



**NOTICE OF A MEETING OF THE
CITY OF HOLLADAY CITY COUNCIL
THURSDAY, SEPTEMBER 15, 2022**

PUBLIC NOTICE IS HEREBY GIVEN that the Holladay City Council will hold a Council meeting **Thursday, September 15, 2022 at 6:00 pm** It is possible that a member of the Council will be participating by electronic means. The Council Chambers shall serve as the anchor location. ** Agenda items may be moved in order, sequence and time to meet the needs of the Council*

All documents which are available to the City Council are also available on the City's website or are linked in this agenda. Interested parties are encouraged to watch the **live video stream** of the meeting - <http://cityofholladay.com/government/elected-officials/meetings-and-agendas/>

Persons desiring to make public comment or to make comment during any public hearing may provide such comments as follows:

1. **In-person attendance:** at Holladay City Hall
2. **Email** your comments by 5:00 pm on the date of the meeting to scarlson@cityofholladay.com

AGENDA

- I. **Welcome** – Mayor Dahle
- II. **Pledge of Allegiance**
- III. **Public Comments**
Any person wishing to comment on any item not otherwise on the agenda may provide their comment via email to the Council prior to 5:00 p.m. on the date of the meeting to scarlson@cityofholladay.com, with the subject line: Public Comment. Comments are subject to the Public Comment Policy set forth below
- IV. **Consideration of Ordinance 2022-20 Amending the Zoning Map for Property Located at 4141 S Highland Dr from RM (residential multi-family) to PO (Professional Office) Zone – (amend the Zoning map for approximately 1.90 acres of property from Residential Multi-family zone (RM) to the Professional Office zone (PO) for this existing office building property)**
- V. **Consideration of Ordinance 2022-21 Amending the Zoning Map for Property Located at 1660 E Murray Holladay Rd from RM (residential multi-family) to PO (Professional Office) Zone (amend the Zoning map for approximately .30 acres of property from Residential Multi-family zone (RM) to the Professional Office zone (PO) for this existing office building property)**
- VI. **Consideration of Resolution 2022-24 Adopting Amendments to the City of Holladay General Plan Relating to Moderate Income Housing Opportunities** (Review proposed amendments to Chapter 5, Moderate Income Housing in the 2016 City of Holladay General Plan. Amendments complete statutory obligation to requirements recently passed by the Utah State Legislature)
- VII. **City Manager Report - Gina Chamness**

VIII. **Council Reports & District Issues**

a. **Calendar**

Council Meetings: Oct. 6 & 20, Nov. 3 & 17, Dec. 1 & 8

Sept. 17 – Chalk our Walk – 9am-1pm

Sept. 17 – CERT Training

Sept. 19 – Speaker Series – 7pm

Sept. 28-Oct. 6 – Plein Air

Oct. 1 – CERT Training

Oct. 27 – Spook Lot

IX. **Adjourn**

Public Comment Policy & Procedure: During each regular Council Meeting there will be a Public Comment Time. The purpose of the Public Comment Time is to allow citizen's access to the Council. Citizens requesting to address the Council will be asked to complete a written request form and present it to the City Recorder. In general, the Chairman will allow an individual three minutes to address the Council. A spokesman, recognized as representing a group in attendance, may be allowed up to five minutes. Comments which cannot be made within these time limits should be submitted in writing to the City Recorder prior to noon the day before the meeting so they can be copied and distributed to the Council. At the conclusion of the Citizen Comment time, the Chairman may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all Public Hearings.

CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website www.cityofholladay.com, the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED: Tuesday, September 13, 2022 @ 12:30 pm

*Stephanie N. Carlson MMC,
City Recorder City of Holladay*

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call the City Recorder's office at 272-9450 at least three days in advance. TTY/TDD number is (801)270-2425 or call Relay Utah at #7-1-1

CITY OF HOLLADAY

ORDINANCE NO. 2022-20

**AN ORDINANCE OF THE CITY OF HOLLADAY REZONING CERTAIN PROPERTY
LOCATED AT 4141 SOUTH HIGHLAND DRIVE FROM RESIDENTIAL MULTI-FAMILY
(RM) TO THE PROFESSIONAL OFFICE (PO) ZONE**

WHEREAS, the City has received a petition from the owner of property located at 4141 South Highland Drive requesting that the City change the zoning of the property from RM to PO; and

WHEREAS, the Planning Commission has forwarded a recommendation of approval for the rezoning of the property from RM to PO; and

WHEREAS, the City Council has held a public hearing on the proposal and now desires to rezone the property as requested;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Holladay, Utah as follows:

Section 1. Rezone. That certain property located at 4141 South Highland Drive, is hereby rezoned from its current zoning designation of RM to PO.

