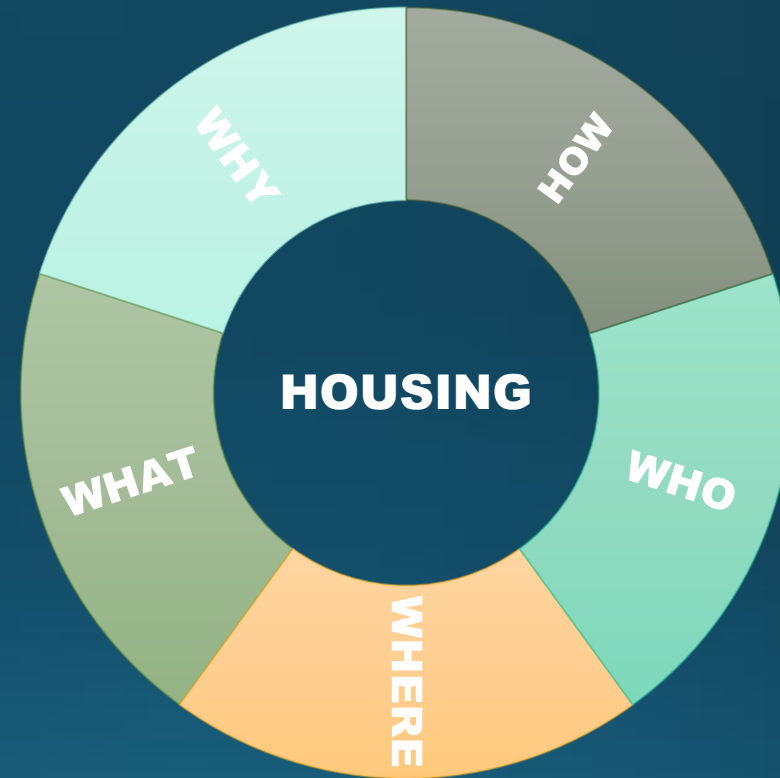


11/18/2025

HOUSING WORKSHOP #5

Discussion Framework

- Why
- What
- Where
- Who
- How



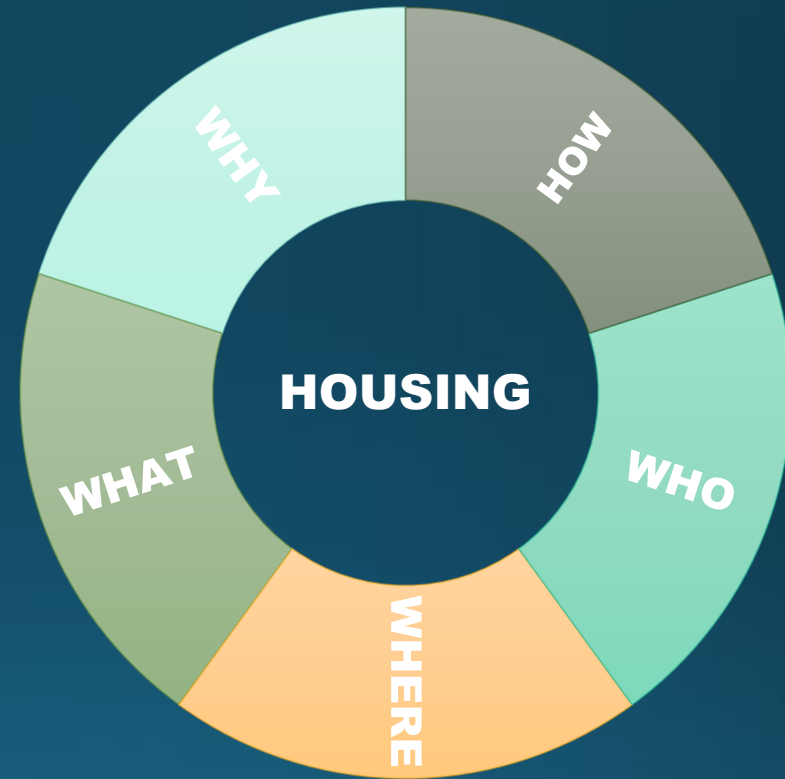
Draft Vision Statement

To ensure continued sustainability and to maintain the character of our city :

Our goal is to encourage housing and housing affordability for residents across all stages of life. We want to encourage, allow and incentivize a larger variety of housing (including housing for seniors, first time home buyers, middle housing, and workforce housing), more housing (in the right locations) and we want the housing to be owner occupied.

