



Housing Element

Plain City, Utah General Plan Update 2023

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PLAIN CITY HOUSING ELEMENT, 2023 (INCLUDING A MODERATE-INCOME HOUSING PLAN) AN ELEMENT OF THE PLAIN CITY GENERAL PLAN

INTRODUCTION

Plain City prepares and adopts this General Plan Housing Element (2023) to meet the City's existing and emerging housing needs. This Element is determined to follow the standards of the Utah Code, including Section 10-9a-403 *et seq.*, which requires all Utah municipalities (meeting certain classifications) to complete a Moderate-Income Housing Plan ("MIHP"). A MIHP may be adopted by a municipality (City or town) as a stand-alone plan or incorporated into the framework of the municipality's General Plan, often as an element of the General Plan. The Plain City MIHP ("MIHP") is incorporated into and adopted as part of the Plain City General Plan. The General Plan Housing Element estimates the City's needs for moderate-income housing and addresses other housing issues. This Element also outlines the strategies the City will pursue to provide reasonable opportunities for the provision of a variety of moderate-income housing units, which includes preserving existing housing units and the construction of new units, allowing "persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life."¹ This Housing Element also considers and proactively addresses any barriers to providing moderate-income residential housing.

Moderate Income Housing Defined and Moderate-Income Housing Income Threshold

The Utah Code defines moderate income as equaling eighty percent (80%) of the Area Median Income (AMI).² Weber County, Utah, is the "area" used by this Housing Element. However, the U.S. Census Bureau does not report AMI for Weber County. What the U.S. Census Bureau does report is

¹ Section 10-9a-403(2)(b)(B), Utah Code.

² Section 10-9a-103(39), Utah Code.

Weber County's Median Household Income via the American Community Survey ("ACS"). For 2022, the ACS reported the Weber County Median Household Income was \$83,949.00 (1-year estimate)(Table S1901, ACS). For this Housing Element, the Weber County Median Household Income of \$83,949.00 (Table S1901, ACS) is applied.

The ACS also supplies the Median Household Income for Plain City for 2021 (Table S1901, ACS). The Median Household Income for Plain City (ACS, 5-year estimate) for 2021 was \$107,222.00. The City's reported Median Household Income (2021) was significantly higher than reported for the entire Weber County area.

The U.S. Department of Housing and Urban Development ("HUD") also supplies home income limits. For the Ogden-Clearfield Utah, HUD Metropolitan Area (of which Plain City is part), the 2021 adjusted income limit for a low-income household of four (4) persons was \$72,500.00 per year.

Table 1
Plain City and Weber County 2020 Population and Population Projections

Year	2020 Census Population & Projections		Growth Rate (Decennial to Decennial years)	
	Plain City	Weber County	Plain City	Weber County
2020	7,833	262,223	—	—
2030	9,641	300,477	23.0%	14.6%
2040	11,553	349,009	19.8%	16.2%
2050	12,798	398,699	10.1%	14.2%

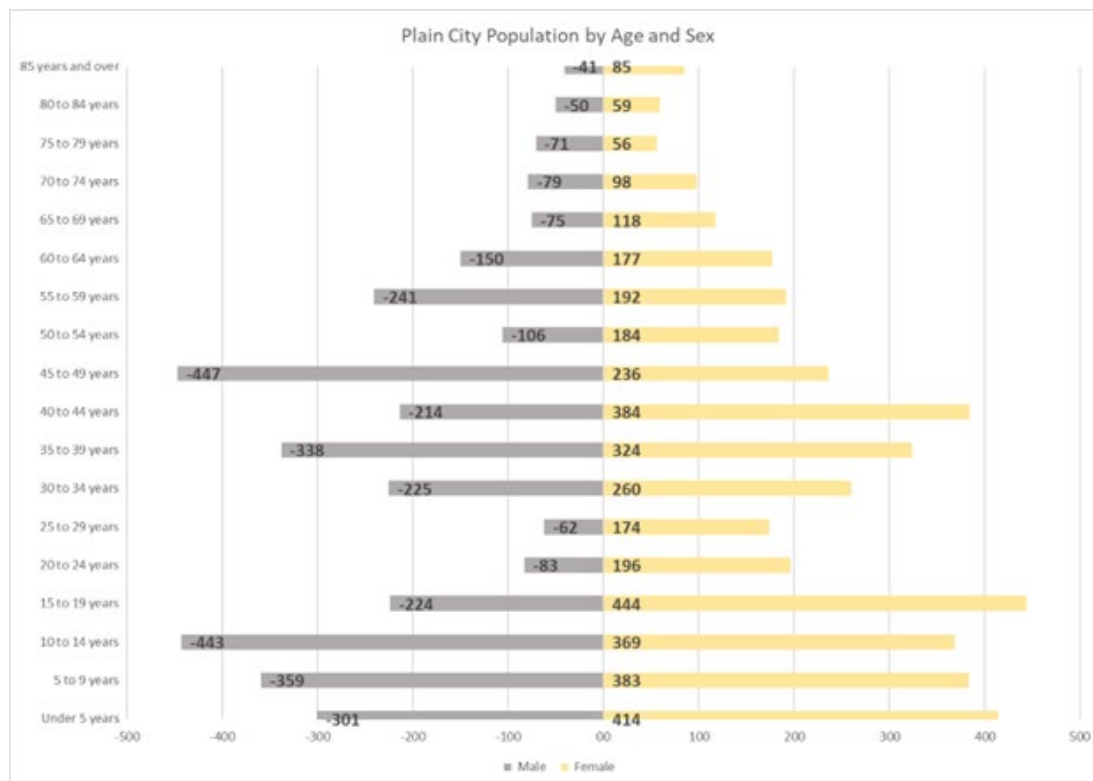
Source. 1. United States Census Bureau, 2020 Decennial Census, Table P1 (Retrieved from <https://www2.census.gov/programs-surveys/decennial/2020/data/>).

2. Plain City Population Projections Retrieved from <https://data.wfrc.org/datasets/06cb3e239a3743fab7796165e1c66ad9/explore?location=41.241184%2C-112.091137%2C12.19>.

3. Weber County Population Projections Retrieved from <https://opendata.utah.gov/Government-and-Taxes/Weber-County-Census-Projections-2010-2060/cggy-vv82/data>.

The information provided in Table 1 highlights the expected population growth for Plain City and Weber County. Plain City's population growth from 2020 to 2030 is expected to be significant, with the City's population increasing by approximately 23% from 2020 to 2030. As expected, the population growth, measured as a percentage increase, is lower for Weber County due to the County's larger population base throughout all years. As the population increases, the percentage of population growth rate slows, expressed as a population growth percentage. The population increase is perhaps more critical for this Housing Element, including the MIHP. For the 10-year periods of 2020 to 2030 and 2040 to 2050, actual population increases are 1,808 persons and 1,245 persons, respectively, for the City.

Figure 1
Plain City 2020 Population Pyramid



Source. 1. United States Census Bureau, American Community Survey, 2021, Table S0101 (Retrieved from <https://api.census.gov/data/2021/acs/acs1/subject>).