Section 2. Zoning Map Amendment. The Zoning Map of the City of Holladay is hereby amended to reflect the rezoning referenced in Paragraph 1, above.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND APPROVED this 15th day of September, 2022.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

CITY OF HOLLADAY

ORDINANCE NO. 2022-21

**AN ORDINANCE OF THE CITY OF HOLLADAY REZONING CERTAIN PROPERTY
LOCATED AT 1660 E MURRAY HOLLADAY ROAD FROM RESIDENTIAL MULTI-
FAMILY (RM) TO THE PROFESSIONAL OFFICE (PO) ZONE**

WHEREAS, the City has received a petition from the owner of property located at 1660 E Murray Holladay Road requesting that the City change the zoning of the property from RM to PO; and

WHEREAS, the Planning Commission has forwarded a recommendation of approval for the rezoning of the property from RM to PO; and

WHEREAS, the City Council has held a public hearing on the proposal and now desires to rezone the property as requested;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Holladay, Utah as follows:

Section 1. Rezone. That certain property located at 1660 E Murray Holladay Road, is hereby rezoned from its current zoning designation of RM to PO.

Section 2. Zoning Map Amendment. The Zoning Map of the City of Holladay is hereby amended to reflect the rezoning referenced in Paragraph 1, above.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND APPROVED this 15th day of September, 2022.

HOLLADAY CITY COUNCIL

By: _____
Robert Dahle, Mayor

CITY OF HOLLADAY

RESOLUTION NO. 2022-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLADAY ADOPTING AMENDMENTS TO THE CITY OF HOLLADAY GENERAL PLAN RELATING TO MODERATE INCOME HOUSING OPPORTUNITIES.

WHEREAS, the Utah State Legislature during the 2022 General Session adopted House Bill 462 requiring cities to amend provisions relating to the availability and creation of Moderate Income Housing Opportunities in their general plans; and

WHEREAS, the City Council of the City of Holladay, in compliance with the requirements of House Bill 462, desires now to amend the General Plan of the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Holladay as follows:

Section 1. Amendment. Chapter 5 of the General Plan of the City of Holladay is hereby amended to read as more specifically set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

PASSED AND APPROVED this __ day of September, 2022.

HOLLADAY CITY COUNCIL

By: _____ Robert Dahle, Mayor

[SEAL]

VOTING:

Ty Brewer Yea Nay ___
Matt Durham Yea Nay ___
Paul Fotheringham Yea Nay ___
Drew Quinn Yea Nay ___
Dan Gibbons Yea Nay ___
Robert Dahle Yea Nay ___

CHAPTER 5: MODERATE INCOME HOUSING

PURPOSE

Moderate-income housing (MIH) is defined by the U.S. Department of Housing and Urban Development (HUD) as “housing occupied or reserved for occupancy by households with a gross household income equal or less than 80 percent of the median gross income for households of the same size in the county in which the City is located.” This study uses Area Median Income (AMI) in Salt Lake County as determined by HUD and average household size to determine moderate income thresholds for an average household.

Since 1996, the Utah State Legislature has deemed planning and development of moderate income housing a statewide concern with the initial adoption of 10-9-307 of the Utah Code. This section of the Utah Code requires municipalities to include a plan for moderate income housing as part of their General Plan. It outlines the responsibility of a City to facilitate and effectuate a “reasonable opportunity” for those households with defined moderate incomes to live within the City.

2022 amendments of this chapter address recent State legislative efforts to a municipality’s Moderate-Income Housing plan to be enhanced by establishing specific strategies, implementation measures and annual reporting. Meeting minimum these statutory regulations are required in order to be eligible for state funds via either the Transportation Investment Fund (TIF) or the Transit Transportation Investment Fund (TTIF). This chapter provides guidance on establishing measurable goals which may provide additional housing types and therefore meet state requirements of a Moderate-Income Housing Plan benefitting current and future City of Holladay residents.