Discussion Framework

- ~~Why~~
- ~~What~~
- Where (Follow-up)
- Who
- How



Discussion Framework

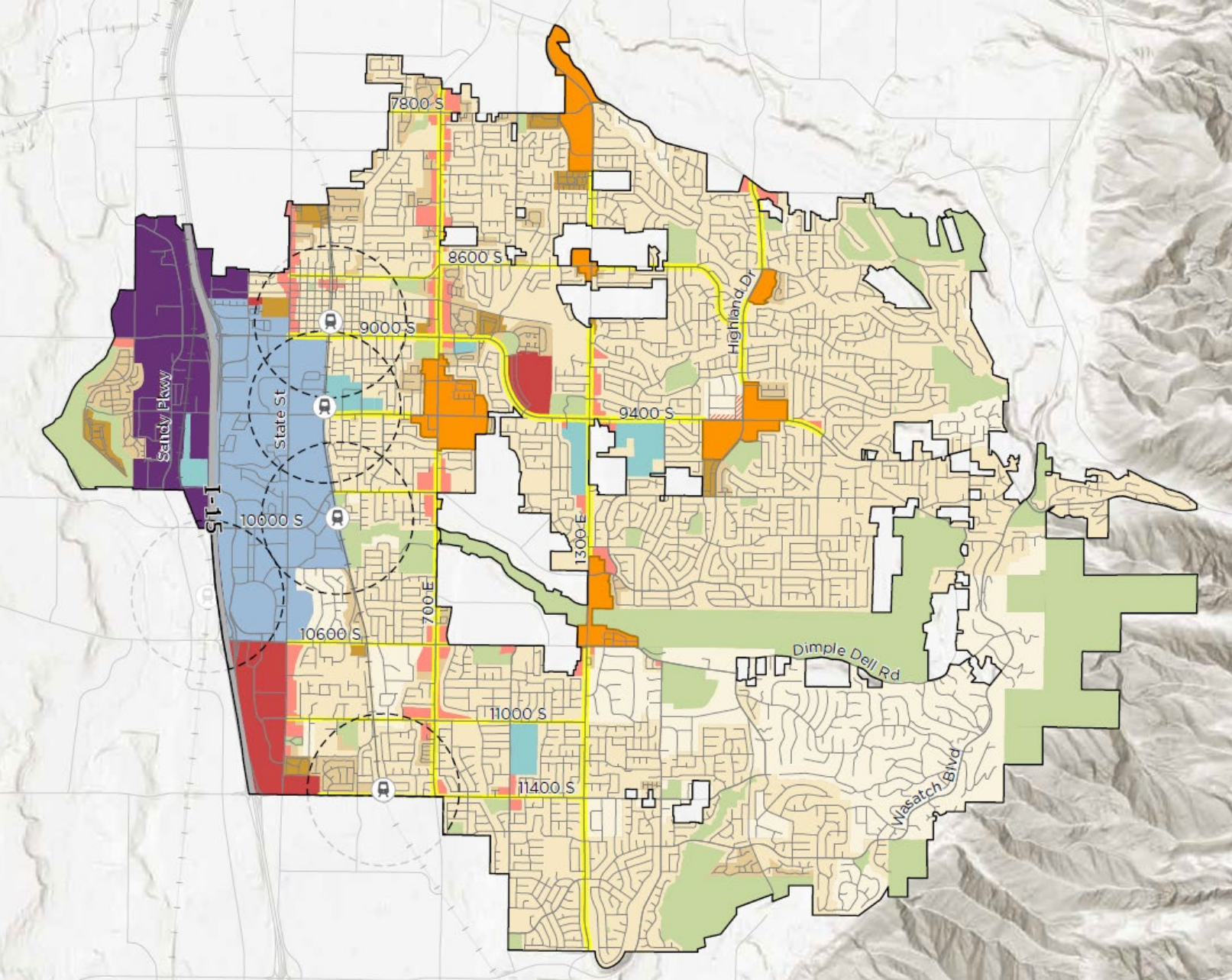
- ~~Why~~
- ~~What~~
- Where (Follow –up)
- Who
- How



Draft Vision Statement – Where?