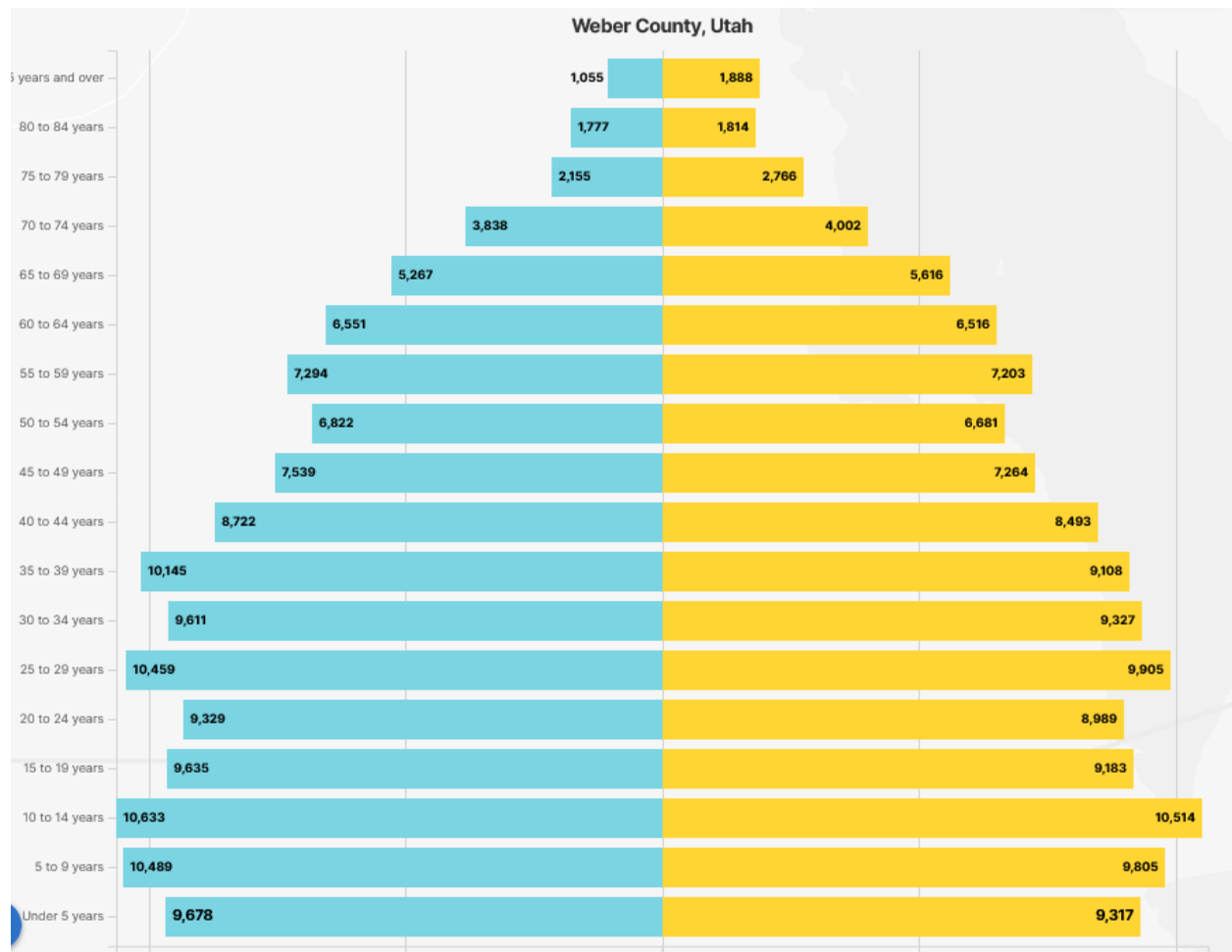
2. United States Census Bureau, American Community Survey, 2021, Table DP05, Retrieved from <https://api.census.gov/data/2021/acs/acs5/sptprofile>).

Figure 1 shows the Plain City population does not display a “balanced” or symmetrical population pyramid (by resident age or gender). The City’s 20 – 29-year-old age group is small, with a relatively lower number of residents in this age group than expected from a more symmetrical population pyramid. The children’s age group (0 – 5 years) is also narrower than expected. If the children and youth age groups continue to be small compared to older age groups, arguably, the City’s population is aging and is not in a self-sustaining condition.

Figure 1 also highlights that the City has a disproportionately large population of residents in the age groups between 40 and 49 years of age. This is pronounced for females 40 – 44 years and males 45 – 49 years. The City’s population pyramid then narrows for females and males in the over-65

age groups. The relatively small 20 – 29 age group and the quickly declining population over 65 years may show that the preferred housing choice for these age groups is either not being supplied or, if provided, is either in short supply, is prohibitively expensive, or perhaps both. The MIHP considers those possibilities. For comparison, only the population pyramid for Weber County, using 2021 ACS data (5-Year Estimates), is provided in Figure 2.

Figure 2
Weber County, Population Pyramid



BACKGROUND AND EXISTING HOUSING CONDITIONS

In 2018, the Plain City City Council adopted the Plain City 2018 General Plan. That Plan was an update of the City's earlier 2007 General Plan. Within the pages of the 2018 General Plan (beginning on page 16)

were materials related to the City's strategies to address housing, including moderate-income housing. The 2018 Moderate Income Housing section was included in the 2018 General Plan's Land Use Element pages. The Moderate-Income Housing Plan provided six (6) "actions" designed "to ensure an adequate supply of moderate-income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population" (Plain City General Plan, 2019, p. 17). The six (6) action statements of the 2018 General Plan were,

- **Action:** Develop programs and incentives to improve and maintain existing housing, especially in historic neighborhoods.
- **Action:** Create a neighborhood preservation zone for the residential districts in downtown Plain City.
- **Action:** Encourage a mix of lot sizes and housing types in residential and commercial zones so that moderate-income housing is integrated correctly and not concentrated in one development or area.
- **Action:** Consider utilization of state or federal funds or tax incentives to promote the construction of moderate-income housing.
- **Action:** Regularly update this chapter to determine the housing needs for all groups, to quantify specific housing needs, and to identify solutions to housing problems. This Element will be reviewed on a biennial basis.
- **Action:** Encourage life-cycle housing that provides different housing options to allow people to live and grow in the same community" (Plain City General Plan, 2018, pp. 17 – 18).

Since Plain City adopted the 2018 General Plan, the City has changed, including additional residential and nonresidential growth. Also, various legislative amendments have occurred to the Utah Code, affecting how Utah municipalities and counties address the provision of moderate-income housing. For example, a definition of moderate-income housing is now provided.³ Standards for filing Plain City's Moderate Income Housing Report to the Housing and Community Development Division, Department of Workforce Services are also established (§ 10-9a-408, Utah Code). Section 10-9a-403(2)(b) (Utah Code) provides the minimum standards required by a

³ Footnote #2.

“specified municipality” in the formulation and adoption of a MIHP.⁴ (Plain City, Utah, qualifies as a specified municipality). Plain City provides this General Plan Housing Element, including its MIHP Update, to comply with all applicable Utah Code standards. However, before moving to the MIHP and its required accompanying implementation and monitoring strategies, a review of the City's existing housing profile and other items is proper.