Specifically, a municipality’s MIH plan must meet a statutory obligation by adopting, or amending accordingly, the following elements;

- 1. **Land Use element:** consider location(s) of land for varied housing types available for residents of various income levels in addition to the other categories of public and private uses of land. addressed in this chapter as well as in Chapter 2 of the General Plan – Land Use, Urban Design and Neighborhood Preservation in 2020.*
- 2. **Transportation and Traffic Circulation element:** “Provide the general location and extent” of active transportation facilities in addition to freeways, arterial and collector streets, public transit, and other modes of transportation and correlate the plan with population and employment projections, and proposed land use elements. addressed in Chapter 3 of the General Plan – Transportation Network*
- 3. **Moderate Income Housing (MIH) element:** provide for and effectuate strategies to create reasonable opportunities for a variety of inclusionary housing for residents of various income levels. This will be addressed in this Chapter of the General Plan -- Moderate Income Housing.*
- 4. **Identify Strategies:** Recommendation to implement and effectuate 3 or more strategies listed in the bill’s “menu”. This will be addressed in this Chapter of the General Plan -- Moderate Income Housing.*
- 5. **Annual Reporting and Review Schedule element:** annually review of plan implementation.*

Classified as a 3rd Class municipality (population of 30,000 – 65,000) city Holladay is home to a basic range of household compositions. Holladay completed its initial Moderate-Income Housing Plan outline in 2010. The plan was reviewed and updated in 2013, 2016, 2019 and again in 2022 in the effort to serve all present and future residents and businesses by ensuring Holladay maintains and plans for the creation of an adequate supply of affordable housing within the City.

All data supporting the conclusions of this chapter can be found in the Appendix at the end of this Chapter.

DRAFT

GOALS, STRATEGIES AND CHALLENGES

The goals of this chapter comply with the directives of most recent state law for the inclusion of new, and the continued support of, existing housing made available for households at or below 80% AMI.

