ORDINANCE 98-47

AN ORDINANCE ADOPTING AN AFFORDABLE HOUSING ELEMENT INTO THE MAPLETON CITY GENERAL PLAN

WHEREAS, the Utah State Code 10-9-307 requires each municipal legislative body to adopt, as part of it's General Plan, a plan for moderate income housing within that municipality before December 31, 1998, and;

WHEREAS, Mapleton City desires to comply with all state laws and regulations.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MAPLETON CITY, UTAH

PART I

The Mapleton City General Plan be modified to comply with the Utah State Code 10-9-307 and the incorporation of Exhibit "A".

PART II

CONFLICTING PROVISIONS - Whenever the provisions of this ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the provisions of this ordinance shall prevail.

PROVISIONS SEVERABLE - The ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

AMENDMENT TO BE ADDED TO CITY CODE - The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the Official copies of the Mapleton City Code in the office of the City Recorder.

EFFECTIVE DATE - This ordinance shall take effect upon its passage, publication and recording as required by law.

PASSED BY THE CITY COUNCIL OF MAPLETON CITY, UTAH, THIS 15th DAY OF December 1998.

Richard Young
Mayor

ATTEST:

Donald F. Walker
Recorder

DRAFT 9/15/98 (To be added to the Mapleton General Plan)

Plan for Moderate Income Housing

Estimate of Existing Supply of Moderate Income Housing

As of 1998 there are approximately 1,457 residences in the city of Mapleton. The majority of those residences are single family residential housing. To the city's knowledge, there are five multiple family dwelling units and forty-three accessory apartments within homes.

The Utah State Housing model has three affordability categories: 1) Those making 30% percent of the median income for the area; 2) Those making 50% of the median income for the area; and 3) Those who are making 80% of the median income for the area. This category generally encompasses those who are potential home buyers, while those in the first two categories are generally renters.

According to the 1998 Utah County tax rolls, there are approximately 205 homes valued below the current housing affordability price, as determined by the requirement that the home be affordable to someone making 80% of the median income for the nearest metropolitan area. The median income for the Provo/Orem area in 1996 was $32,200 based on the Provo/Orem Standard Metropolitan Statistical Area (SMSA), which are the most recent numbers available.

Estimate of the Need for Moderate Income Housing in the Next Five Years

Using the calculations from the Utah State Affordable Housing Model, at the end of 1996, Mapleton was short 49 housing units for those in the 80% range. These figures however are of dubious value when calculating actual need, as they have no basis in actual research in Mapleton.

Mapleton has no business district and offers extremely limited opportunities for employment. Citizens must commute to neighboring cities for employment, for entertainment, to purchase groceries or other commodities, or to obtain any other service. Lack of a commercial base forces property taxes to be the primary means of financing services within the City. This in turn causes property taxes within the City to be relatively high, and the cost of living to potentially higher than it would be for other cities which contain business districts. This fact tends to decrease the cost of housing as a percentage of actual living expenses. Such higher costs of living tend to be as much or more of a deterrent to living in Mapleton than the cost of housing for someone making less than the median income.

Mountainland Association of Governments estimates Mapleton had 4,781 residents in 1996 and projects 5,497 in 2001. Based on these projections, the Utah State model projects that by 2001, Mapleton will need zero (0) homes in the 30% of median income range, zero (0) homes in the 50% of median income range, and an additional nine homes in the 80% of median income range. Again this projection is not based in actual research in Mapleton.

Survey of Total Residential Zoning

Mapleton has sixteen different zoning designations, ten of which allow some type of residential development. Three of the ten zones allow multiple family housing. Please refer to the Mapleton City zoning map and ordinance for more information.

Evaluation of Zoning Densities and Their Effect on Moderate Income Housing

Zoning densities within Mapleton have changed to meet needs within the City over the last 20 years. Initially minimum lot size was 5 acres. In the mid 1970's the minium lot size was reduced to 2 ½ acres. Mapleton city did not have a sewer system until 1997. Because all homes within the City used septic tanks, the minimum lot size in Mapleton was 1/3 acre or 14,500 square feet. The current zoning ordinance retains this minium.

Mapleton zoning ordinances include options for clustering, transferal of development rights, and other development incentives which can be used to modify zoning densities.

Mapleton also allows mobile home parks. Manufactured housing is allowed in all zones which allow single family dwellings. These ordinances provide flexibility in the provision of affordable housing.

Mapleton City recently passed an ordinance allowing 5% of the housing stock to be multifamily housing under a plan that will distribute the housing throughout the City.

The General Land Use Map was recently modified to reflect a broader area for commercial zoning. Because the city has planned for the expansion of commercial businesses, the possible increase in sales tax revenue when these businesses finally go in may possibly reduce the impact of property taxes, thus indirectly affecting housing and living costs.

Development of Affordable Housing

As was previously stated, the need for moderate income housing is perhaps less in Mapleton than it might be in neighboring metropolitan areas. Those moving to Mapleton do so to escape the "closed in" feelings of city life. Few youth remain in Mapleton after graduating from high school or college, as the changes for employment are extremely rare and the cost of commuting to a metropolitan area where employment exists is prohibitive for those on a starting salary.

The City of Mapleton will continue to respect the desires of its citizens as well as the State of Utah to promote and protect agricultural land and open spaces. To the extent that development is consistent with this desire, and to the extent that it will not compromise the ability of the City to provide services for its citizens, it will continue to be allowed. Mapleton will continue to allow moderate income housing through multi-family housing units, manufactured homes, accessory apartments, and other types of moderate income housing consistent with the character and nature of existing and future neighborhoods within Mapleton. City ordinances do not proscribe home size nor amenities which would influence the cost of a home. The cost of housing is thus very largely determined by the whims and fancy of citizens who build homes here and as such adequately fills the housing needs of the residents of the City.