To ensure continued sustainability and to maintain the character of our city :

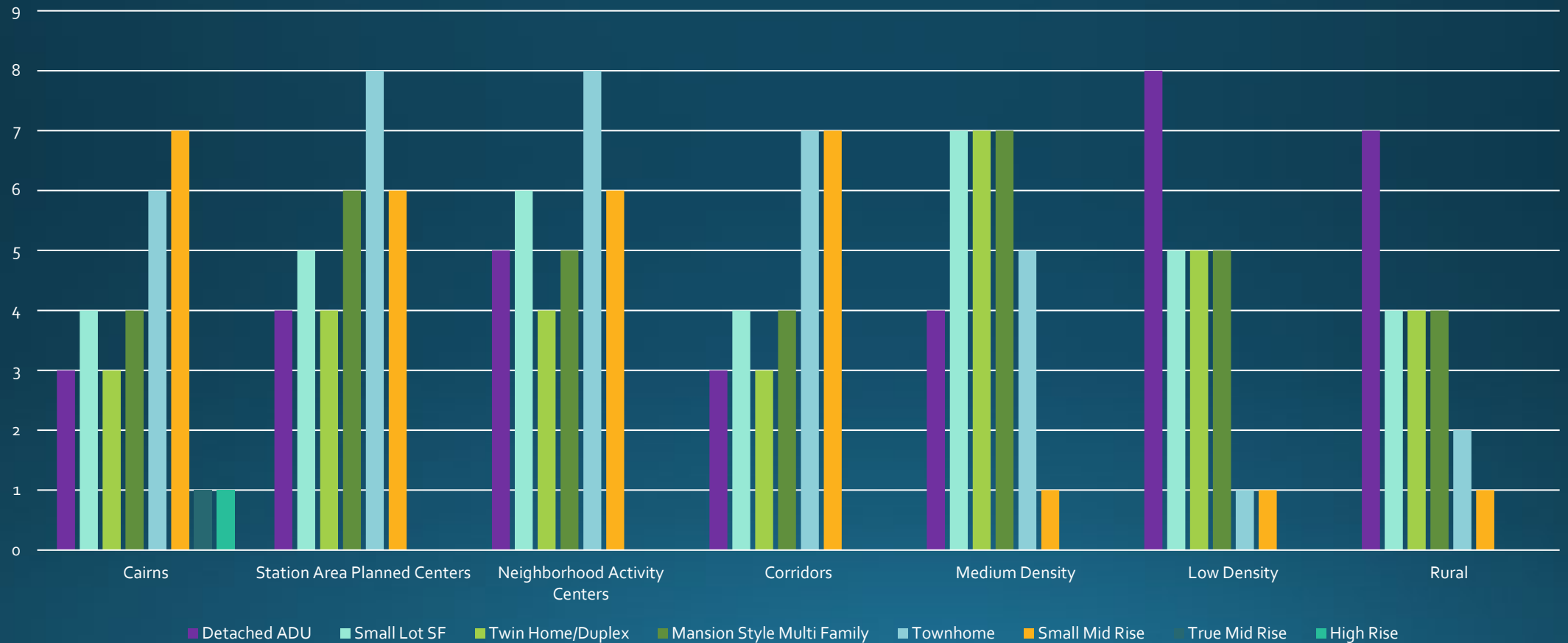
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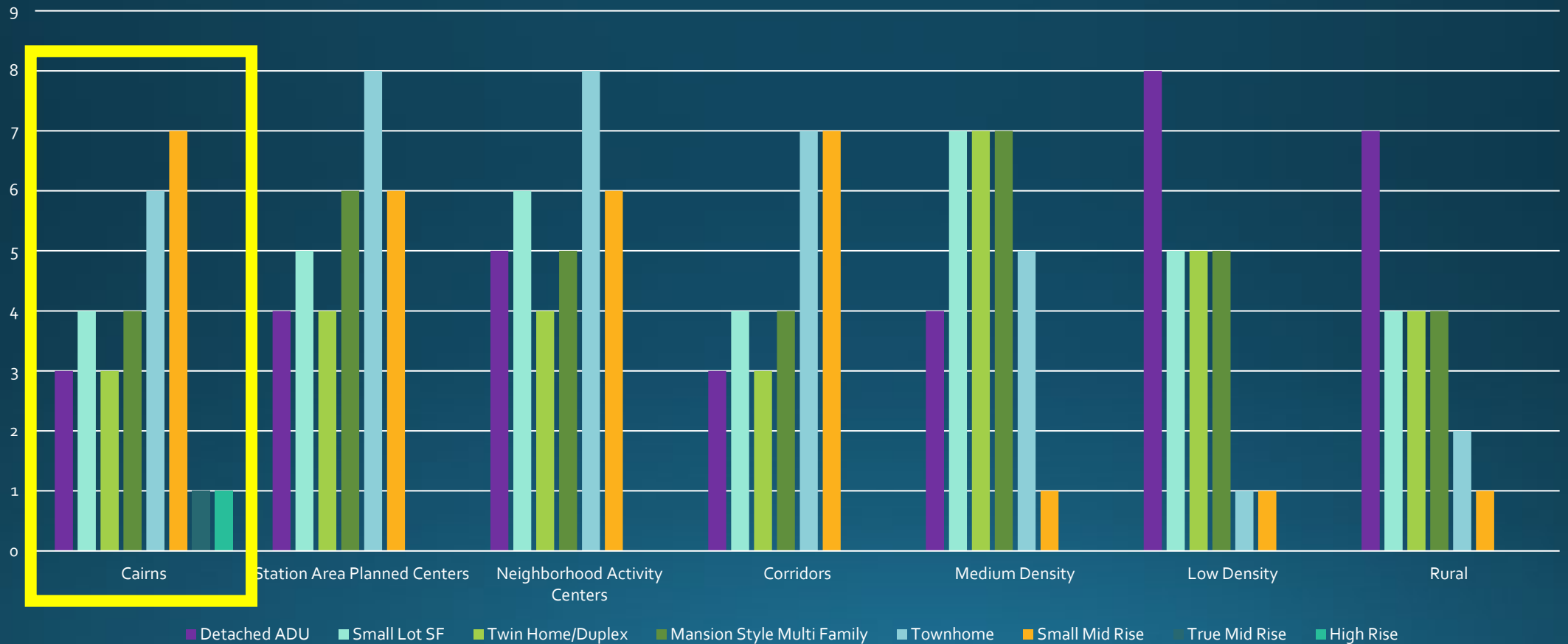
Future Land Use Map