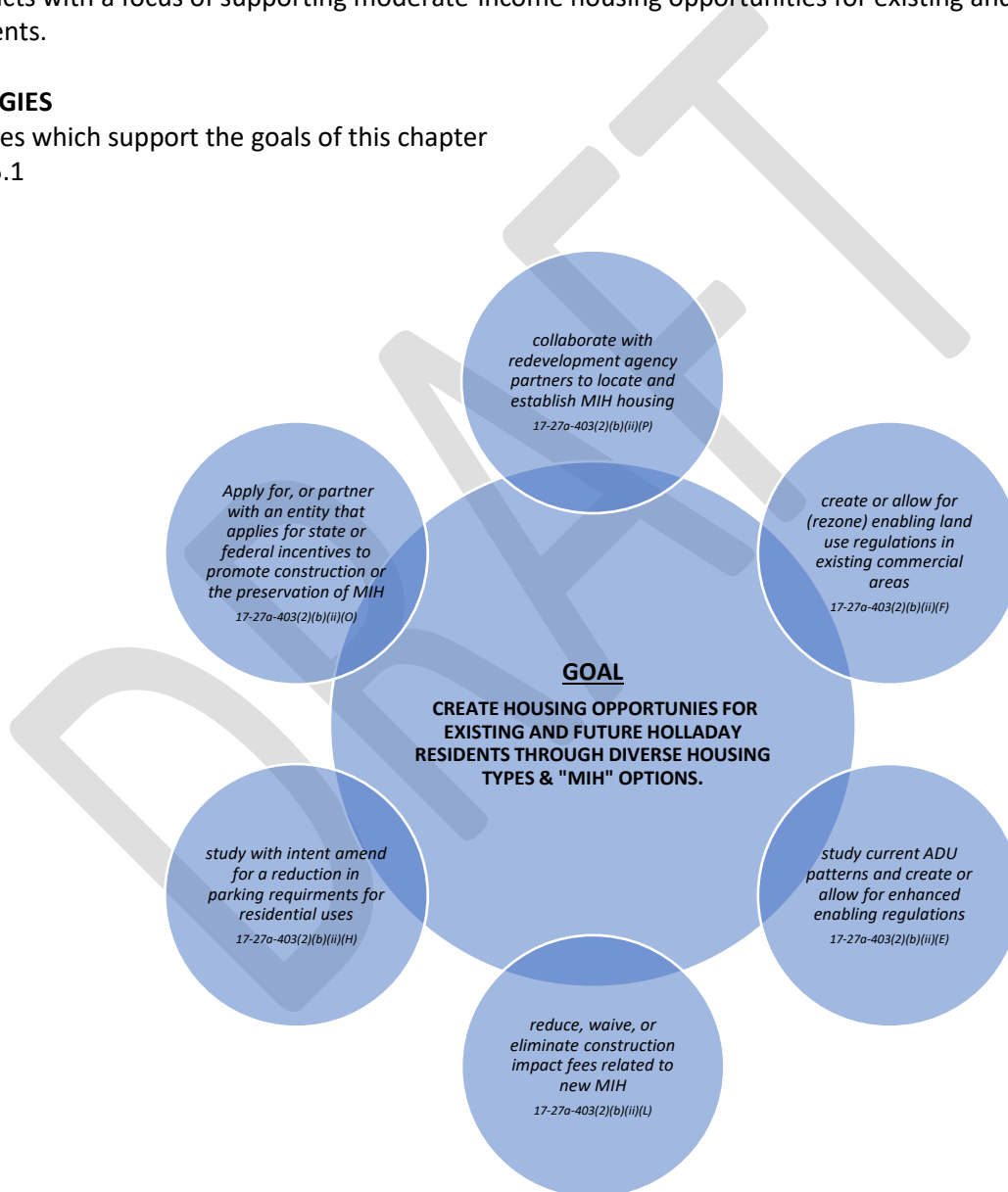
GOALS

1. Provide the opportunity for housing adapted to different ages, lifestyles, and incomes;
2. Accommodate additional new dwellings by focusing on appropriate zoning regulations within existing and redeveloping neighborhoods and mixed-use districts, throughout the City;
3. Provide a diversity of housing through a range of types and development patterns to expand housing products with a focus of supporting moderate-income housing opportunities for existing and future residents.

STRATEGIES

Strategies which support the goals of this chapter

Figure 5.1



CHALLENGES

Together with a policy of supporting the continued use and maintenance of older, established housing stock, these strategies plan for additional residential opportunities for the wide range of Holladay's citizens. However, even with significant additional density allowances in select parts of Holladay, it may not automatically translate to affordability for those of more modest financial means as intended by recent legislation. The following are identified as current challenges in providing more affordable housing:

- Disconnected or isolated parcels and scarcity of developable land
- Direct resident opposition to increases to dwelling density and location of new dwellings
- Lack of zoning options/tools
- Holladay's elevated land values and exclusivity.
- Holladay's unique median age and household income demographic
- Sensitive lands development, i.e. floodplains and fault lines, designed to limit housing placement

CURRENT POPULATION

See Chart 5.2

- *Demographic data from the most recent U.S. Census or American Community Survey supplemented with any jurisdictional annual surveys*
- *Chart of how the population has changed over the past five to ten years*
- *Number of households within targeted income groups (< 80% AMI, < 50% AMI, and < 30% AMI)*

CURRENT HOUSING AVAILABILITY AND MODERATE-INCOME HOUSING NEED

The City's most recent report to the State in 2017 estimated that between 18-28 percent of all dwellings in Holladay are *moderately priced* (80%) of AMI. For the targeted very-low, and low-income households, however, there are few of these units available that are affordable to households below 50 percent of AMI. (Approximately \$41,000 or less)

In order to determine the availability of moderate-income housing, or the opportunity for low- to moderate income households to live in the City, this section defines "moderate income" for the targeted income groups as moderate income at 50-80 percent, low income at 30-50 percent, and very low income at 0-30 percent of the AMI in Salt Lake County. (Not Holladay). The FY 2019 HUD AMI¹ is \$82,700. Given this AMI, the targeted income group cut-offs, with moderate income home price ranges for sale and rental product within Holladay are shown in the following two tables.¹

¹ The HUD AMI figure is released annually. It is based on a median family income and used as a standard figure across all HUD programs. Although it is a family income, it is the standard figure used by HUD and other housing programs, as well as affordability studies and consolidated plans, even when compared against households. This is to maintain comparability across programs and studies. source: U.S. Census Bureau; 2013-2017 American Community Survey 5-year Estimates

