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City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: March 12, 2026

Subject: Moderate Income Housing Plan (MIHP) and Detached Accessory Dwelling Units

Summary:

Staff would like to discuss with the City Council the current MIHP strategies and upcoming MIHP reporting requirements. Attached is the current Hyrum City MIHP and Utah Code 10-21-201.

City Council Meeting Details:

- Meeting Date: March 19, 2026
- Council Role: Discussion

Attachments:

1. Current Hyrum City MIHP
2. Utah Code 10-21-201



CHAPTER 7: Housing



7.1. INTRODUCTION

This chapter focuses on the need for varied housing opportunities in Hyrum. In Hyrum the 2021 median housing value is estimated at \$256,900 according to census.gov. The housing market in Hyrum is currently comprised of approximately 75% single-family detached homes, 21% multiple-unit attached homes and 4% mobile homes. The median monthly mortgage is \$1091¹, and the median rent is \$832. Nearly 80% of the homes in Hyrum have been built since 1970.

Addressing housing issues, the City has identified objectives to 1) maintain the current housing density mix, 2) provide for mixed-use and mixed-density developments with a rural atmosphere,



Key Points

- Introduction
- Housing Density Mix
- Maintaining the Rural Atmosphere
- Senior Housing
- Moderate Income Housing
- Housing Goals

¹ Mortgage is the median selected monthly costs -with a mortgage minus the median selected owner costs -without a mortgage. This was done to show the cost as compared to rental alone. Median selected monthly owner costs -without mortgage is \$319.



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3) encourage quality senior housing projects, 4) review the need for more moderate income housing options, and 5) promote infill housing development.

7.2. HOUSING DENSITY MIX

Single-family homes currently comprise 75% of the housing in Hyrum. The remaining housing stock, represented in various types of attached, mobile or multi-family housing units, provides most of the affordable housing options in the community. It is the City's desire to preserve existing areas of low-density housing, while at the same time allowing for increased medium to high density housing needs, such as senior and other quality attached housing in mixed-density developments. While the importance of providing affordable housing has increased in recent years, the concept of providing a healthy balance of quality mid-level and higher-end housing is being recognized as an increasingly important goal.

Hyrum's housing mix is 75% single-family and 25% multiple-family units.

7.3. PRESERVING RURAL HERITAGE

In an effort to meet the City's objective to preserve elements of the rural heritage of the community, it is imperative that plans for future housing developments meet guidelines and requirements to achieve that objective. Ordinances should be put into place which will provide new developments direction to preserve Hyrum's rural heritage. Various elements important to the overall atmosphere should be included in development design requirements, including trees, landscaping, benches, fencing, mailboxes, dark-sky lighting, trails, open spaces, and rural street design.



Single-family home developments throughout the city should be required to provide variety in size and quality in architectural design, steering away from cookie-cutter type developments. Open



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spaces, landscaping, and other elements promoting a rural atmosphere should be incorporated into all residential neighborhoods.

Low density, rural housing developments are appropriate in various outlying areas of the community which promote larger estate homes with architectural design guidelines, open spaces, and animal rights.

Planned residential developments with mixed-use and mixed densities should be encouraged in certain areas of the community (see Chapter 2) which apply development design requirements for well-planned mixed-use and mixed-density housing, including interspersed open spaces and parks, homes clustering, trails, rural street design elements, and other rural design elements.

Multiple-family unit projects, developed in designated areas, should be regulated with design requirements for architecture and landscaping, as well as other elements consistent with the community's rural heritage.

7.4. SENIOR CITIZEN HOUSING

Seniors are a growing faction of Hyrum's population and play an important role in the community. More quality senior housing developments need to be encouraged, which will integrate within the single-family low-density zones, as well as in a specified senior housing high density zone located near the Senior Center and become an asset to the community. Assisted living residential projects are encouraged in facilities constructed for that purpose.





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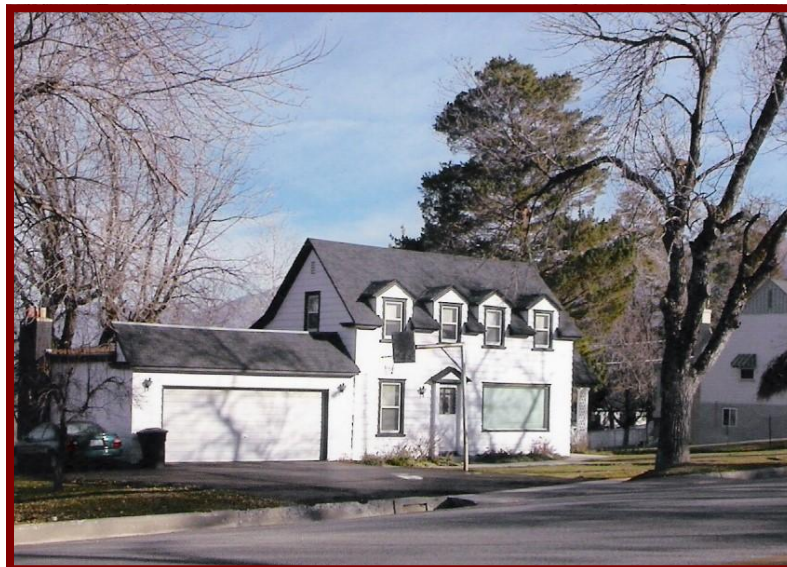
7.5. MODERATE INCOME HOUSING

