

HYRUM CITY
GENERAL PLAN UPDATE
CITY COUNCIL MEETING
JANUARY 12, 2023

Summary: The Hyrum City General Plan requires an update to the Moderate Income Housing strategies and implementation plan. This update is to bring this portion of the plan into conformance with changes to state code. Updating the Plan will allow the City to keep it's eligibility to receive certain state funding opportunities.

ZONING: All allowing residential units

NOTES: Recommendations to the Hyrum City Council for the Moderate Income Housing Plan portion of the Hyrum City General Plan.

Staff discussions with the State review team have determined that the strategies are acceptable as long as they meet the wording as stated in state code. The items that need updating are the portions of the implementation plan. The implementation plan needs to include benchmarks for the implementation of the strategies used by the City to provide for moderate income housing.

Moderate housing is defined to be affordable housing for those making 80% of the median income. To be affordable all housing costs are to be no more than 30% of the moderate income amount. These costs as defined by Census.gov are:

Selected monthly owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees).

The Planning Commission makes the following recommendations for the update of the General Plan to meet the requirements set in Utah State Code.

- Update the strategies of the moderate income housing portion of Chapter 7 to reflect the wording as provided in the Utah State Code for strategies A through E of Goal 2.
- For strategies A through D, evaluate the current zoning for applicability and effectiveness in providing opportunities for moderate income housing. A workshop is recommended to evaluate the code and discuss possible changes to allow a greater variety of development opportunities. This could include work with a consultant, a selection of citizens to participate in the committee, and involvement with the Countywide Planner.
 - Set implementation benchmarks to provide a timeline for the workshop and adoption of any appropriate changes to zoning. The workshopping should be completed in six months and approved changes should be made within one year.
- For strategy E, evaluate single room occupancy developments. Look at the zoning needs for this kind of development.
 - This benchmark for this evaluation is recommended to be within one year. Any changes would be made in the following year.

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CHAPTER 7: Housing



7.1. INTRODUCTION

This chapter focuses on the need for varied housing opportunities in Hyrum. In Hyrum the median housing value is estimated at \$256,900, per the 2020 Census. 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 \$1091, 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, 3) encourage quality senior housing projects, 4) review the need for more moderate income housing options, and 5) promote infill housing development.



Key Points

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



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7.2. HOUSING DENSITY MIX

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

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.

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

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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.



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-

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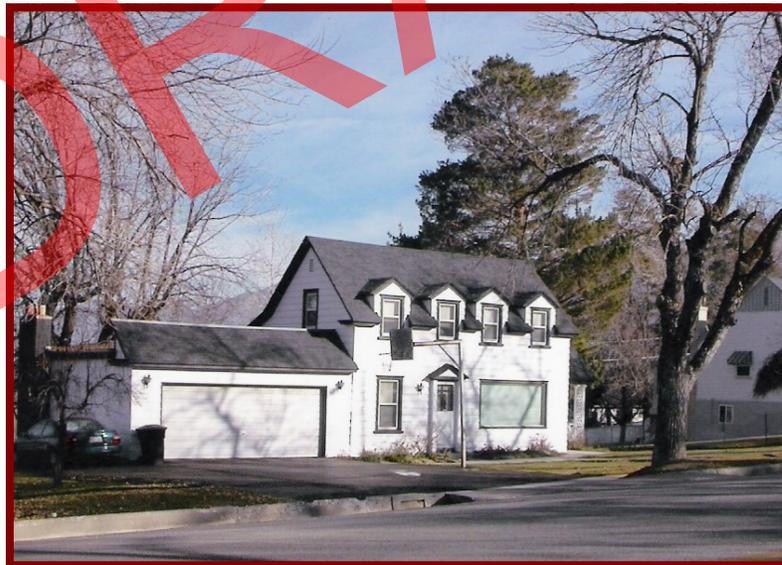
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family units during recent years, as well as in other existing low-cost housing options in existing older homes and mobile homes.

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.



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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 to take place in 6 months, applicable changes to be made with 1 year.	Planning Commission, City Council, Zoning Administrator

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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 to take place in 6 months, applicable changes to be made with 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 to take place in 6 months, applicable changes to be made with 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 monitor higher density development.	i. Completed ii. Evaluation to take place in 6 months, applicable changes to be made with 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
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

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