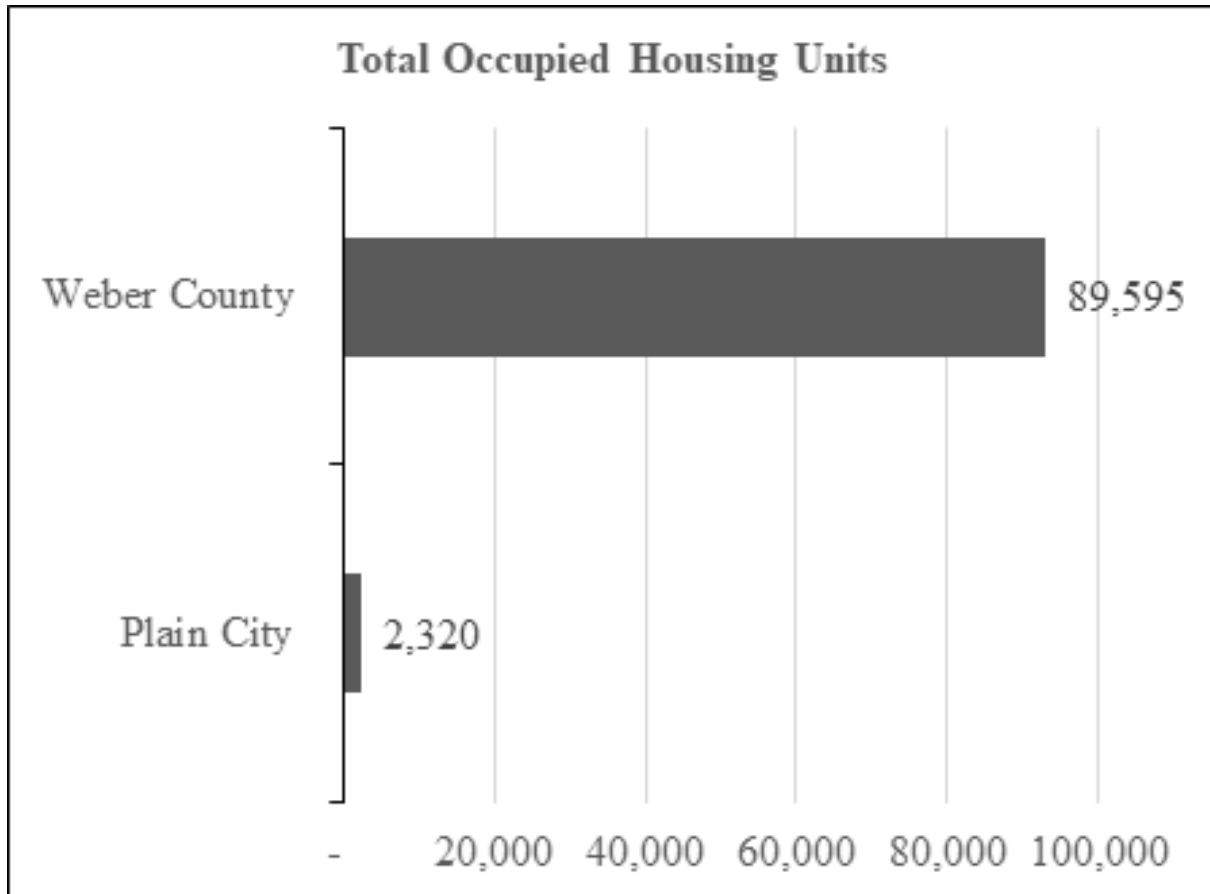
Figure 3 summarizes the existing occupied housing units (all housing types) for Weber County and Plain City, Utah. The U.S. Census Bureau provides this information via the American Community Survey (“ACS”).⁵

In 2020, Plain City had 2,349 housing units (total) of all dwelling unit types (U.S. Census Bureau, Table H1, retrieved from <https://data.census.gov/table?q=H1&g=160XX00US4960710&d=DEC+Demographic+and+Housing+Characteristics&tid=DECENNIALDHC2020.H1>). In 2020 2,320 housing units were occupied, and 29 units were vacant (U.S. Census Bureau, Table H1, retrieved from <https://data.census.gov/table?q=H1&g=160XX00US4960710>). Figure 3 displays the total occupied housing units for Weber County and Plain City in 2020. In 2020, 6,019 housing units in Weber County were vacant.

⁴ Section 10-9a-408, Utah Code.

⁵ Readers are advised that the margins of error are often significant because data is derived from a survey and not a decennial census count.

Figure 3
Total Occupied Housing Units in Weber County and Plain City, Utah, 2020



Source: U.S. Census Bureau, Decennial 2020 Census, Table H1.

In 2020, Weber County had 95,614 total housing units (Table H1, 2020 Decennial Census). In 2022, approximately 73.6% of all Weber County housing units were owner-occupied (Table DP04, ACS), while about 97.0% of all housing units in Plain City were owner-occupied. The ACS reported 85,205 total households in Weber County and an average household size of 2.96 persons (2020). The total number of households for Plain City was 2,062, with an average household size of 3.47 persons (2020), significantly larger than reported for Weber County. For 2020, the total number of families in Plain City was 1,783, and the average family size was 3.70 (U.S Census Bureau, American Community Survey, Table S1101). Figure 4 presents the average family sizes for Weber County and Plain City, 2020. Figure 5 also provides valuable information. Figure 5 shows the total number of owner-occupied and renter-occupied housing units for 2020.