Standards for moderate income housing appear to have been met through the development of both single-family homes and multiple-family units during recent years, as well as in other existing low-cost housing options in existing older homes and mobile homes.

The State of Utah defines moderate income housing as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (MSA) for households of the same size.” In other words, moderate income housing is a function of the particular circumstances and income levels of the community, rather than a type of housing.

A Moderate Income Housing Plan has been prepared and updated to meet the requirements of Utah State Code, Section 10-9a-403, as an effort to determine community needs for moderate income housing and to establish guidance for future decision making with housing issues in Hyrum (see Appendix 7A). Several important goals are listed which will help the community to maintain a healthy balance of moderate income housing.

It is recommended that the Moderate Income Housing Plan be reviewed and updated regularly.



Hyrum City General Plan



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Goals	Strategies	Actions	Timing	Agency
1. Provide for an attractive mix of housing types and densities that maintain the community's rural atmosphere.	A. Provide areas for residential development with rural densities that ensure compatibility with open spaces and environmentally sensitive areas.	i. Plan and maintain rural density zones near and outside of the current city boundaries.	0-2 years	City Council, Planning Commission, Zoning Administrator
	B. Require single-family home developments to provide variety in size and quality in architectural design.	i. Adopt zoning requirements for homes in all residential zones that provide for architectural variety.	0-2 years	City Council, Planning Commission, Zoning Administrator
	C. Provide for low and rural density housing developments which promote larger estate homes	i. Establish rural estate homes architectural design guidelines, open space requirements and animal rights.	0-2 years	City Council, Planning Commission, Zoning Administrator
	D. Prepare zoning to allow for planned residential developments with mixed-use and mixed densities.	i. Adopt zoning requirements for mixed-used and density zones, including homes clustering and rural design elements.	0-2 years	City Council, Planning Commission, Zoning Administrator
	E. Provide for multiple-family unit projects with design requirements.	i. Adopt zoning requirements for multi-family unit projects that provide for architectural variety.	0-2 years	City Council, Planning Commission, Zoning Administrator
2. Provide a reasonable opportunity for moderate income housing.	A. Rezone for densities necessary to facilitate the production of moderate income housing. (A)	i. Current City Code has implemented moderate income housing opportunities through planned unit developments. ii. Evaluate the code to determine other opportunities to allow for additional development opportunities.	i. Completed ii. Evaluation of zoning in 6 months, Recommendations in 1 year. *	Planning Commission, City Council, Zoning Administrator

Hyrum City General Plan



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Goals	Strategies	Actions	Timing	Agency
	B. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. (E)	i. City Code has current provisions for ADU's. ii. Review current number of ADU's ** iii. Evaluate the code to determine the possibility to allow detached ADU's. *	i. Completed ii. Annually iii. Evaluation of zoning in 6 months, Recommendations in 1 year.	City Council, Planning Commission, Zoning Administrator
	C. 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. (F)	i. City Code has provisions for higher density developments in commercial areas along transit corridors. ii. Evaluate the code to study the current requirements for planned unit developments in mixed use zones. *	i. Completed ii. Evaluation of zoning in 6 months, Recommendations in 1 year.	Planning Commission, City Council, Zoning Administrator
	D. Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors. (G)	i. City Code has provisions for higher density developments in commercial areas along transit corridors. ii. Review development in commercial zones to encourage higher density development. *	i. Completed ii. Evaluation of zoning in 6 months, Recommendations in 1 year.	Planning Commission, City Council, Zoning Administrator
	E. Amend land use regulations to allow for single room occupancy developments. (I)	i. City Code allows for single room occupancy in commercial zones. ii. Evaluate the availability and usage of single room developments. **	i. Completed ii. Evaluation to take place in 12 months	

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Goals	Strategies	Actions	Timing	Agency
Moderate Income Housing Strategies and Implementation Notes				
<p>* Within 6 Months Planning Commission will review the current zoning. Within 1 year, Planning Commission will make recommendations to City Council. City Council will present ordinances accepting changes to zoning maps, code, and policy that will promote moderate income housing appropriate for Hyrum.</p>				
<p>** Through review and evaluation of the current zoning and the number of developments and units available, Hyrum City will be able to assess the areas that can be changed to best evaluate and correct deficiencies in the moderate income housing market.</p>				
3. Encourage the orderly development of housing for senior citizens in locations which blend well into the surrounding neighborhoods.	A. Encourage the development of senior housing projects which meet the needs of the community.	i. Provide for quality senior housing developments in a specialized high-density zone which compliments a low-density, rural environment.	0-2 year	Planning Commission, Zoning Administrator
		ii. Encourage the location of assisted living residential facilities throughout the community.	0-20 years	Planning Commission, Zoning Administrator

Effective 11/6/2025

10-21-201 Moderate income housing plan required.

