

# Draper City

## *Moderate Income Housing Plan*

### *2024 Subsequent Progress Report*



Response Summary:

# Department of Workforce Services

## 2024 Moderate Income Housing Report

This report can be saved and revised if a responder accesses the report from the emailed link, using the same browser and computer.

If you access the report from the HCD website or use another browser or computer to complete it, the report will need to be submitted in the same session.

**Each time you hit the "Next" button, your progress will save.**

All materials must be received by HCD no later than 11:59:59 PM on August 1, 2024.

Late submissions will not be accepted.

*Please direct any questions to [mih@utah.gov](mailto:mih@utah.gov).*

**Q2. To Get Started, Please Select Your County or Municipality**

- Draper city

**Q3. Who is filling out this report?**

<b>Preparer's Name</b>	Todd Taylor
<b>Preparer's Job Title</b>	Planner III
<b>Preparer's Email</b>	Todd.Taylor@draperutah.gov
<b>Preparer's Phone</b>	801-576-6510

**Q4. County or Municipality Mailing Address**

1020 E. Pioneer Road, Draper, UT 84020

**Q5. Legislative Body's email (either one council or commission email, or emails for each council member or commissioner)**

troy.walker@draperutah.gov, mike.green@draperutah.gov, bryn.johnson@draperutah.gov, tasha.lowery@draperutah.gov, fred.lowry@draperutah.gov, cal.roberts@draperutah.gov

**Q6. Other staff or elected officials' email (If you would like specific staff or officials notified of the municipality or county's moderate income housing report status, please include their contact information)**

Todd.Draper@draperutah.gov, Jennifer.Jastremsky@draperutah.gov, Kellie.Challburg@draperutah.gov, Mike.Barker@draperutah.gov

**Q7. You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point.**

**Please choose from the following options:**

**(Select all that apply)**

- 3) The county or municipality is in YEAR 2-5 of reporting on implementation plan tasks and timelines. (If the implementation plan has been updated or amended, progress made must be documented in this section of the report.)

**Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.**

**If the implementation plan has been updated or amended, progress made must be documented in this section of the report.**

Zoning Data Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

**Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.**

**Q15. Shapefiles (.shp) must be uploaded using this [link](#). If you have any questions, please contact [mih@utah.gov](mailto:mih@utah.gov).**

**If a shapefile is not available, please provide a link to maps and tables:**

N/A

**Q16. When did the last zoning map or text amendment occur?**

June 4, 2024

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

**Q18. Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.**

3,507

**Q19. Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.**

None. The City doesn't have an overlay zone that grants additional density.

**Q20. Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.**

687

**Q43. From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.**

299

**Q44. Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.**

During the reporting period, the biggest barrier to developing these units was the continued efforts by the federal government to reduce inflationary pressure by maintaining higher interest rates, which has had a cooling effect on the residential real estate market. According to Freddie Mac, the 30-year fixed rate mortgage averages reached a peak during the reporting period; in October 2023 the rate hit 7.79%, the highest the rate has been since November 2000. Additionally, developers of multiple-family housing continue to seek out either desirable locations in the urban center that can demand higher rents or lower cost land at the fringe in order to improve their bottom line. In compiling the data for this report, staff noted that other barriers to developing these units may include the unique topography and steeper slopes associated with the remaining vacant lots in the City's South Mountain, Suncrest and Hidden Canyon Estates development areas. The lots that were easier to develop (i.e. requiring less geotechnical work and retaining walls, and using standard floorplans) have already been developed, leaving the more difficult lots. Finally, to a lesser extent, staff also noted that some lots were purchased by adjacent homeowners to create larger yards. These lots could still be sold in the future and are counted; however, the homeowners also could combine the lots in the future into one lot through a subdivision plat amendment.