- Neighborhoods
 - Rural/Very Low
 - Low
 - Medium
- Corridors
- Centers
 - NAC
 - SAP
- Cairns

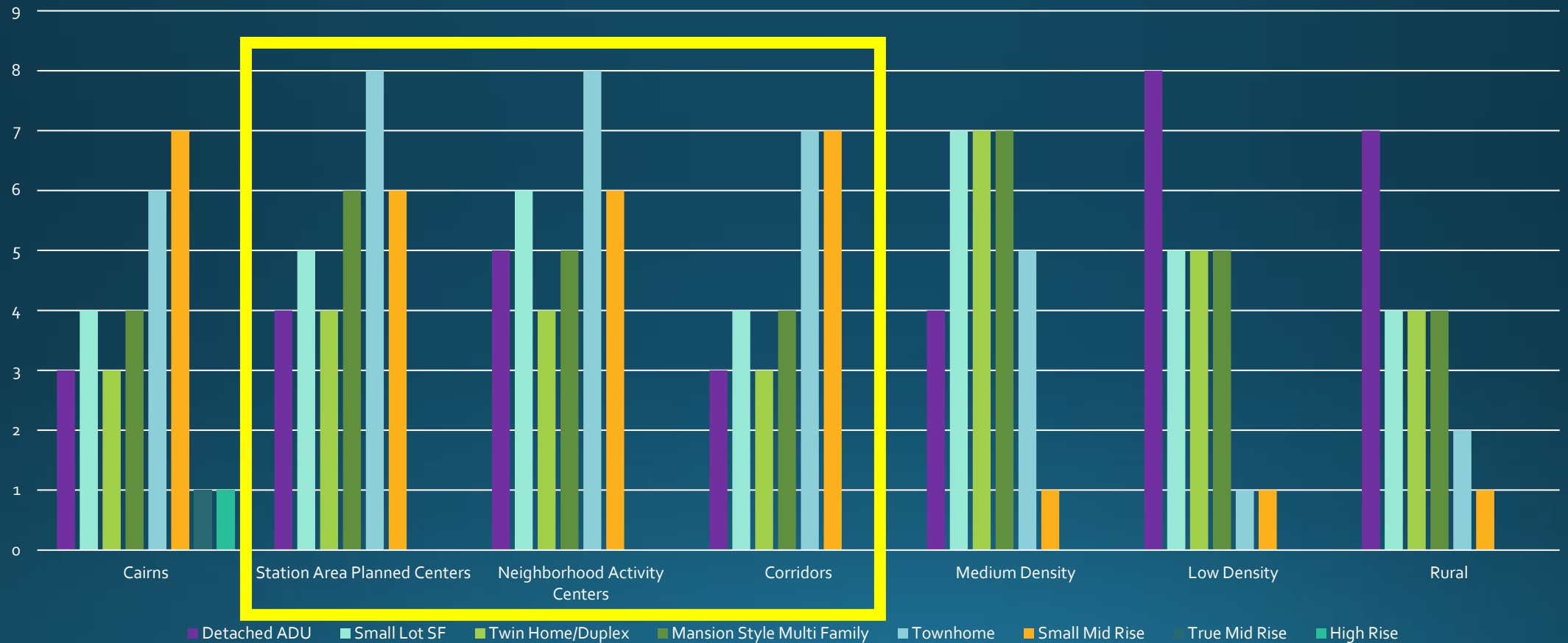
Preferred Middle Housing Types



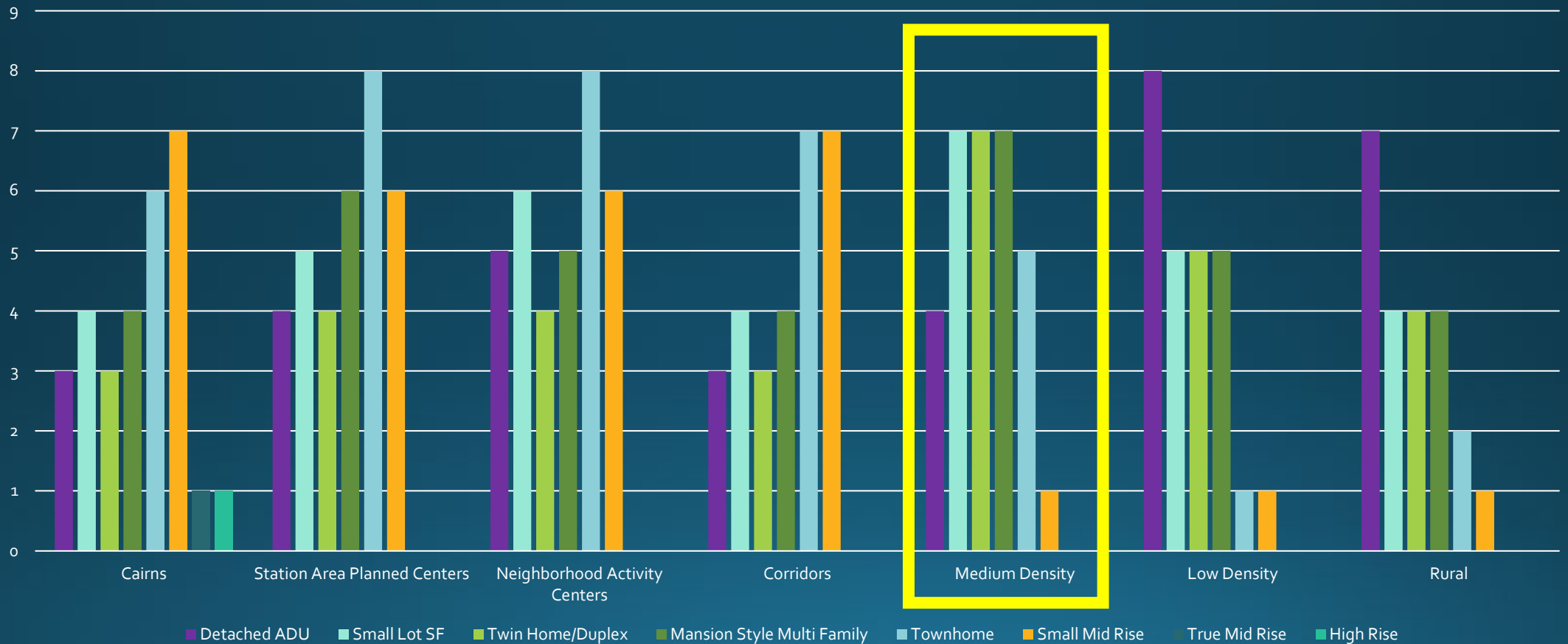