Figure 4
Average Family Size for Weber County and Plain City, Utah, 2020

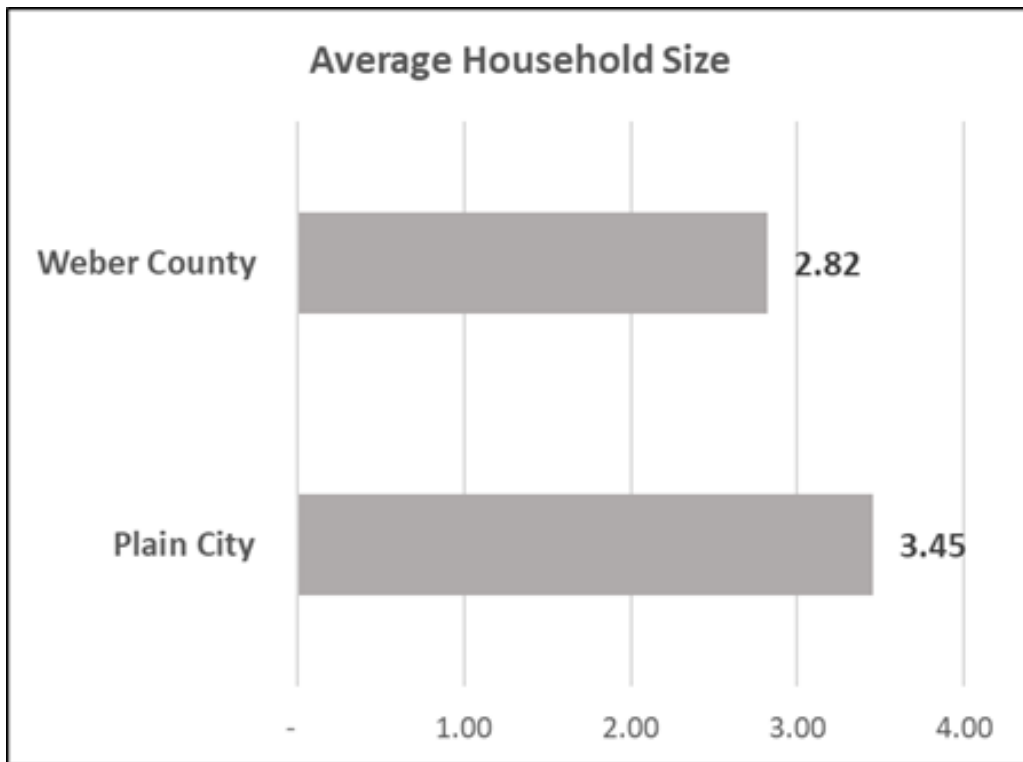
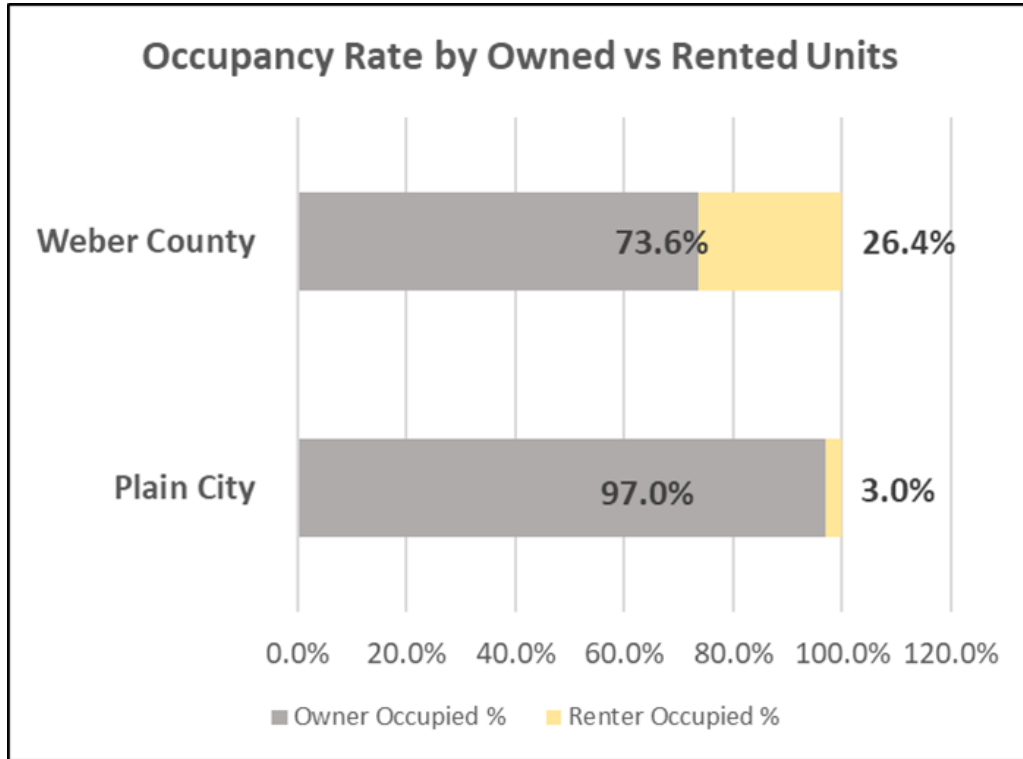
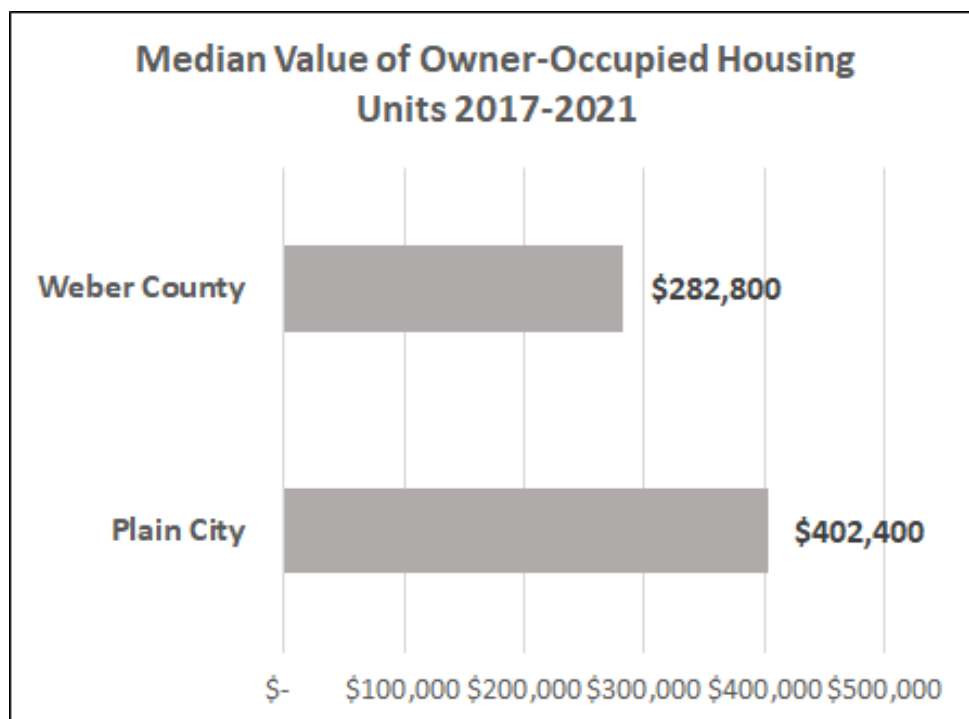


Figure 5
Occupancy Rates for Owner-Occupied and Renter-Occupied Housing Units
for Weber County and Plain City, Utah



A few final figures are necessary to paint Plain City's complete housing picture and to inform readers of the City's housing trends and needs. This information follows as provided by Figure 7, Median Value of Owner-Occupied Housing Units 2017 – 2021, Figure 8, Median Selected Monthly Owner-Occupied Housing Costs 2017 – 2021, Figure 9, Median Gross Rent 2017 – 2021, and Figure 10, Persons in Poverty.

Figure 6
Median Value of Owner-Occupied Housing Units, 2017 – 2021



The ACS also provides the data for Figure 6. While this data set is subject to significant margins of error, it is not the actual numbers that are the most important but rather the data relationships and trends. Figure 6 highlights that the median value of owner-occupied housing units over the 2017 to 2021 period is higher for Plain City than for Weber County.

Figure 7 highlights that median monthly housing costs, 2017 – 2021, are also higher for Plain City residents owning their own homes. Why is this the case? Perhaps Plain City's higher owner-occupied monthly housing costs could be due to larger houses and larger lot sizes, resulting in higher property values and tax assessments. Another explanation could be that the moderating effects of properties with lower assessed values and property tax obligations are absent, with fewer apartments and multifamily residential dwelling units included in the total housing stock than in Weber County. Higher monthly owner-occupied costs could also result from the realities of larger homes and lot maintenance costs.