**Q21. Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.**

The City gathered data from our records of approved development agreements, approved master area plans in our Transit Special District, and other entitled developments. Additional data was gathered through our Geographic Information System (GIS) by identifying vacant, residentially zoned lots/parcels. This data was then compared to building permit data which is uploaded from our permitting software into GIS. Please note that the City receives will-serve letters for sewer and water service only. These letters are provided as part of the subdivision application process. Will-serve letters are not provided for roads, power, phone, and gas. Therefore, staff used recent aerial photography from 2024 to verify if road infrastructure had been completed for newer developments.

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

**Q23. How does the county or municipality track known for rent Accessory Dwelling Units? (select one)**

- Other:  
Accessory Dwelling Unit Permits

**Q24. Total known number of Accessory Dwelling Units recorded as of the report submission date:**

35

**Q25. Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:**

6

**Q26. Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:**

None. The City issues Accessory Dwelling Unit Permits.

**Q27. Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)**

10

**Q28. What types of support would be helpful to your community as you implement the moderate income housing strategies?**

**(Select all that apply)**

- Housing supply data
- Planning technical assistance
- Case studies for strategies



**Q29. Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.**

Provide examples of where/how these moderate-income strategies are working in Utah.

Allow each jurisdiction more flexibility to find solutions that work for their unique circumstances, as not every jurisdiction is the same.

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

**1\_Q31. 1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.**

- F

**1\_Q32. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:**

**i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;**

**ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.**

2024: Begin implementation of the Town Center Station Area Plan by amending the zoning map as applicable.

**1\_Q33. 3. What page in the submitted plan can this be found?**

24

**1\_Q34. 4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.**

The City continues to work towards adoption of the Town Center Station Area Plan identified in the implementation plan for this strategy. Adoption of the Town Center Station Area Plan must be completed first before the necessary amendments to the zoning ordinance and zoning map can be made. The completion of the Town Center Station Area Plan came up against unexpected challenges that are actively being worked on. A draft preferred development concept for the Station Area has been created by the consultant with input from comments received on a series of open house scenarios, an existing conditions analysis, a moderate-income assessment, and input from staff. City staff then met with individual City Council members and stakeholders to receive additional feedback in requesting adjustments to the draft plan. Discussions revealed concerns with the graphics in the draft document and their ability to appropriately convey the vision for the station area. Staff is working to resolve this issue and make final adjustments before the plan is presented for the public adoption process. Additionally, staffing changes at the City have caused changes in project management also contributing to the unforeseen delay in adoption of the Town Center Station Area Plan. Meetings with the consulting firm, Wasatch Front Regional Council (WFRC), and stakeholders have been scheduled for the purpose of ensuring that the process moves forward and the Town Center Station Area Plan is adopted as soon as possible. Additionally, during the reporting period the City hired a consultant firm to complete a comprehensive update to the zoning and subdivision ordinances of the City. This project though not directly tied into this moderate-income housing strategy, will support the overall strategy through analysis of the current zoning and subdivision ordinances and the subsequent creation of new zoning districts and modification of existing districts. The consultant was directed to include the adopted Moderate Income Housing Plan in their analysis and development of recommendations and proposals for changes. An online preference survey was sent out to residents and a public Open House was held in January 2024 to provide additional input into the process. A joint work session with the City Council and Planning Commission was also held in January 2024. The consultant for this project has also conducted additional interviews with members of the development community and other stakeholders to help inform their work.

**1\_Q35. 5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy as the adoption of a station area plan needs to proceed them. The City Council has requested additional review of and adjustment to the preferred development concept for the draft Town Center Station Area Plan. Once the draft Town Center Station Area Plan adjustments are completed, it will be presented for adoption by the City Council. Following adoption of the station area plan, necessary amendments to the zoning ordinance (as applicable) and zoning map can then be taken to the City Council for adoption.