Preferred Middle Housing Types



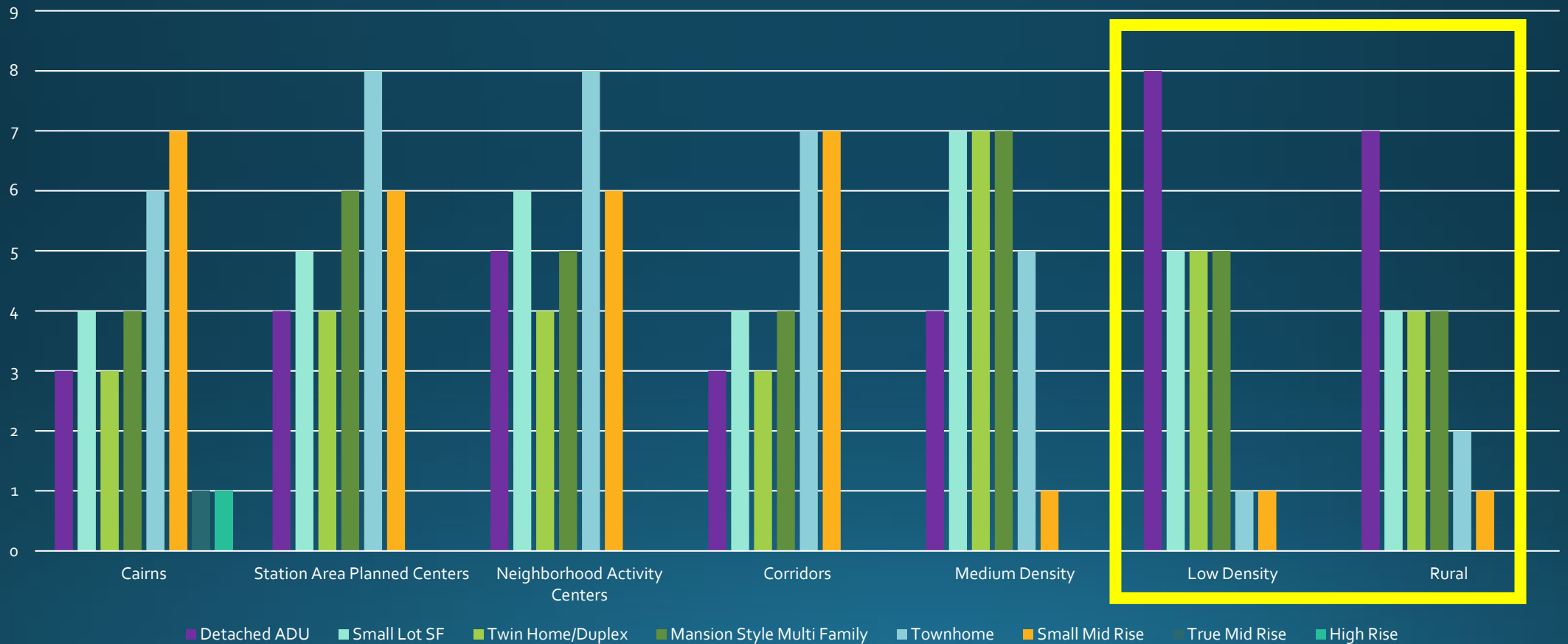
Preferred Middle Housing Types

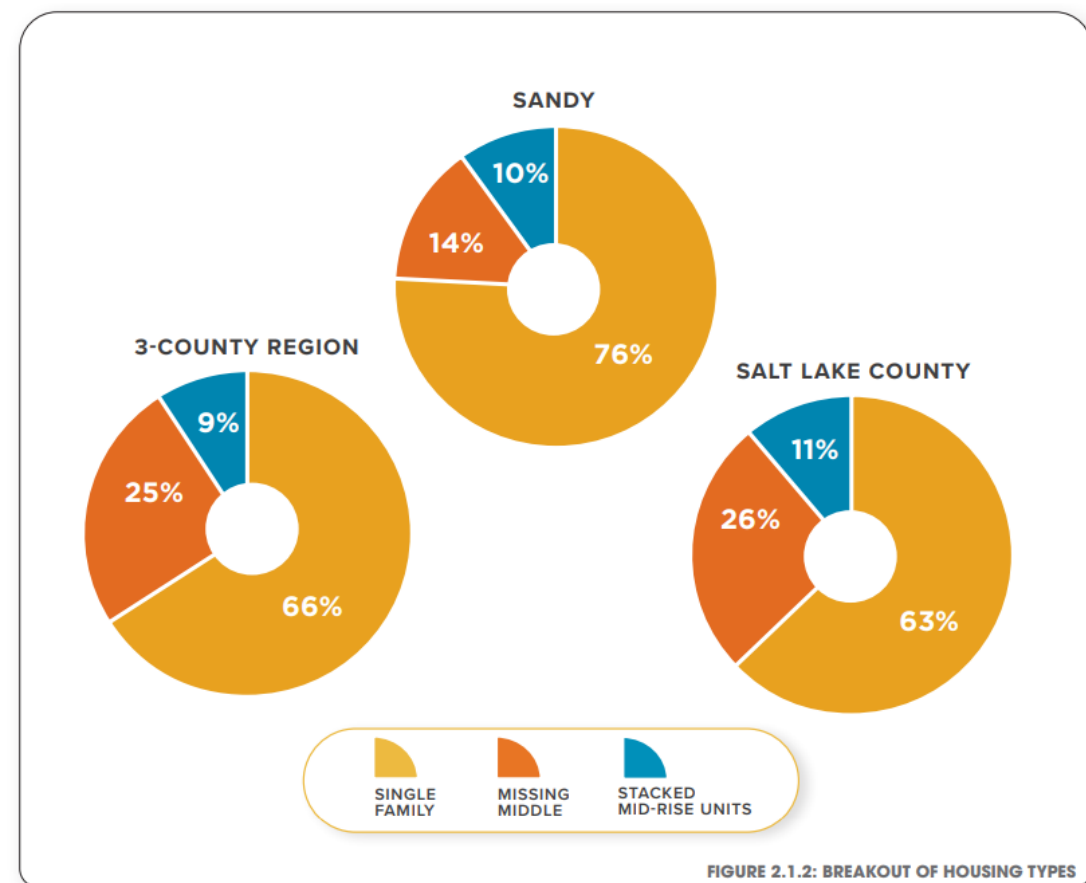
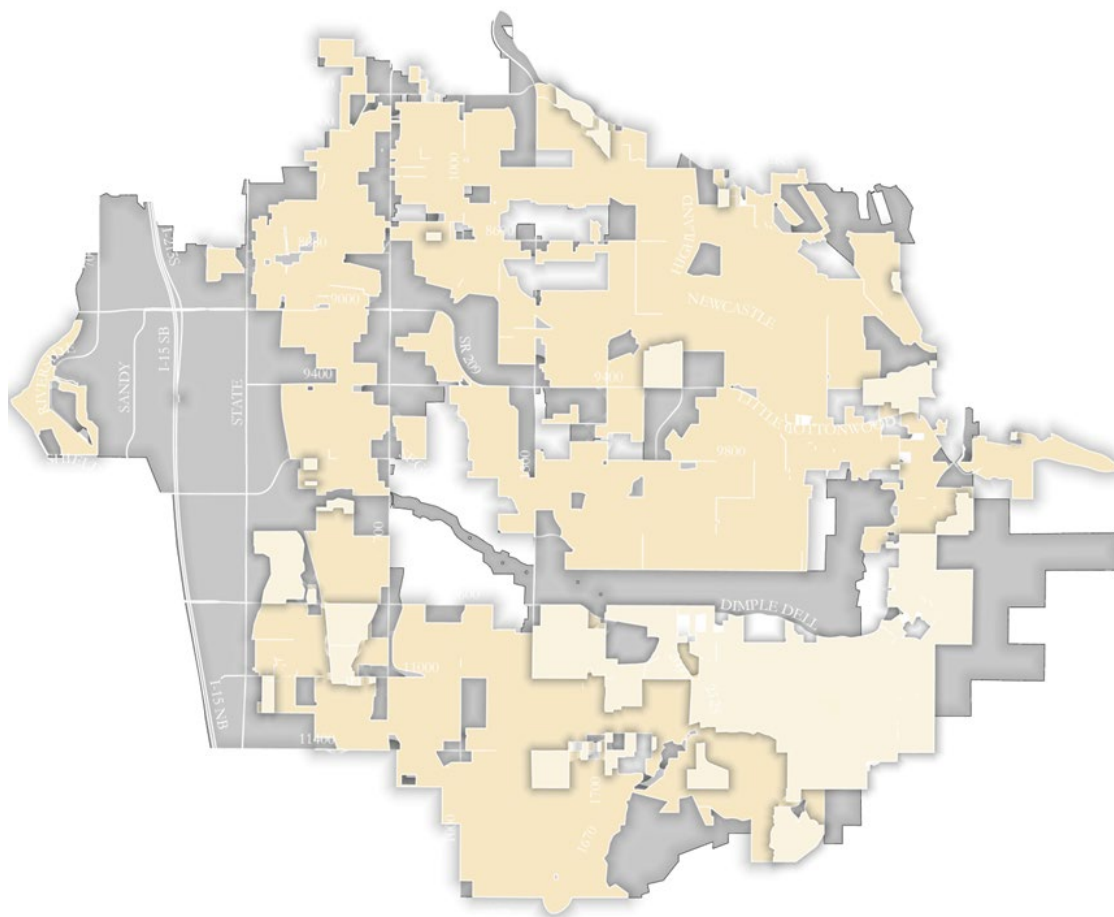