Figure 7
Median Selected Monthly Owner-Occupied Housing Costs 2017 – 2021

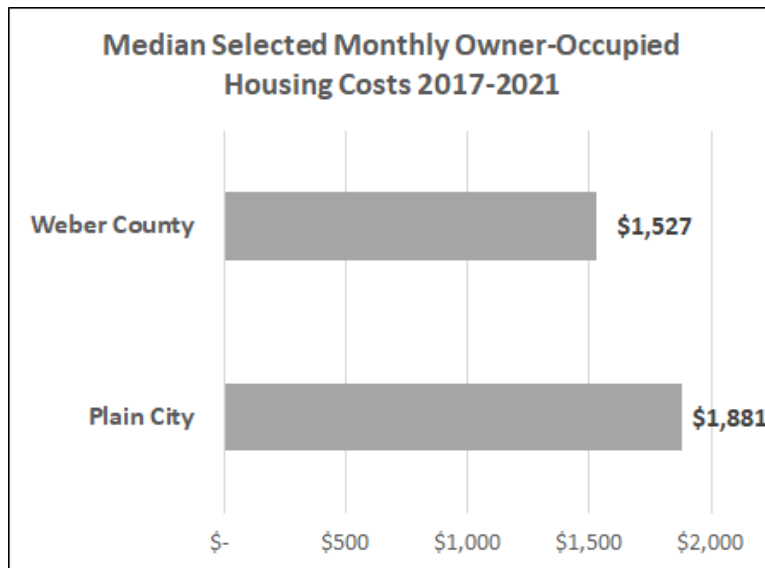
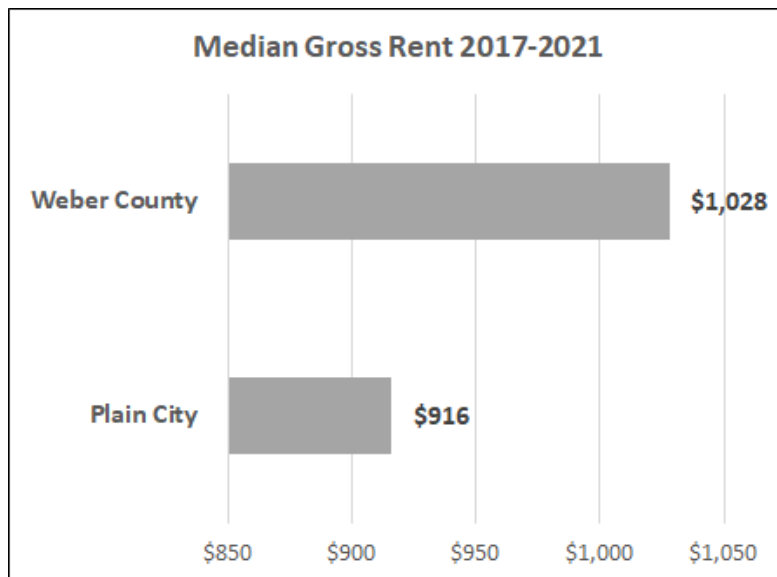


Figure 8
Median Gross Rent 2017 – 2021

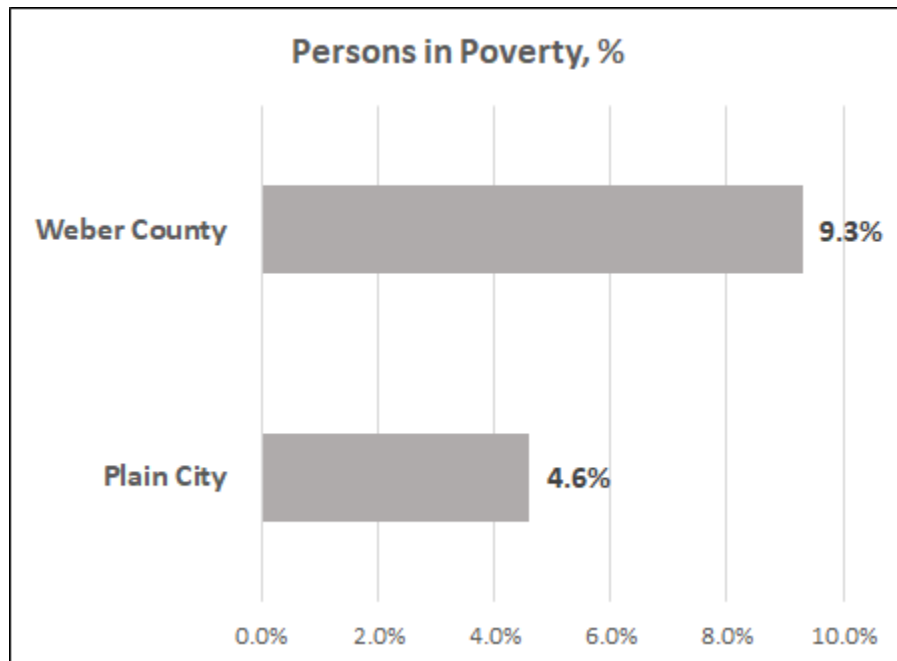


The median gross rent for 2017 – 2021 for Plain City renters is lower than for renters in Weber County (as a whole). This is a trend worth preserving for the future. However, Figure 8 and this conclusion may be misleading. Misleading, how? The possibility exists that with fewer rental units and fewer

renters (than in Weber County), the Plain City monthly gross rent data is coming from a small data set with the potential of being skewed downward.

Figure 9 highlights that Plain City has fewer people in poverty than Weber County (as a percentage of the total population). However, the City knows that a segment of its population struggles financially to meet living costs. The City's housing strategies recognize this reality and are directed explicitly at moderating poverty in the City.

Figure 9
Persons in Poverty



RESIDENTIAL ZONING OVERVIEW

Plain City provides a variety of residential opportunities within its residential zoning plan. The City offers five (5) Residential Estate Zones (RE-40, RE-30, RE-20, RE-18.5, and RE-15). These zones require minimum lot sizes of 40,000 square feet, 30,000 square feet, 20,000 square feet, 18,500 square feet, and 15,000 square feet, respectively. The purpose of the RE-40 and RE-30 zones "is to support a very low-density residential environment with the nature of the environment substantially undisturbed" (Chapter 5, Article C, City Code). The RE-20, RE-18.5, and RE-15 residential zones "provide and protect residential development at a low density in a semi-agricultural or rural environment" (Chapter 5, Article A, City Code).

The City also provides a Single-Family (R-1-11) Residential Zone. This residential zone requires a minimum lot size of 11,000 square feet and allows single-family residential uses and associated activities (Chapter 5, Article B, City Code).

Located within the City's zoning plan is the Senior Housing Overlay Zone. This residential zone intends to allow residential housing opportunities for senior-aged citizens specifically. The Senior Housing Overlay ("SHO") zone "is designed to provide residential uses that are appropriate for seniors, recognizing their unique lifestyles and needs by allowing higher densities, (and) a mix of uses. This zone intends to carry out the policies and objectives of all elements of the General Plan and to meet the standards necessary to satisfy the requirements for public health, safety, and general welfare" (Chapter 7, City Code).

Allowed within all City residential zones are detached and internal accessory residential units. Both detached and internal accessory dwelling units provide opportunities for the primary residential dwelling unit owner to integrate moderate-income housing opportunities (Chapter 21 and Chapter 22, City Code). Both detached and internal accessory dwelling units can be administratively approved before the issuance of a building permit. Permitting detached and internal accessory dwelling units is an innovation to provide moderate-income housing, which is unique for many other Utah municipalities. This policy and zoning provision alone demonstrates the City's

commitment to providing affordable housing choices for existing and future residents.

Plain City also provides the Neighborhood Commercial (C-1) and the General Commercial (C-2) zones. Both zones allow residential dwelling units with a Mixed-Use Overlay Zone (Chapter 19, City Code). Allowing a mix of compatible residential and nonresidential uses with commercial designation is another example of the City's goal of establishing moderate-income housing opportunities. Also, consistent with Utah State Code standards, Plain City permits assisted living facilities for elderly persons, residential facilities for persons with a disability, and group home facilities to meet the housing requirements of persons with unique residential needs (Chapter 17, Chapter 23, and Chapter 25, City Code).