**1\_Q36. 6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

One barrier encountered to implementation of this strategy has been the delay in the anticipated adoption of the Town Center Station Area Plan. As part of that delay, effectively communicating the proposed residential densities to the public and stakeholders was identified as a large contributor to the barrier. Staff believes that providing good local examples of similar development types and improving the graphics in the draft Town Center Station Area Plan will help address and overcome this barrier. However, this effort will take additional time for public outreach and may require additional funding for creation of the improved graphics. Additionally, delay was created when staffing changes at the City resulted in a change in project management. These changes did initially slow the process as new City staff needed to be brought up to speed with the project details and meet with the Wasatch Front Regional Council, the consulting firm and stakeholders to update the project status and formulate the next steps forward. The barriers encountered did not substantively change the context of the implementation plan, but have created a possible change to the timeline for completion of identified and subsequent tasks to the following calendar year.

**1\_Q37. 7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.**

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy, therefore, no changes or market response can be identified with respect to this strategy.

**1\_Q38. 8. Links to supporting documentation (Optional)**

N/A

**1\_Q39. Attachment to supporting documentation (Optional)**

N/A

**1\_Q40. Do you need to submit another strategy?**

**(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)**

- Yes

**2\_Q40. Do you need to submit another strategy?**

**(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)**

- Yes

**3\_Q40. Do you need to submit another strategy?**

**(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)**

- Yes

**4\_Q40. Do you need to submit another strategy?**

**(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)**

- Yes

**5\_Q40. Do you need to submit another strategy?**

**(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)**

- Yes

**6\_Q40. Do you need to submit another strategy?**

**(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)**

- No

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

**2\_Q31. 1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.**

- G

**2\_Q32. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:**

**i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;**

**ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.**

2023: Evaluate current mixed-use zones for potential to include increased density when located near major transit investment corridors, commercial centers, or employment centers where units will meet targeted affordability thresholds.

2023: Evaluate the feasibility of creating a mixed use zone for targeted implementation near major transit investment corridors.

2024: Amend text of current mixed-use zones based on prior evaluation of opportunities.

2024: Begin implementation of the Town Center Station Area Plan by amending the text of the zoning ordinance to increase residential densities as applicable.

**2\_Q33. 3. What page in the submitted plan can this be found?**

25

**2\_Q34. 4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.**

Just prior to the end of the prior reporting period, the City hired a consultant firm to complete a comprehensive zoning and subdivision code update in order to achieve implementation of the various elements identified as part of this strategy. Significant work towards this update to the zoning and subdivision ordinances has been carried out during the current reporting period. When the effort is complete, amendments to the zoning and subdivision code will be presented for adoption by the City Council. The City and the consulting firm chosen to undertake this project, publicly kicked off the project in January 2024 with an online survey, a public open house, and a joint Planning Commission/City Council workshop. The expectation is that the consulting firm will evaluate existing zones and propose new zones and/or consolidated zones, and other changes related to land use regulations to increase density within zoning districts near major transit investment corridors, as needed. This effort will include incorporating recommendations from the Town Center Station Area Plan (once adopted). Staff notes that the existing Transit Station District (TSD) Zone, which is specifically tailored to the existing Vista Station Area Plan, already permits residential unit creation without upper limits on height or density restrictions.

**2\_Q35. 5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy. The Planning Commission and City Council will continue to provide direction to the consultants through additional joint workshops on how best to incorporate and implement this strategy into the proposed ordinance revisions. The Town Center Station Area Plan is not yet completed and the policies and goals within the Plan will also be used to inform the comprehensive zoning and subdivision code update. Following adoption of the Town Center Station Area Plan, any necessary elements can be incorporated into the comprehensive zoning and subdivision code amendment and be taken to the City Council for adoption.

**2\_Q36. 6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

In addition to the barriers encountered and identified in the reporting for Strategy F, a barrier encountered in implementing this strategy (Strategy G) was the need to prioritize and balance staff time and resources. Supporting each of the moderate-income strategies all at the same time requires a significant amount of additional time, spreading staff time out thinner on some tasks to accommodate others. Staff has prioritized the completion of the station area plans and the comprehensive zoning and subdivision code update and these projects tie directly to progress for this strategy. An example of this barrier is that as part of the comprehensive code update, staff must review and analyze many developments in the City that were entitled through development agreements. Staff must then identify the alternative development standards that were used, determine which standards still need to be applied to those developments, and incorporate them into the update. This is a time-consuming process that has had to start and stop based upon other external demands for staff time, including work done to further other moderate income housing strategies.