TABLE 5.3 HOLLADAY HOUSING COSTS PAID FAMILY INCOME LEVELS

Family Income Levels as Percentage of AMI in Holladay, Utah (The FY2019 HUD AMI is \$82,700)		
Median Family Income	Income Range	Moderate Income Rental Price Range (per month including utilities)
< 30% of AMI	< \$24,810	up to \$620
30% to 50% of AMI	\$24,801 - \$41,350	\$620 - \$1,034
50% to 80% of AMI	\$41,350 - \$66,160	\$1,034 - \$1,654

Household Income Levels as Percent of AMI in Holladay, Utah (The FY2019 HUD AMI is \$82,700)			
Household Income Level	Income Range	Moderate income Home Price Range (4% Mortgage)	Moderate income Rental Price Range (per month including utilities)
< 30% of AMI	< \$20,610	up to \$52,066	up to \$515
30% to 50% of AMI	\$20,610 - \$34,350	\$52,066 - \$119,492	\$515 - \$859
50% to 80% of AMI	\$34,350 - \$54,960	\$119,492 - \$220,631	\$859 - \$1,374

Gross Rent as a Percentage of Household Income (GRAPI) in Holladay, Utah		
	Estimate	Percent
Occupied Units paying rent (excluding units where GRAPI cannot be computed)	2,345	
Less than 15% percent	272	11.6%
15.0 to 19.9 percent	411	17.5%
20.0 to 24.9 percent	367	15.7%
25.0 to 29.0 percent	328	14.0%
30.0 to 34.9 percent	314	13.4%
35.0 percent or more	653	27.8%
Not computed	193	

Gross Rent as a Percentage of Household Income (GRAPI) in Holladay, Utah		
<i>*The U.S. Department of Housing of Urban Development states that people who spend 30% or more are considered cost burdened by housing</i>		
	Estimate	Percent of Residents
Occupied Units paying rent (excluding units where GRAPI cannot be computed)	2,345	
30.0 to 34.9 percent	314	13.4%
35.0 percent or more	653	27.8%
Not computed	193	

According to the table immediately above 41.2% of residents in occupied rental dwellings are paying more than 30% of gross income for rent. This is considered to be “burdened” or at the threshold for housing affordability by H.U.D.

See Chart 5.4: HOLLADAY HOUSING STOCK

- Total number of housing units
- Breakdown of housing units by:
 - Occupancy (renter-occupied or owner-occupied)
 - Size (number of bedrooms)
 - ADUs (number of internal and detached units) o Quality (“new,” “dilapidated,” etc.)
- Affordability of existing housing stock for targeted income group – as per Utah Affordable Housing Database, managed by the Utah Department of Housing and community Development.

RELATED HOUSING DATA

- It is estimated that the 3:1 ratio of new single-family detached (SFD) dwellings to duplex/multi-family housing will decrease in the coming years as the availability of single-family homes declines due to the amount of available land and costs of SFD development becomes increasingly expensive.
- According to reporting supplied by the Wasatch Front Regional Multiple Listing Service the median sales price of a single family home in Holladay’s three zip codes for 2022 is \$687,500 with an average sales price of \$707,010. A 29.5% increase over 2018.
- This dramatic cost increase in the last few years inhibits the ability of many individuals and families to rent or purchase an affordable single-family dwelling.
- Added to this challenge is important information provided by the State of Utah Workforce Services 2018 Affordable Housing Report that outlines other various issues related to supply and availability.

FORECAST OF MODERATE-INCOME HOUSEHOLDS AND HOUSING NEED

5-YEAR AND 10-YEAR POPULATION PROJECTIONS

Holladay is the smallest municipality in both area and population in Salt Lake County. The population is projected to increase from 31,413 in 2015 to 35,883 by 2040, based on projections from the Governor's Office of Management and Budget. This projected increase of about 12% over the next 20 years. is attributed to increase in new housing made available at the Royal Holladay Hills development (aka, Cottonwood Mall) and the in-migration of younger, families into established neighborhoods.

