ORDINANCE NO. 2024-09

AN ORDINANCE OF IVINS CITY, UTAH, ADOPTING REVISIONS TO THE "GOALS/STRATEGIES" SECTION OF IVINS CITY'S MODERATE INCOME HOUSING PLAN

WHEREAS, on March 5, 2024, the Ivins City Planning Commission held a public hearing on revisions to the "Goals" section of Ivins City's Moderate Income Housing Plan intended to cure deficiencies identified by the State of Utah; and

WHEREAS, on March 5, 2024, the Ivins City Planning Commission made its recommendation on the proposed revisions to the "Goals" section to cure the deficiencies identified by the State of Utah; and

WHEREAS, on April 18, 2024, the Ivins City Council held a public hearing on the Planning Commission's recommended revisions to the "Goals" of Ivins City's Moderate Income Housing Plan; and

WHEREAS, on April 18, 2024, the Ivins City Council found it in the best interest of the City to adopt the recommended revisions to the "Goals" section of Ivins City's 2022 Moderate Income Housing Plan to cure the deficiencies identified by the State of Utah;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF IVINS CITY, STATE OF UTAH:

The "Goals/Strategies" section of Ivins City's Moderate Income Housing Plan is hereby revised as follows:

GOALS/STRATEGIES

l) 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.~~

2) Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

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

Milestones:

Goal (1) Ivins City is currently reviewing the City's General Plan and Land use plan. As we develop the

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Land Use Plan we will look at more areas that may be appropriate for Moderate Income Housing. 2022, the Ivins City Council rezoned approximately 120 acres of SITLA owned property from Low Density Residential to multi-family residential and resort commercial that allowed for a variety of housing types. ~~However, that decision was appealed by neighboring residents and the appeal is still pending.~~ Since the original writing of this ordinance Ivins City has reorganized its moderate-income housing task force that has been given the assignment of finding property that may be designated with densities that may accommodate moderate income or affordable housing. This will be an ongoing milestone and feed information to our Planning Commission and City Council to use in making decisions on land use.

~~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 two (2) Ivins City has reviewed and looked closely at Commercial Mixed use as a strategy and found that without a development partner that this strategy would have little to no effect on moderate income housing. We have decided to change strategies. The new strategy will make a difference by not charging impact fees on accessory dwelling units and this will affect moderate income housing in Ivins City. This goal is ongoing.

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's, (c). After the General plan is completed to put ADU's on an agenda and see if the legislative body is willing to amend further like increased lot coverage or building height.

Timetable:

Milestone 1	Date	Milestone 2	Date	Milestone 3	Date
~~Strategy I Review General Plan~~	~~30 Jun 2023~~	~~Land Use Plan 30 sept 2023~~		~~Rezone~~	~~Pending~~
~~Strategy 2 Review General Plan~~	~~30 Jun 2023~~	~~Land Use Plan 30 sept 2023~~			
~~Strategy 3 Review General Plan~~	~~30 Jun 2023~~	~~steps a b and c 30 sept 2023~~			

Strategy 1 Review General Plan 30 Jul 2024 Land Use Plan 31 Dec. 2024 Rezone Ongoing

Strategy 2 Review General Plan 30 Jul 2024 Ongoing

Strategy 3 Review General plan 30 Jul 2024 A,B, and C milestones by 31 Dec. 2024

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EFFECTIVE DATE: This Resolution shall become effective immediately upon adoption by the City Council.

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:

	AYE	**NAY**	**ABSTAIN**	**ABSENT**
Mike Scott	_____	_____	_____	_____
Kevin Smith	_____	_____	_____	_____
Sharon Barton	_____	_____	_____	_____
Sharon Gillespie	_____	_____	_____	_____
Lance Anderson	_____	_____	_____	_____

_____

Chris Hart, Mayor

ATTEST:

_____

Kari D. Jimenez, City Recorder

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