Another barrier specific to this strategy that staff identified is that the majority of mixed-use zones in the City are Commercial Special District (CSD) Zones which already include negotiated residential densities and performance thresholds tied to those densities with limited opportunity to expand densities or change land use regulations.

**2\_Q37. 7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.**

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy, therefore, no changes or market response can be identified with respect to this strategy.

**2\_Q38. 8. Links to supporting documentation (Optional)**

Online Questionnaire Summary:

<https://hlplanning.sharepoint.com/:b:/s/ExternalShares/EfuaU49kCO5NnlW3k5SolrUBdqGe3rw8s427scx28bDSQg?e=dDhLRI> Open House Summary:

<https://hlplanning.sharepoint.com/:b:/s/ExternalShares/EWkeVawUu6tHjxmGvMuic5oBOFEqrSFmBB9ZMR3ibgEkYA?e=UNV48x> Joint Planning Commission/City Council Workshop Presentation:

[https://hlplanning.sharepoint.com/:b:/s/ExternalShares/EczggYjS3pVKt3hXw\\_Ddv2YBkBzYYryOjNty2iPDWCSodA?e=G06xdq](https://hlplanning.sharepoint.com/:b:/s/ExternalShares/EczggYjS3pVKt3hXw_Ddv2YBkBzYYryOjNty2iPDWCSodA?e=G06xdq) Joint Planning Commission/City Council Summary:

[https://hlplanning.sharepoint.com/:b:/s/ExternalShares/EUoumRc5yvpHIFTFd6bDuvsBaMGcCuhS\\_YLOGGgAXtzJ\\_g?e=dgdcoR](https://hlplanning.sharepoint.com/:b:/s/ExternalShares/EUoumRc5yvpHIFTFd6bDuvsBaMGcCuhS_YLOGGgAXtzJ_g?e=dgdcoR)

**2\_Q39. Attachment to supporting documentation (Optional)**

[\[Click here\]](#)

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

**3\_Q31. 1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.**

- J

**3\_Q32. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:**

**i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;**

**ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.**

The adopted moderate-income housing plan timeline did not identify any benchmarks for completion during this reporting period.



**3\_Q33. 3. What page in the submitted plan can this be found?**

25

**3\_Q34. 4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.**

During the reporting period the City began a comprehensive zoning and subdivision code update that will ultimately result in the implementation of this strategy. When these efforts are complete, amendments to the zoning and subdivision code will be adopted by the City Council. The City, together with the selected consulting firm held a public kick-off of the efforts in January 2024. The consulting firm is currently studying the best practices of other jurisdictions, including how they create a diversity of housing types through their codes and zoning incentives that they offer. The expectation is that the consulting firm will propose new zones and/or consolidate zones, and propose other changes related to land use regulations that will incentivize the construction of additional housing in the City available to those with low- to moderate-incomes.

**3\_Q35. 5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy. The Planning Commission and City Council will continue to provide direction to the consultants through additional joint workshops on how best to incorporate and implement this strategy into the proposed ordinance revisions. Upon completion of the comprehensive zoning and subdivision code update, amendment to the code will be taken to the City Council for adoption.

**3\_Q36. 6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.**

**Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

As also detailed in the reporting for Strategy G, a barrier encountered in implementing this strategy (Strategy J) is the need to balance staff time and resources between each of the moderate-income strategies.

Another barrier specific to the long-term implementation of this strategy is the current inability of the City to ensure that dwelling units initially approved as a result of incentives will continue to remain affordable to those of moderate- or lower-incomes. Members of the Planning Commission and City Council are reluctant to approve zoning incentives for developers without having some way for ensuring future owners of the property maintain the availability of the housing for those with moderate- or lower-incomes long term. Staff notes that when smaller lots have been approved in past efforts to incentivize moderate-income housing, the resulting development has instead consisted of large homes that maximize the entire buildable area of the lot. These large homes are then priced high above what would be affordable to those with moderate- or lower- incomes.