MODERATE INCOME HOUSING OPPORTUNITIES – PURCHASE AND RENTAL UNITS – A SNAPSHOT

On November 2, 2023, eight (8) homes were for sale in the City with asking prices of \$500,000.00 or less. These homes were generally 1,500 to 1,900 square feet (finished) and had a three-bed, two-bath configuration. Two (2) of these homes are listed at \$450,000.00 (single-family), and a townhome was listed for \$374,900.00 (realtor.com). Additionally, two (2) single-family homes were for rent, with asking rents of \$2,500.00 and \$2,650.00 per month. One (1) single-family home recently sold in the moderate-income affordability range. This home was 836 square feet, with two beds and one bath. Realtor.com reported a price of \$315,000.00, but it is unclear if this was the asking or sale price. Realtor.com also provides a housing market analysis for Plain City, Utah. Their analysis (on November 2, 2023) identified the following facts.

1. Median listing home price = \$730,000.00.
2. Median days on the market = 70 days.
3. Median listing home price per square foot = \$222/square foot.
4. Active listings = 91 (including vacant residential lots (<https://www.realtor.com>)).

PLAIN CITY HOUSING GOALS

This Section contains the City's goals for housing, including those for moderate-income housing. This Section should be read and considered with the General Plan's Land Element. The Plan's Housing and Land Use Elements are integrally related and interconnected, with reciprocal support between housing and land use policies. Both the Housing Element and the Land Use Element address housing issues, including providing opportunities to increase the supply of moderate-income housing units within the City. However, the Plain City Housing Element focuses not only on moderate-income housing matters, but on other housing issues. Therefore, this Element provides general housing strategies for all housing and neighborhood areas.

The Utah Code provides several plan standards and requirements to address moderate-income housing specifically. This Section addresses each Utah Code standard and requirement applicable to Plain City.⁶

Applicable Definitions⁷

The Utah Code provides several definitions to be recognized in formulating the City's Housing Element. These definitions, provided by § 10-9a-103 *et. seq.* (Utah Code), aid the reader in understanding all Housing Element materials, including all goals, policies, strategies, implementation actions, and other provisions. While not required (by the Utah Code), other definitions are also included to assist the reader with understanding and City leaders with Housing Element interpretations.

(1) "**Accessory dwelling unit**" means a habitable living unit added to, created within, or detached from a primary single-family dwelling and contained on one lot.

"**Affordable housing**" means housing available to a household before deductions like taxes or expenses, including utilities, at no more than thirty

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⁷ The Utah Code should be consulted for other definitions as may be required occasionally for clarity and understanding.

percent (30%) of the household's gross monthly income. "Affordable housing refers to a specific type of housing, generally government-assisted rental housing, targeted for very low- to extremely low-income households" (Wood, James, 2022, retrieved from <https://gardner.utah.edu/blog-reflections-on-affordability-in-utahs-housing-market/>).

(11) **"Development activity"** means:

- (a) any construction or expansion of a building, structure, or use that creates additional demand and need for public facilities.
- (b) any change in use of a building or structure that creates additional demand and need for public facilities; or
- (c) any change in the use of land that creates additional demand and need for public facilities.

(12) (a) **"Development agreement"** means a written agreement or amendment to a written agreement between a municipality and one or more parties that regulates or controls the use or development of a specific area of land.

(b) "Development agreement" does not include an improvement completion assurance.

(17) **"General plan"** means a document that a municipality adopts that sets forth general guidelines for proposed future development of the land within the municipality.

"Housing affordability" means "the general level of housing prices relative to the general level of household incomes." The term does not refer to a type of housing (Wood, James, 2022, retrieved at <https://gardner.utah.edu/blog-reflections-on-affordability-in-utahs-housing-market/>).

(22) **"Impact fee"** means a payment of money imposed under Title 11, Chapter 36a, Impact Fees Act.

(26) **"Infrastructure improvement"** means permanent infrastructure that is essential for the public health and safety or that:

- (a) is required for human occupation and
- (b) an applicant must install:

- (i) in accordance with published installation and inspection specifications for public improvements and
- (ii) whether the improvement is public or private, as a condition of:
 - (A) recording a subdivision plat.
 - (B) obtaining a building permit or
 - (C) development of a commercial, industrial, mixed-use, condominium, or multifamily project.

(38) "**Major transit investment corridor**" means public transit service that uses or occupies:

- (a) public transit rail right-of-way.
- (b) dedicated road right-of-way for the use of public transit, such as bus rapid transit; or
- (c) fixed-route bus corridors subject to an interlocal agreement or contract between a municipality or County and:
 - (i) a public transit district as defined in Section 17B-2a-802 or
 - (ii) an eligible political subdivision as defined in Section 59-12-2219.

(39) "**Moderate income housing**" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the County in which the City is located.

(48) "**Plan for moderate-income housing**" means a written document adopted by a municipality's legislative body that includes:

- (a) an estimate of the existing supply of moderate-income housing located within the municipality.
- (b) an estimate of the need for moderate-income housing in the municipality for the next five years.
- (c) a survey of total residential land use.
- (d) an evaluation of how existing land uses and zones affect opportunities for moderate-income housing; and
- (e) a description of the municipality's program to encourage an adequate supply of moderate-income housing.

(57) "**Residential facility for persons with a disability**" means a residence:

- (a) in which more than one person with a disability resides and

(b) which is licensed or certified by the Department of Health and Human Services under:

- (i) Title 26B, Chapter 2, Part 1, Human Services Programs and Facilities;
- or
- (ii) Title 26B, Chapter 2, Part 2, Health Care Facility Licensing and Inspection.

(71) **"Transferable development right"** means a right to develop and use land that originates by an ordinance that authorizes a landowner in a designated sending zone to transfer land use rights from a designated sending zone to a designated receiving zone.

(74) **"Zoning map"** means a map adopted as part of a land use ordinance that depicts land use zones, overlays, or districts.

In addition to § 10-9a-103, et seq. (Utah Code), the definitions and provisions of § 10-9a-401, et seq., (Utah Code) also apply. The following Utah Code standards must be met.

10-9a-401. General Plan required -- Content.

(1) To accomplish the purposes of this chapter, a municipality shall prepare and adopt a comprehensive, long-range general plan for:

- (a) present and future needs of the municipality; and
- (b) growth and development of all or any part of the land within the municipality.

(3)

(a) The general Plan of a specified municipality, as defined in Section 10-9a-408, shall include a moderate-income housing element that meets the requirements of Subsection 10-9a-403(2)(a)(iii).¹¹¹

(4) Subject to Subsection 10-9a-403(2), the municipality may determine the comprehensiveness, extent, and format of the General Plan.

The United States Department of Housing and Urban Development ("HUD") provides income limits annually (using ACS data) for all areas of the nation. HUD uses an area's median income ("AMI") to determine if individuals can afford to rent or buy a home within the corresponding area. Using the AMI data, HUD locates the midpoint in a region's income distribution. HUD then divides the AMI into distinct levels according to

household size. The income levels used by HUD are (1) Extremely Low Income - below 30% of AMI, (2) Very Low Income – below 50% of AMI, (3) Low Income – below 80% of AMI, and (4) Moderate income – 80% and 120% of AMI. Table 2 presents the HUD income levels for Fiscal Year 2023 for the Ogden – Clearfield, Utah region, where Plain City is located.