Preferred Middle Housing Types



Preferred Middle Housing Types





Preferred Missing Middle Housing in Lower Density Neighborhoods



Detached
ADU



Twin-home



Small-lot
Single-family



Mansion Style
Multi-family

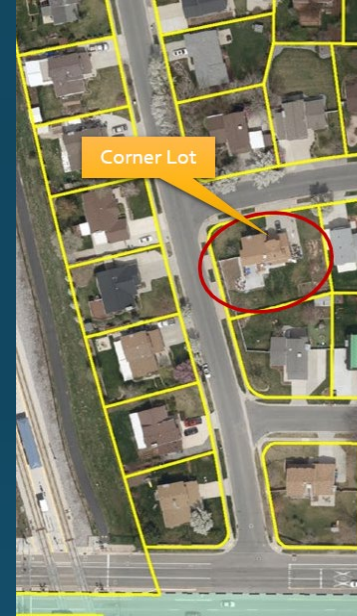
Factors - conditions, regulations, incentives

- Location
 - *by-right, multi-frontage, unique, edge, in a center*
- Design
 - *scale/mass, setbacks, aesthetics*
- Occupancy
 - *ownership, seniors, young families*
- Affordability
 - *income restrictions, house size, garages*
- Incentives
 - *density bonus, streamlined process, fee reductions*
- Tools/Mechanisms
 - *overlay zones, agreements/contracts*

Detached ADU

Under what conditions?

- Location
 - *by-right, multi-frontage, unique, edge*
 - *centers-near station or NAC*
- Design
 - *scale/mass, setbacks, aesthetics*
- Occupancy
 - *ownership, seniors, workforce, young families*
- Affordability
 - *income restrictions, house size, garages*
- Incentives
 - *density bonus, streamlined process, fee reductions*
- Tools/Mechanisms
 - *overlay zones, agreements/contracts*



Accessory Dwelling Unit (ADU)

A small-sized independent living space located on the same property as a primary residence, offering additional housing options and often used for family members or as a rental property.

Prototypical Example

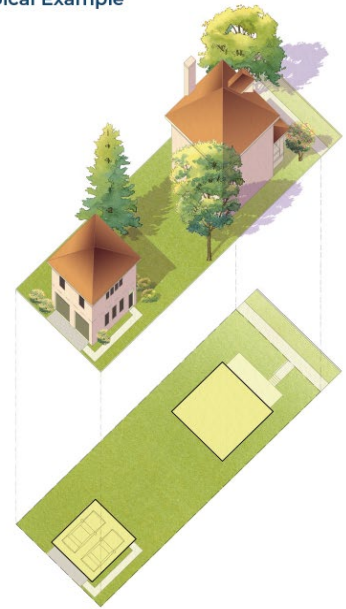
Examples



Source: Hammer and Hand



Source: The Small House Catalog



Key Characteristics

Height: 1 to 2 stories.

Number of Units: 1 unit.

Built Form: A small-footprint building with a similar architecture and scale to the main house, with a separate entrance and living space.

Frontage Type: Porch.

Recommended Parking Ratio in Utah: 1 space per unit.

Small-Lot Single-Family

Under what conditions?

- Location
 - *by-right, multi-frontage, unique, edge*
 - *centers-near station or NAC*
 - *single-lot vs larger project*
- Design
 - *scale/mass, setbacks, aesthetics*
- Occupancy
 - *ownership, seniors, workforce, young families*
- Affordability
 - *income restrictions, house size, garages*
- Incentives
 - *density bonus, streamlined process, fee reductions*
- Tools/Mechanisms
 - *overlay zones, agreements/contracts*



Cottage Court

A series of small, detached buildings on a lot arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and is an important community-enhancing element.

Utah Examples



Prototypical Example



Note: The diagram considers alley access, which is ideal for MMH.

Key Characteristics

Height: 1 to 1.5 stories.

Number of Units: 1-10 units.

Built Form: A group of small-footprint detached buildings, arranged around a shared open space, visible from the street.

Frontage: Porch, and stoop.

Recommended Parking Ratio in Utah: 1.5 spaces per unit

Prototypical Lot Size and Resultant Density

	Vehicular Access	
	Front	Rear
Lot Width (ft)	100' - 160'	90' - 150'
Lot Depth (ft)	100' - 150'	100' - 150'
Resultant Density (du/acre)		
Without ADU	18 - 22	19 - 24
With ADU	n/a	n/a

Twin Home/Duplex

Under what conditions?