**3\_Q37. 7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.**

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy, therefore, no changes or market response can be identified with respect to this strategy.

**3\_Q38. 8. Links to supporting documentation (Optional)**

N/A

**3\_Q39. Attachment to supporting documentation (Optional)**

N/A

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

**4\_Q31. 1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.**

- L

**4\_Q32. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:**

**i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;**

**ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.**

The adopted moderate income housing plan timeline did not identify any benchmarks for completion during this reporting period.

**4\_Q33. 3. What page in the submitted plan can this be found?**

25

**4\_Q34. 4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.**

Despite efforts made to secure funding in the City budget for Fiscal Year 2024-25 for a study regarding the reduction or elimination of impact fees, necessary for the implementation of this strategy, funding was not available. The fiscal year budget, which included tax increases, instead prioritized funding for the comprehensive zoning and subdivision code update and the station area plans, which are other elements of the City's moderate income housing plan (MIHP).

Additional discussions during a study session with the City Council indicated concerns with identifying reliable funding sources to replace the reduced or waived impact fees, and whether the savings would be passed on by developers to the homebuyers. As a result, the City Council directed staff to begin looking into choosing a different moderate income housing strategy.

**4\_Q35. 5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy. Staff was directed to begin looking into choosing a different strategy. When another appropriate strategy is identified and prepared, staff will bring a General Plan amendment for that strategy to the City Council for adoption.

**4\_Q36. 6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.**

**Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

The principal barrier to the implementation of this strategy is the availability of funds. The financial cost of conducting the necessary studies as well as identifying a reliable source of funding to replace or offset the reduced or waived impact fees was not able to be included in the current fiscal year budget of the City, or within the City budget in the foreseeable future. Additional concerns were raised as to whether the cost savings received from fee waivers or reductions would be passed on by the developer to the homeowner or resident, or to future homeowners or residents. Planning staff was directed to bring forward a General Plan Amendment to the City Council to replace this strategy during the next reporting period as additional progress towards completion of this strategy appears to be infeasible given the finite availability of financial resources.

**4\_Q37. 7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.**

No changes to impact fees were made during the reporting period, therefore, no changes in the market response would have occurred with respect to this strategy.

**4\_Q38. 8. Links to supporting documentation (Optional)**

N/A

**4\_Q39. Attachment to supporting documentation (Optional)**

N/A

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

**5\_Q31. 1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.**

- W

**5\_Q32. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:**

**i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;**

**ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.**

2023: Complete and adopt the Town Center Station Area Plan. Plan creation process begun in 2022.

2024: Update existing Vista Station Area Plan and adopt changes as necessary for compliance with minimum requirements of Utah Code.

**5\_Q33. 3. What page in the submitted plan can this be found?**

26

**5\_Q34. 4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.**

The City continues to work towards adoption of the Town Center Station Area Plan identified in the implementation plan for this strategy. Adoption of the Town Center Station Area Plan must be completed first before the necessary amendments to the zoning ordinance and zoning map can be made. The completion of the Town Center Station Area Plan came up against unexpected challenges that are actively being worked on. A draft preferred development concept for the Station Area has been created by the consultant with input from comments received on a series of open house scenarios, an existing conditions analysis, a moderate-income assessment, and input from staff. City staff then met with individual City Council members and stakeholders to receive additional feedback in requesting adjustments to the draft plan. Discussions revealed concerns with the graphics in the draft document and their ability to appropriately convey the vision for the station area. Staff is working to resolve this issue and making the final adjustments before the plan is presented for the public adoption process. Additionally, staffing changes at the city have caused changes in project management also contributing to the unforeseen delay in adoption of the Town Center Station Area Plan. Meetings with the consulting firm, Wasatch Front Regional Council (WFRC), and stakeholders have been scheduled for the purpose of ensuring that the process moves forward and the Town Center Station Area Plan is adopted as soon as possible.