Table 2
Fiscal Year 2023 Income Limits

FY 2023 Income Limit Area	Median Family Income	Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Ogden – Clearfield, Utah	\$111,900	Extremely Low Income - below 30% of AMI (\$)	22,350	25,550	28,750	31,900	36,140	40,280	45,420	50,560
		Very Low Income – below 50% of AMI (\$)	37,250	42,600	47,900	53,200	57,500	61,750	66,000	70,250
		Low income – below 80% of AMI (\$)	59,600	68,100	76,600	85,100	91,950	98,750	105,550	112,350

Adopted by Resolution _____ by City Council vote on December 7, 2023.

The following formula calculates the maximum housing costs allowed by HUD.
Annual Income Limit for Number in Family(Low Income) ÷ 12 x 0.30 = \$Maximum monthly housing-related costs (purchase or rent).

Table 3 presents the maximum monthly housing costs for the number of persons in a family for either the purchase or rent of a residential dwelling unit in Plain City in 2023. A family of four (4) can afford to buy or rent a housing unit in Plain City in 2023, provided total housing costs do not exceed \$2,127.50 per month.

Table 3
Housing Affordability Analysis (Purchase or Rental) – Plain City 2023

FY 2023 Income Limit Area	Median Family Income	Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Ogden – Clearfield, Utah	\$111,900	Low income – below 80% of AMI (\$)	Total maximum monthly housing costs (purchase or rent)							
			1,490.00	1,702.50	1,915.00	2,127.50	2,298.75	2,468.75	2,638.75	2,808.75

HOUSING ELEMENT POLICIES (GENERAL GUIDELINES) AND IMPLEMENTATION PLAN

This Section now provides the City's policies, or "general guidelines," for the establishment of future housing, including moderate-income housing units, and associated with the future development of land found within the municipal boundaries of Plain City (§ 10-9a, 103[17], Utah Code).

The State of Utah, Section 10-9a-403 *et. seq.* Utah Code asks that municipalities similarly situated to Plain City adopt a minimum of three (3) strategies for facilitating moderate-income housing production. Plain City is adopting five (5) moderate-income housing strategies to fully recognize the Utah legislature's explicit intent to provide moderately priced housing.

The strategies adopted by Plain City to provide reasonable opportunities for more housing units available to moderate-income individuals and families are as follows:

- 1) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing (§ 10-9a-403(2)(b)(iii)(B), Utah Code).
- 2) Create or allow for and reduce regulations related to internal or detached accessory dwelling units in residential zones (§ 10-9a-403(2)(b)(iii)(E), Utah Code).
- 3) 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 (§ 10-9a-403(2)(b)(iii)(F), Utah Code).
- 4) Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities (§ 10-9a-403(2)(b)(iii)(H), Utah Code), and

5). Demonstrate implementation of any other program or strategy to address the housing needs of residents of the City who earn less than 80% of the area median income, including the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate-income housing (§ 10-9a-403(2)(b)(iii)(X), Utah Code).

All General Plan policies and strategies must be made actionable and measurable with an accompanying implementation plan. The Implementation Plan provided by this Housing Element is for five (5) years, addressing the implementation strategies recommended by the Plain City Planning Commission and adopted by the Plain City City Council.⁸ The Implementation Plan includes various success measures and benchmarks recommended by the Planning Commission and adopted by the City Council with the adoption of this Housing Element to assess achievements, or otherwise, of all housing-related strategies.

ANNUAL STAFF EVALUATION REPORT REQUIRED HOUSING ELEMENT POLICIES (GENERAL GUIDELINES)

The clear intent of this Housing Element is to provide clarity in realistic and attainable housing policies. Further, this Element is intended to provide sufficient implementation plan details to allow a reader to assess the City's progress toward achieving its housing policies, including ensuring an adequate supply of moderate-income housing units.

Annually, during or before May of each year, the City Staff shall provide the Planning Commission and City Council with a comprehensive annual housing report. This report shall, at a minimum, (1) include housing data, including building permits issued by housing type, (2) identify all connections and correlations between the City's land use regulations and land use decisions and the City's activities occurring over the last twelve (12) months to achieve the City's moderate-income housing strategies, (3) review and discuss how the private capital market has responded to Plain City's MIHP, and (4) highlight any privately and publicly established barriers

⁸ Section 10-9a-408, et. seq., Utah Code.

Adopted by Resolution _____ by City Council vote on December 7, 2023.

encountered by the City in achieving its housing strategies, including those related to moderate-income housing.

HOUSING POLICIES – IMPLEMENTATION PLAN

Table 3 contains the Implementation Plan materials for this Element's housing goals and policies. Each policy is designed to be actionable and measurable with the establishment of related strategies, needed actions, lead participants, timeline for achievement, success measures, and resources available to the City with the potential to benefit policy and strategy successes. The Implementation Plan has a five-year action and implementation schedule, at the end of which the City will evaluate its progress to achieving all adopted policies and adopt a new Implementation Plan with possible revised or new housing policies. As required by Section 10-9a-403(2)(c), Utah Code, the City's five (5) adopted moderate-income housing strategies are included in the City's Housing Implementation Plan (2023 – 2028). Further, by following the statutorily required procedure, Plain City may consider from time-to-time necessary Housing Element amendments determined required to achieve the purposes of the City's General Plan and the Utah Code.

Table 3
Plain City Housing Implementation Plan 2023 – 2028

Housing Policy #1					
Ensure all new residential construction and residential areas are safe and avoid all naturally occurring features and human-made risks that may adversely affect personal and property safety.					
Strategy	Required Action	Lead Participants	Timeline	Success Measures	Available Resources
1. Ensure all dwelling units are protected from all harmful, naturally occurring, and human-made risks and events.	As necessary, monitor and update the General Plan and Land Use Ordinances to avoid locating housing units in areas subject to flooding, high groundwater, other environmental risks, or human-made risks.	Land Use Specialist, Planning Commission	Annual review, or as updated information becomes available. Necessary information and monitoring included in the Annual Housing Report provided to the Planning Commission and City Council.	General Plan and Land Use Ordinances clearly provide policies and actions to protect all housing units from natural and human-made risks.	Federal, State, and Local agencies, City Engineer
2. Annual Comprehensive	Comprehensive Annual Housing Report	Land Use Specialist,	Provided annually to	At a minimum, the Annual	Planning Consultant

Adopted by Resolution _____ by City Council vote on December 7, 2023.

