

ORDINANCE NO. 03-99

ROLL CALL

VOTING	YES	NO
MAYOR DALE R. BARNEY <i>(votes only in case of tie)</i>		
SHERMAN E. HUFF <i>Councilmember</i>	X	
LILLIAN J. SHEPHERD <i>Councilmember</i>	X	
THORA L. SHAW <i>Councilmember</i>	X	
CLYDE A. SWENSON <i>Councilmember</i>	X	
EVERETT KELEPOLO <i>Councilmember</i>	X	

I MOVE this ordinance be adopted: Councilmember Shaw

I SECOND the foregoing motion: Councilmember Huff

ORDINANCE 03-99

AN ORDINANCE AMENDING THE GENERAL PLAN TO ADD A MODERATE INCOME HOUSING ELEMENT

WHEREAS, Spanish Fork City has adopted a Comprehensive General Plan in accordance with state law; and

WHEREAS, the Utah Legislature amended the state law in 1996 to require a moderate income housing element to the general plan; and

WHEREAS, Spanish Fork City has undertaken studies in order to implement a moderate income housing element to the Comprehensive General Plan; and

WHEREAS, a public hearing was held before the Spanish Fork City Planning Commission

on the 6th day of January, 1999 wherein public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on the 2nd day of February, 1999 wherein additional public comment was received; and

WHEREAS, in order to protect the health, safety, and welfare of the citizens of the community and to comply with state law, it is necessary to adopt a moderate income housing element to the Comprehensive General Plan;

NOW THEREFORE, be it ordained and enacted by the Spanish Fork City Council as follows:

I.

The Spanish Fork City Comprehensive General Plan is hereby amended by adding thereto section IX entitled Moderate Income Housing Element. The section on the Moderate Income Housing Element of the Comprehensive General Plan is attached hereto and incorporated herein by this reference.

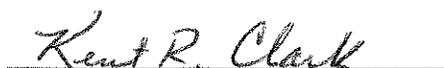
II.

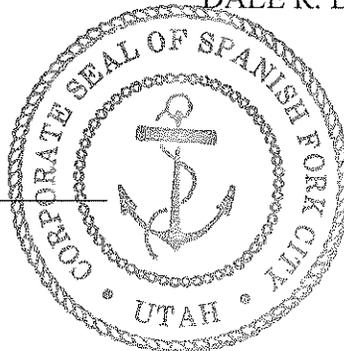
This Ordinance shall become effective 20 days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE SPANISH FORK CITY COUNCIL OF SPANISH FORK, UTAH, this 2nd day of February, 1999.


DALE R. BARNEY, Mayor

ATTEST:


KENT R. CLARK, City Recorder



IX. MODERATE INCOME HOUSING ELEMENT

A. Introduction

The availability of moderate income housing has become a statewide concern. In 1996, the Utah State Legislature adopted §10-9-307 of the Utah Code dealing with "Plans for Moderate Income Housing". This section of the code requires that every municipality adopt a plan for moderate income housing within the community. The plan must address the following five issues:

1. An estimate of the existing supply of moderate income housing located within the municipality;
2. An estimate of the need for moderate income housing in the municipality for the next five years as revised annually;
3. A survey of total residential zoning;
4. An evaluation of how existing zoning densities affect opportunities for moderate income housing;
5. A description of the municipality's program to encourage an adequate supply of moderate income housing.

Moderate income housing as defined by the Utah State Code §10-9-307 (2) (a) is: "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 for households of the same size".

The 1998 moderate income level for Utah County for a family of four is \$34,950. The Utah County moderate income level is recommended by the State to be used by Spanish Fork in determining whether or not housing is affordable.

Estimate of Existing Supply:

According to the Utah State Affordable Housing Model, Spanish Fork currently has a surplus of 478 units for households making 80% of the Metropolitan Statistical Area Median Income (MSAMI). In 1990 Spanish Fork had a deficit of 139 units in this category, meaning that the overall gain from 1990-98 was 618 units. Most of this increase was due to new construction, but some is also a result of increasing affordability of housing due to lower mortgage interest rates recently.

Estimate of 5 Year Need:

According to the Model, population growth in Spanish Fork between 1999 and 2003 will create a demand for 147 units available to moderate income families (approximately 30 per year). Subtracting the 147 needed units from the current oversupply of 478 units still leaves a surplus of 331 units in the year 2003 even if no additional units are built in the years 1999-2003. This is probably an unrealistic assumption, and it is more likely that several hundred more units will be added to the surplus in that five year period.

Survey of Residential Zoning:

The City currently has nine residential zoning districts which allow for a range of lot sizes from 40 acre parcels to 6000 square foot lots. However, in most of the newly urbanizing areas, residential densities typically range from 2.5-12 units per acre.

Evaluation of Zoning's Affect on Moderate Income Housing:

It appears from the data received from the model that Spanish Fork's zoning has allowed for a surplus in housing for moderate income families. During the period from 1990-98 the City went from a deficit of 139 units to a surplus of 478 units. Although the City has not adopted a formal policy to promote or encourage affordable housing, it would appear that current ordinances, standards, and policies are allowing substantial numbers of units to be built. At the current demand of 30 units per year, the City has a 16 year supply of affordable housing for moderate income housing, *if no additional units are built*. Of course, that is a highly unlikely scenario. It is more likely that Spanish Fork will continue to build more affordable housing than what is actually demanded locally. The overall effect of this will be that many families will continue to move to Spanish Fork because of the relatively affordable housing opportunities compared to most other jurisdictions in Utah County.

Spanish Fork's Program to Encourage Moderate Income Housing:

Based upon the results of the Utah State Affordable Housing Model which indicates that Spanish Fork currently has a surplus of affordable housing for moderate income families, the recommended action is: No Action.

Proof of Publication

J. Lane Henderson being first duly sworn according to law, disposes and says that he is the Publisher of **THE SPANISH FORK PRESS**, a weekly newspaper printed and published at Spanish Fork, Utah County, Utah and of general circulation therein; that the Notice, a copy of which is hereto attached, was printed and published in said paper.

ORDINANCE 03-99

AN ORDINANCE AMENDING THE GENERAL PLAN TO ADD A MODERATE INCOME HOUSING ELEMENT

The Spanish Fork City Comprehensive General Plan is hereby amended by adding thereto section IX entitled Moderate Income Housing Element.

The Moderate Income Housing Element of the Comprehensive General Plan is available for copying and inspection at the Spanish Fork City Office, 40 South Main, Spanish Fork.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 2nd day of February, 1999.

Published in the Spanish Fork Press February 25, 1999.

for consecutive One weeks,

the first publication on the 25 day

of February 1999

and the last on the 25 day of

February 1999

J. Lane Henderson

Subscribed and sworn to before me this 25 day of February 1999

Sara Worthington

Notary Public

Residing at Spanish Fork, Utah - My Commission expires 3-14-99