City staff has also drafted a request for proposal (RFP) to bring on a consulting firm to help create the Kimballs Lane Station Area Plan, which will be expanded to also include the City's portion of the 11400 South / Crescent View station area. This RFP will be posted soon with the expectation that this Station Area Plan effort will begin by the end of this year. Key properties near the Kimballs Lane Station Area recently were put up for sale and staff has spoken with multiple interested buyers regarding the imminent Station Area Planning efforts.

**5\_Q35. 5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy. The City Council has requested additional review and adjustment to the draft preferred scenario of the draft Town Center Station Area Plan. Once the Town Center, Kimballs Lane, and Vista Station Area Plans are ready, they will be presented to the City Council for adoption. Following adoption of each Station Area Plan, necessary amendments to the zoning map or zoning ordinance (as applicable) will then be taken to the City Council for adoption.

**5\_Q36. 6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

Barriers encountered in implementing this strategy included balancing staff resources between each of the moderate-income strategies, as well as, staffing changes and changes in project management for the Town Center Station Area Plan as further detailed in the responses provided for Strategies F and G.

**5\_Q37. 7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.**

No new land use regulations or land use decisions were enacted, and no station area plans were adopted, during the reporting period with respect to this strategy. Therefore, no changes or market response can be identified with respect to this strategy.

**5\_Q38. 8. Links to supporting documentation (Optional)**

N/A

**5\_Q39. Attachment to supporting documentation (Optional)**

N/A

Please document progress made on the moderate-income housing strategies since the county or municipality received their compliance notice.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

**6\_Q31. 1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.**

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**6\_Q32. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:**

**i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;**

**ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality's implementation plan.**

2023-2027: Draper City will continue to partner with other Cities and Salt Lake County in pooling CDBG funds for use regionally inclusive of funds utilized for affordable housing projects.

**6\_Q33. 3. What page in the submitted plan can this be found?**

26

**6\_Q34. 4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.**

The Draper City Council previously passed Resolution 23-28 approving and authorizing the execution of an interlocal cooperation agreement with Salt Lake County and other cities and townships to conduct the Community Development Block Grant (CDBG) Program, Emergency Solutions Grant (ESG) Program, and Home Investment Partnership (HOME) Programs. Salt Lake County applies for and manages the funding for the benefit of all participating communities. The interlocal agreement runs through the year 2026.

**6\_Q35. 5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

The implementation of this strategy requires no changes to land use regulations, or a particular land use decision to be made. The decision to continue pooling federal funding with that of other cities helps produce moderate income housing on a regional level in a more cost-effective manner. This allows for increased access to needed housing for those employed within the City irrespective of jurisdictional boundaries.

**6\_Q36. 6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan.**

Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None.

**6\_Q37. 7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.**

We do not have readily available nor reliable data regarding the market impacts of this strategy. Salt Lake County keeps track of the effects of the interlocal agreement. Market pressures continue to prop up housing costs. The market impacts attributable to this strategy are regional in nature and specific observable impacts or change in the local housing market are not able to be segregated.

**6\_Q38. 8. Links to supporting documentation (Optional)**

Resolution 23-28: [http://vx.draper.ut.us:81/tylercm/eagleweb/viewAttachment.jsp?docName=R\\_23\\_28.pdf&id=DOC349S324.A0&parent=DOC349S324](http://vx.draper.ut.us:81/tylercm/eagleweb/viewAttachment.jsp?docName=R_23_28.pdf&id=DOC349S324.A0&parent=DOC349S324)

**6\_Q39. Attachment to supporting documentation (Optional)**

[\[Click here\]](#)

If your community has a fixed guideway transit station and is required to adopt the Station Area Plan strategy, please ensure that approved station area plans are submitted to HCD by the deadline. These may be attached to the form or emailed to [mih@utah.gov](mailto:mih@utah.gov).

**[Clicking the "Next" button at the bottom of the form will submit your report.](#)**

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**Embedded Data:**

N/A