ORDINANCE NO. 2024-19

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

WHEREAS, on December 17, 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 December 17, 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 December 19, 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 December 19, 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 ORDAINED 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: Based on the goal options provided by the State of Utah, Ivins has selected the following 3 goals as lettered by State Law.

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

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

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

Milestones:

Goal (A) Ivins City has completed the General plan as of October 2024 The next step is reviewing the Land Use Plan. The land use plan establishing areas that may be suitable for certain densities and use. When the Land use plan is reviewed it gives the City Council an opportunity to designate property that with a development partner may be suitable for the density that would accommodate

moderate income housing. It directs developers to areas in the City that they could look to when they are interested in a high-density use. The land use plan gives guidance to where a high-density zone should be requested. The moderate-income housing task force was created in 2024.Working in tandem with the Planning Commission and City Council, The task force will identify and designate property(s) that could accommodate affordable housing. The Ivins City Council has already 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. Ivins City requires a partner in development to request a zone change because we do not own any land. Milestone (3) time frame is when an application is presented The Planning Commission and City Council will assess. The goal is in conjunction with our land use plan by which we will approve higher densities that will make housing more affordable.

Milestone (1) Review General plan	Completed
Milestone (2) Review Land Use Plan	December 2025
Milestone (3) Rezone Properties	2022 to 2026

Goal (S) Ivins City has reviewed and looked closely at Commercial Mixed use as a strategy and found that without a development partner This strategy would have little to no effect on moderate income housing. We have decided to change strategies. Milestone (1) As we complete impact fee studies, these fees will be assessed only on the primary structure and not the external accessory dwelling unit. It is our goal to complete a minimum of 1 impact fee study by the end of each calendar year starting in 2025. There are 6 impact fee studies, and we try to revise them every five years. The goal is to clarify in each impact fee study as they are adopted that impact fees will not be charged for detached adu's. The impact fee is acknowledged but the cost is not passed on to detached accessory uses. We will also eliminate impact fees by statute in the adu ordinance.

Milestone (1) Review Impact fees	December Annually
Milestone (2) Complete a review and enact a new adu ordinance	December 2025

Goal (E). We have amended the Ivins City Zoning Ordinance to comply with Utah State law also expanded property rights that included the ability to have detached ADU's. We have removed recorded actions against properties that have casita agreements that limited rental of ADU's, We have completed the general plan. We are currently at the Planning Commission reviewing the adu detached structure ordinance. Each year starting in 2025 we will educate the public in our City newsletter in the 4th quarter.

Milestone (1) Review General Plan	Completed
Milestone (2) Remove recorded casita agreements	Completed
Milestone (3) Complete a review and enact a new ADU ordinance.	December 2025
Milestone (4) Educate the community on ADU's	4th quarter newsletter

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

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS 19th DAY OF DECEMBER, 2024.