Housing Report provided to Planning Commission and City Council.	provided to Planning Commission and City Council. Report reviewed by the Planning Commission and City Council. Necessary actions to support the realization of all housing policies are considered.		Planning Commission and City Council but before May of each year	Comprehensive Housing Report shall include 1) the number of building permits issued, (2) connections and correlations between land use regulations and decisions related to moderate-income housing strategies, (3) a review of how the private capital market has responded to moderate-income housing strategies, and (4) highlight all private and	(as necessary)
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				public barriers to achieve City's moderate-income housing strategies. See also the required action for Strategy #2	
<p style="text-align: center;">Housing Policy #2</p> <p>All permits to construct a new dwelling, remodeling an existing dwelling unit, or any other action requiring a building permit shall comply with the International Building Code, as adopted, and the Fire Code, as adopted.</p>					
Strategy	Required Action	Lead Participants	Timeline	Success Measures	Available Resources
1. Before issuance, all building permits shall comply with the City's Land Use Ordinances, as applicable and as adopted.	Land Use Specialist to issue a Land Use Ordinance compliance certificate demonstrating land use ordinance compliance.	Land Use Specialist. Building Official.	Required of all building permits before issuance.	All building permits found to comply with the City's Land Use Ordinances, as applicable and as adopted.	Land Use Specialist, Building Official, Planning Consultant (as necessary).
2. All new construction requiring a building permit	The City's Building Official shall authorize all building permits.	Building Official.	Compliance with all IBC and Fire Code requirements	All issued building permits comply with the IBC	Building Official, Building and Fire Code,

Adopted by Resolution _____ by City Council vote on December 7, 2023.

shall comply with the IBC and Fire Code, as adopted.			before building permit issuance.	and Fire Code, as adopted.	State of Utah.
Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.
Housing Policy #3 Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing (§10-9a-403(2)(b)(iii)(B), Utah Code).					
Strategy	Required Action	Lead Participants	Timeline	Success Measures	Available Resources
1. All City-owned infrastructure is provided and maintained at the necessary Levels of Service.	The City Engineer confirms the availability of required services at accepted service levels. The developer/applicant provides required infrastructure at established service levels, or greater, as needed by the City with a reimbursement agreement. Impact Fee collection.	City Engineer.	City Engineer confirms infrastructure capacity at the required Level of Service with each development application.	All city-owned and maintained infrastructure is provided at necessary Levels of Service.	City Engineer. Infrastructure Levels of Service Standards.

2. Prioritize Infrastructure spending and Capital Improvements Planning to achieve efficiency and revenue.	City Engineer confirms that annual Capital Improvements Planning and City infrastructure investments will provide services to areas of need or for existing or future residents. Infrastructure planning and spending will be based on the greatest number of existing or future residents served at the accepted Service Levels.	City Engineer, Planning Commission, City Council.	Annually, and as needed, City Engineer confirms infrastructure capacity at the required Level of Service with priority to areas with the potential to support the highest intensity uses, including areas that support moderate-income housing provision.	All infrastructure spending is evaluated based on greatest need and area served or most existing or future residents served.	City Engineer, Land Use Specialist, Planning Consultant (as necessary).
3. Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.
<p style="text-align: center;">Housing Policy #4</p> <p style="text-align: center;">Create or allow for and reduce regulations related to internal or detached accessory dwelling units in residential zones (§10-9a-403(2)(b)(iii)(E), Utah Code).</p>					

Adopted by Resolution _____ by City Council vote on December 7, 2023.

Strategy	Required Action	Lead Participants	Timeline	Success Measures	Available Resources
1. The City already allows internal and external accessory residential dwelling units.	Monitor progress and update the General Plan and Land Use Ordinances, as necessary.	Land Use Specialist. Planning Commission, City Council	The Annual Comprehensive Housing Report provided to the Planning Commission and City Council will include a section on the number of accessory dwelling units permitted in the prior year. In addition to the number of permits issued, the Annual Comprehensive Housing Report shall include 1) connections and correlations	General Plan and Land Use Ordinances updated, as necessary.	State agencies, Land Use Specialist, Planning Commission, City Council, and Planning Consultant (as necessary)

			between land use regulations and decisions related to accessory dwelling units, (2) a review of how the private capital market has responded to accessory dwelling unit moderate-income. Housing strategies, and (3) highlight all private and public barriers to achieve the City's accessory dwelling unit strategies.		
2. Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.	As required for Housing	As required for Housing Policy	As required for Housing Policy	As required for Housing

		Policy #1, Strategy #2.	#1, Strategy #2.	#1, Strategy #2.	Policy #1, Strategy #2.
<p align="center">Housing Policy #5</p> <p align="center">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 (§10-9a-403(2)(b)(iii)(F), Utah Code)</p>					
Strategy	Required Action	Lead Participants	Timeline	Success Measures	Available Resources
1. With all General Plan Updates, consider including areas appropriate for commercial centers or mixed-use areas.	Consistent with the General Plan, update the Land Use Ordinances, as necessary, to provide opportunities for commercial centers and mixed-use areas to include moderate-income housing units.	Land Use Specialist, Planning Consultant (as necessary).	Annually and as requested by private landowners.	Land Use Ordinances are found to be consistent with the General Plan	Land Use Specialist, Planning Consultant (as necessary).
2. Consider allowing or requiring higher-density residential uses in commercial centers and other activity centers, as named by the General Plan.	Consider and consistent with the General Plan, update the Land Use Ordinances, as necessary, to provide opportunities to establish higher density residential uses in commercial centers	Land Use Specialist, Planning Commission, City Council, Planning Consultant (as necessary).	Annually and as requested by private landowners.	General Plan Resolution and Land Use Ordinance amendments are considered concurrently by the Planning Commission	Land Use Specialist, Planning Consultant (as necessary).

	and other activity centers (that may include locations immediately next to schools, churches, or other public facilities).			and City Council at Public Hearings. Resolution and Ordinance adopted by City Council.	
3. Avoiding any inconsistencies with §10-9a-534 (Utah Code), as amended, consider requiring architectural and site design elements for compatible residential uses in commercial centers and other centers of activity that promote consistency and compatibility with the City's desired design character.	Amend the City's Land Use Ordinances, as necessary, to provide architectural and site design elements in commercial centers and other activity centers, including mixed-use areas.	Land Use Specialist, Planning Commission, City Council, Planning Consultant (as necessary).	Adopt the required Ordinance within 12 months of Housing Element adoption.	The Planning Commission and City Council considered the Land Use Ordinance amendment at public hearings. Ordinance adopted by City Council.	Land Use Specialist, Planning Consultant (as necessary)

Adopted by Resolution _____ by City Council vote on December 7, 2023.

4. Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.	As required for Housing Policy #1, Strategy #2.
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CONCLUSION

Plain City, Utah, adopts this Housing Element to meet the existing and emerging needs of the City and its residents, both existing and future. Table 3 contains the five (5) housing strategies necessary for the City to be innovative and take initiative in all housing-related decisions and other actions. The five housing strategies (with their accompanying required actions, lead participants, timelines, success measures, and available resources) are,

1. Ensure all new residential construction and residential areas are safe and avoid all naturally occurring features and human-made risks that may adversely affect personal and property safety.
2. All permits to construct a new dwelling, remodeling an existing dwelling unit, or any other action requiring a building permit shall comply with the International Building Code, as adopted, and the Fire Code, as adopted.
3. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing (§ 10-9a-403(2)(b)(iii)(B), Utah Code).
4. Create or allow for and reduce regulations related to internal or detached accessory dwelling units in residential zones (§ 10-9a-403(2)(b)(iii)(E), Utah Code), and.
5. 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 (§ 10-9a-403(2)(b)(iii)(F), Utah Code).

Strategies 1 and 2 apply to all residential-related construction occurring within the City. Strategies 3, 4, and 5 are responsive to the Utah Legislature's intent to address the increasing need for moderate-income housing provision throughout Utah. These strategies also demonstrate the City's willingness to provide a range of housing types that meet the needs of all City residents. This Element should be considered an integral component of the City's General Plan, and all decision-making grounded in the goals

Adopted by Resolution _____ by City Council vote on December 7, 2023.

and strategies of the General Plan must be made understanding the connections and correlations between all Plan Elements. Like all other General Plan Elements, this Element is subject to amendment as the housing needs of the City change from time to time and the statutory requirements of the State of Utah change.