- Location
 - *by-right, multi-frontage, unique, edge*
 - *centers-near station or NAC*
 - *single-lot vs larger project*
- Design
 - *scale/mass, setbacks, aesthetics*
- Occupancy
 - *ownership, seniors, workforce, young families*
- Affordability
 - *income restrictions, house size, garages*
- Incentives
 - *density bonus, streamlined process, fee reductions*
- Tools/Mechanisms
 - *overlay zones, agreements/contracts*



Duplex Side-by-Side

A small- to medium-sized building that consists of two dwelling units, one next to the other, both of which face and are entered from the street.

Prototypical Example



Utah Examples



Key Characteristics

Height: 1 to 2 stories.

Number of Units: 2 units.

Built Form: A small-to-medium-sized building that looks like a single-unit house and may include a rear yard.

Frontage Type: Porch, and stoop.

Recommended Parking Ratio in Utah: 1.5 spaces per unit.

Prototypical Lot Size and Resultant Density

	Vehicular Access	
	Front	Rear
Lot Width (ft)	50' - 75'	40' - 70'
Lot Depth (ft)	100' - 150'	100' - 150'
Resultant Density (du/acre)		
Without ADU	8 - 17	8 - 22
With ADU	12 - 26	12 - 33

Mansion-Style Home

Under what conditions?

- Location
 - *by-right, multi-frontage, unique, edge*
 - *centers-near station or NAC*
 - *single-lot vs larger project*
- Design
 - *scale/mass, setbacks, aesthetics*
- Occupancy
 - *ownership, seniors, workforce, young families*
- Affordability
 - *income restrictions, house size, garages*
- Incentives
 - *density bonus, streamlined process, fee reductions*
- Tools/Mechanisms
 - *overlay zones, agreements/contracts*



Fourplex

A medium-sized building that consists of four units: typically two on the ground and up to two above with a shared entry from the street. Although this type shows four units, a triplex has the same built form characteristics but contains three units.

Utah Examples



Prototypical Example



Key Characteristics

Height: 2 stories.

Number of Units: 4 units.

Built Form: A detached building that has the appearance of a medium-size single-family house and may include a rear yard.

Frontage: Porch, and stoop.

Recommended Parking Ratio in Utah: 1.5 spaces per unit.

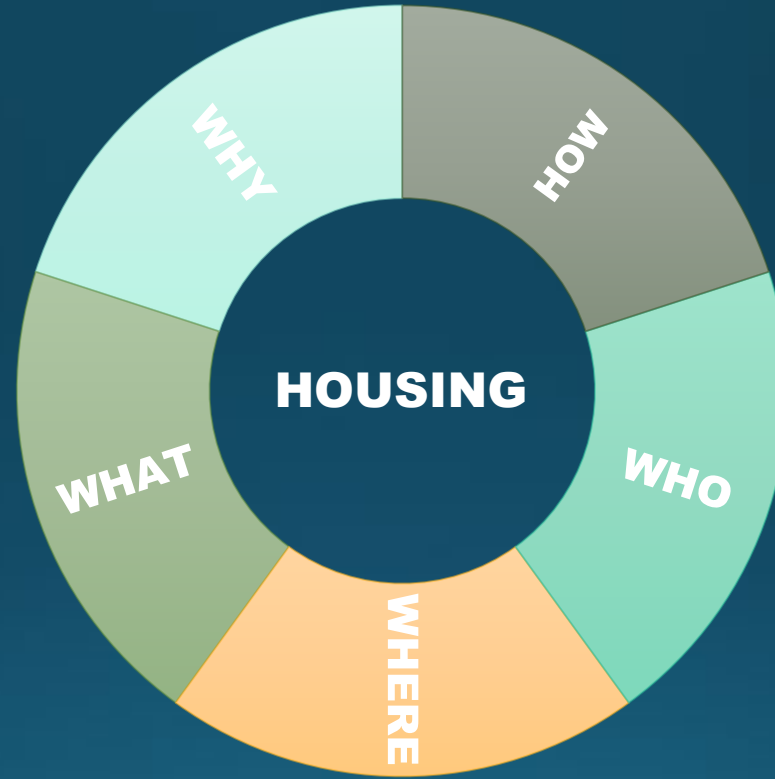
Prototypical Lot Size and Resultant Density

	Vehicular Access	
	Front	Rear
Lot Width (ft)	55' - 80'	50' - 70'
Lot Depth (ft)	100' - 150'	100' - 150'
Resultant Density (du/acre)		
Without ADU	15 - 32	17 - 35
With ADU	18 - 40	21 - 44



Discussion Framework

- ~~Why~~
- ~~What~~
- ~~Where~~
- Who
- How



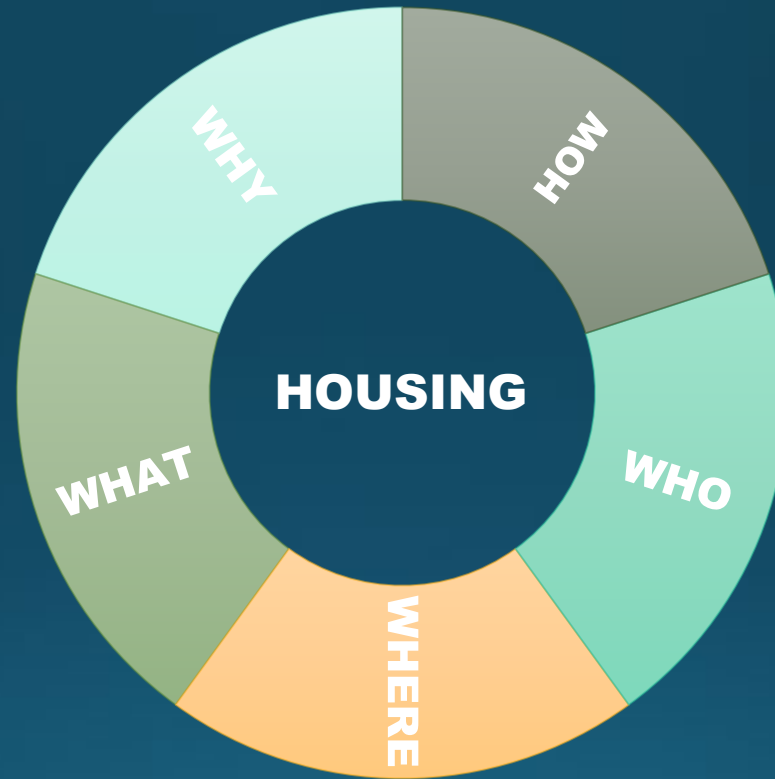
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Discussion Framework

- ~~Why~~
- ~~What~~
- ~~Where~~
- ~~Who~~
- How



How do we make it happen?