- (1) A moderate income housing element of a general plan shall include a moderate income housing plan that meets the requirements of this section.
- (2) A moderate income housing plan:
 - (a) shall provide a realistic opportunity to meet the need for additional moderate income housing within the municipality during the next five years;
 - (b) for a municipality that is not a specified municipality, may include a recommendation to implement three or more of the moderate income housing strategies described in Subsection (3)(a)(iii);
 - (c) for a specified municipality that does not have a fixed guideway public transit station, shall include a recommendation to implement three or more of the moderate income housing strategies described in Subsection (3)(a)(iii) or at least one of the moderate income housing strategies described in Subsections (3)(a)(iii)(X) through (CC);
 - (d) for a specified municipality that has a fixed guideway public transit station, shall include:
 - (i) a recommendation to implement five or more of the moderate income housing strategies described in Subsection (3)(a)(iii), of which one shall be the moderate income housing strategy described in Subsection (3)(a)(iii)(U) and one shall be a moderate income housing strategy described in Subsection (3)(a)(iii)(G) or (H); or
 - (ii) a recommendation to implement the moderate income housing strategy described in Subsection (3)(a)(iii)(U), one of the moderate income housing strategies described in Subsections (3)(a)(iii)(X) through (CC), and one moderate income housing strategy described in Subsection (3)(a)(iii); and
 - (e) for a specified municipality shall include an implementation plan as provided in Subsection (4).
- (3)
 - (a) In drafting the moderate income housing element, the planning commission:
 - (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
 - (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;
 - (ii) for a municipality that is not a specified municipality, may include, and for a specified municipality shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;
 - (iii) for a municipality that is not a specified municipality, may include, and for a specified municipality shall include, a recommendation to implement the required number of any of the following moderate income housing strategies as specified in Subsection (2):
 - (A) rezone for densities necessary to facilitate the production of moderate income housing;
 - (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
 - (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - (D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;

- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (F) 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;
- (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- (H) 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;
- (I) amend land use regulations to allow for single room occupancy developments;
- (J) implement zoning incentives for moderate income units in new developments;
- (K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-21-301, establishing a housing loss mitigation fund;
- (L) reduce, waive, or eliminate impact fees related to moderate income housing;
- (M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- (N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within the Utah Housing Corporation's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
- (P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
- (Q) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-21-101;
- (R) create a program to transfer development rights for moderate income housing;
- (S) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- (T) develop a moderate income housing project for residents who are disabled or 55 years old or older;
- (U) develop and adopt a station area plan in accordance with Section 10-21-203;
- (V) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones;
- (W) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median

- income, including the dedication of a local funding source to moderate income housing or 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;
- (X) create a housing and transit reinvestment zone in accordance with Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
 - (Y) create a home ownership promotion zone in accordance with Part 5, Home Ownership Promotion Zone for Municipalities;
 - (Z) create a first home investment zone in accordance with Title 63N, Chapter 3, Part 16, First Home Investment Zone Act;
 - (AA) approve a project that receives funding from, or qualifies to receive funding from, the Utah Homes Investment Program created in Title 51, Chapter 12, Utah Homes Investment Program;
 - (BB) adopt or approve a qualifying affordable home ownership density bonus for single-family residential units, as described in Section 10-21-401; and
 - (CC) adopt or approve a qualifying affordable home ownership density bonus for multi-family residential units, as described in Section 10-21-402; and
- (b) the planning commission shall identify each moderate income housing strategy recommended to the legislative body for implementation by restating the exact language used to describe the strategy in Subsection (3)(a)(iii).
- (4)
- (a) In drafting the implementation plan portion of the moderate income housing element as described in Subsection (2)(c), the planning commission shall recommend to the legislative body the establishment of a five-year timeline for implementing each of the moderate income housing strategies selected by the municipality for implementation.
 - (b) The timeline described in Subsection (4)(a) shall:
 - (i) identify specific measures and benchmarks for implementing each moderate income housing strategy selected by the municipality, whether one-time or ongoing; and
 - (ii) provide flexibility for the municipality to make adjustments as needed.

Enacted by Chapter 15, 2025 Special Session 1