

The goals, objectives, and strategies should be evaluated periodically and revised as needed.