- Which Middle Housing Types should be permitted? Are there any conditions or incentives?
- Which conditions are appropriate?
- Which incentives are appropriate?

Permitted

Generally speaking, this housing type should be permitted in this location type.



Permitted with Conditions

Generally speaking, this Middle Housing type should be permitted in this location type, so long as certain conditions are met.

Examples of Conditions:



Location – on a unique lot or an edge, specific frontage.



Dimensions– size, setbacks, placement



Design Standards – green space, appearance, materials.



Development Size - within a particular size of development



Impact requirements – parking, infrastructure, noise, traffic.



Affordability - Income restrictions, rent stabilization, deed restrictions



Owner Occupancy – owner occupancy requirement, household size, type of occupant

Incentivized

Generally speaking, this Middle Housing type should be incentivized in this location type.

Examples of Incentives:

- Density bonuses
- Flexible parking requirements
- Flexible dimensional requirements
- Accelerated approvals
- Fee waivers / reductions
- City Assistance
- Other?



Exercise!

		Location (Where?)						
		The Cairns	Centers (SAP)	Centers (NAC)	Corridors	Neighborhood (Medium)	Neighborhood (Low)	Neighborhood (Very Low)
Middle Housing Type (What?)	Detached ADU					*	*	
	Small Lot Single Family					*P		
	Twin Homes/Duplex					*P		
	Mansion Style Multi-family					*P		
	Townhome	C	*	*	*	P		
	Small Mid-Rise	*C			*			

C = Permitted with Conditions
P = Permitted
I = Incentivize

**At least 7 elected officials selected this middle housing type as preferred at this location*

		Incentives (How?)							
		Density Bonuses	Flex Parking Requirements	Flex Dimensional Requirements	Flex Design Standards	Accelerated Approvals	Fee Waivers/Reductions	City Assistance (land, funds, etc.)	Other
Who?	Housing for: First-Time Home Buyers, workforce housing*, senior housing, owner occupied housing.								
What?	Selected Middle Housing types								
<i>*Attainable housing for households with income that is insufficient to secure quality housing in reasonable proximity to the workplace</i>									

		Conditions (How?)							
		Location	Dimensional Requirements	Design Standards	Development Size	Impact Requirements	Owner Occupancy	Affordability	Other?
Where?	The Cairns								
	Centers (SAP)								
	Centers (NAC)								
	Corridor								
	Neighborhood (Medium)								
	Neighborhood (Low)								
	Neighborhood (Very Low)								

		Conditions (How?)							
		Location	Dimensional Requirements	Design Standards	Development Size	Impact Requirements	Owner Occupancy	Affordability	Other?
What?	Detached ADU								
	Small Lot Single Family								
	Twin Homes/Duplex								
	Mansion Style Multi-family								
	Townhome								
	Small Mid-Rise								

Conditions, Permitted, or Incentivized?

		Location (Where?)						
		The Cairns	Centers (SAP)	Centers (NAC)	Corridors	Neighborhood (Medium)	Neighborhood (Low)	Neighborhood (Very Low)
Middle Housing Type (What?)	Detached ADU					*	*	
	Small Lot Single Family				*P			
	Twin Homes/Duplex				*P			
	Mansion Style Multi-family				*P			
	Townhome	C	*	*	*	P		
	Small Mid-Rise	*C			*			

C = Permitted with Conditions

P = Permitted

I = Incentivize

*At least 7 elected officials selected this middle housing type as preferred at this location

Which Incentives?

		Incentives (How?)							
		Density Bonuses	Flex Parking Requirements	Flex Dimensional Requirements	Flex Design Standards	Accelerated Approvals	Fee Waivers/Reductions	City Assistance (land, funds, etc)	Other
Who?	Housing for: First-Time Home Buyers, workforce housing*, senior housing, owner occupied housing.								
What?	Selected Middle Housing types								

*Attainable housing for households with income that is insufficient to secure quality housing in reasonable proximity to the workplace

Under what Conditions?

		Conditions (How?)							
Where?	The Cairns	Location	Dimensional Requirements	Design Standards	Development Size	Impact Requirements	Owner Occupancy	Affordability	Other?
	Centers (SAP)								
	Centers (NAC)								
	Corridor								
	Neighborhood (Medium)								
	Neighborhood (Low)								
	Neighborhood (Very Low)								

		Conditions (How?)							
What?	Detached ADU	Location	Dimensional Requirements	Design Standards	Development Size	Impact Requirements	Owner Occupancy	Affordability	Other?
	Small Lot Single Family								
	Twin Homes/Duplex								
	Mansion Style Multi-family								
	Townhome								
	Small Mid-Rise								

Timeline?

What's Next?

Staff will draft a succinct final report outlining the results of our Housing Workshop Series, next steps, and a timeline. The final report will be provided to the Council and Mayor.

Staff will have bring forward additional questions to the Council as they arise.

Staff will work with our development code consultant to begin drafting code amendments aimed at implementing the final report .

Draft code amendments and policies will be brought to the Council and Planning Commission for their review and consideration. This will include any required public hearings or other public processes.

The Council, with the advice of the Planning Commission, will have the ultimate authority to amend, approve, or deny the code amendments and policies that are drafted as result of this process.