Low, medium, and high population projections for the next five and ten years
See Table 5.5: POPULATION FORECAST

Estimate of percentage of the population that will fall within targeted income levels and special needs groups over the next five and ten years

Table 5.6 AFFORDABLE NEED FORECAST

5-YEAR AND 10-YEAR MODERATE INCOME HOUSING NEED

Based on current averages for household size, a significant number of new dwelling dwellings will be needed to accommodate this growth. At the present time, city staff has doubts that more than four thousand new residents will be added by that time, although it is not impossible.

However, due to the fact that Holladay has little or no available land, except at the old Cottonwood Mall site now known as Royal Holladay Hills redevelopment site, in which to construct new dwellings, accommodating new future populations will have to be done by other more creative means including infill development, mixed use, allowing for more vertical development in the community, and accessory dwelling units (ADU's)

MODERATE INCOME HOUSING IMPLEMENTATION STRATEGIES

As previously noted, this General Plan proposes that to accommodate a wide range of housing options, including moderately priced dwellings, the following strategies are identified and implementation measures intended to set a course of achievable, measurable actions to provide medium and long-range guidance which reflect market and socio-demographic conditions.

STRATEGIES & IMPLEMENTATION PLANS

STRATEGY

Study with intent to reduce parking requirements for residential developments

ACTION: The Community and Economic Development Department will complete a study period proposing a reduction to multi-family and related residential parking requirements with alternative off-street parking options by December 31st 2022.

STRATEGY

Reduce, waive, or eliminate impact fees related to moderate income housing;

ACTION: In conjunction with City administration and leadership, effective upon adoption by City Council of this 2022 MIH amendment, Park Impact Fees may be considered to be waived for proposed for new MIH housing units

ACTION: The Community and Economic Development Department in coordination with city administration will complete an impact study By December 31st 2023, to revise with intent to reduce current Impact Fees as they relate to MIH housing in general.

STRATEGY

Study, update and rezone specific locations to allow for mixed-use residential development for higher density or moderate-income residential development such as; commercial, mixed-use zones near major transit investment corridors, commercial centers, or employment centers;

ACTION: The Community and Economic Development Department will collaborate with city leadership and local stakeholders to study and review potential housing related amendments to the Office Research and Development ORD zone by December 31st 2022 to facilitate new moderate housing types in this major employment center.

ACTION: The Community and Economic Development Department will collaborate with city leadership to adopt new mixed-use zone designation for the Holladay Crossroads Small Area Master Plan (HCR-SAMP) by December 31st 2022, as a transit oriented, mixed use zone available for multi-family residential development.

ACTION: The Community and Economic Development Department will collaborate with city leadership to study and review potential housing related amendments to the C-1 and C-2 commercial zones by December 31st 2023 to recommend facilitating additional housing types in these mixed-use zones.

STRATEGY

Study unforeseen impediments to residents related current regulations creating/maintaining internal or detached accessory dwelling units (ADU) in residential zones and review reduced regulations

ACTION: By December 31st 2024, the Community and Economic Development Department will complete a study period reviewing current regulations facilitating the construction of additional ADUs. Specifically:

- Conduct public engagement study to determine hinderances to remodeling existing homes and amend ordinances accordingly.
- Implement procedures encouraging ADU occupancy of approved “mother-in-law” apartment situations, established via “Second Kitchen Affidavit” policy, in order to identify legal remodels with secondary kitchenettes, etc.

STRATEGY

Collaborate with existing redevelopment agency partners to utilize funds set aside to locate and establish MIH housing

ACTION: The City of Holladay currently has a housing funds generated by RDA projects with approximately a million dollars or more that is earmarked for affordable housing. >100 MIH units is currently on track as caused to established new by 2028

ACTION: In conjunction with city leadership the Community and Economic Development Department will conduct a process and policy establishment study by December 31st 2024 designed to require new higher density developments to have a minimum percentage of the dwellings to be set aside for lower income households through the possibility of density bonuses and/or other tools.

STRATEGY

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.

ACTION: When made available City of Holladay will seek out and apply for incentive programs or partnership with in entity that applies for incentive programs offered by the Utah Housing Corporation, the Department of Workforce Services, or by an association of governments established by an interlocal agreement.

APPENDIX

1. Current Population statistics, charts

2. Current Housing Stock analytics

3. State of Utah Biennial (pre-SB 34, 2019) and Annual Moderate-Income Housing Review Reports

3a – 2017

3b – 2019

3c – 2020

DRAFT