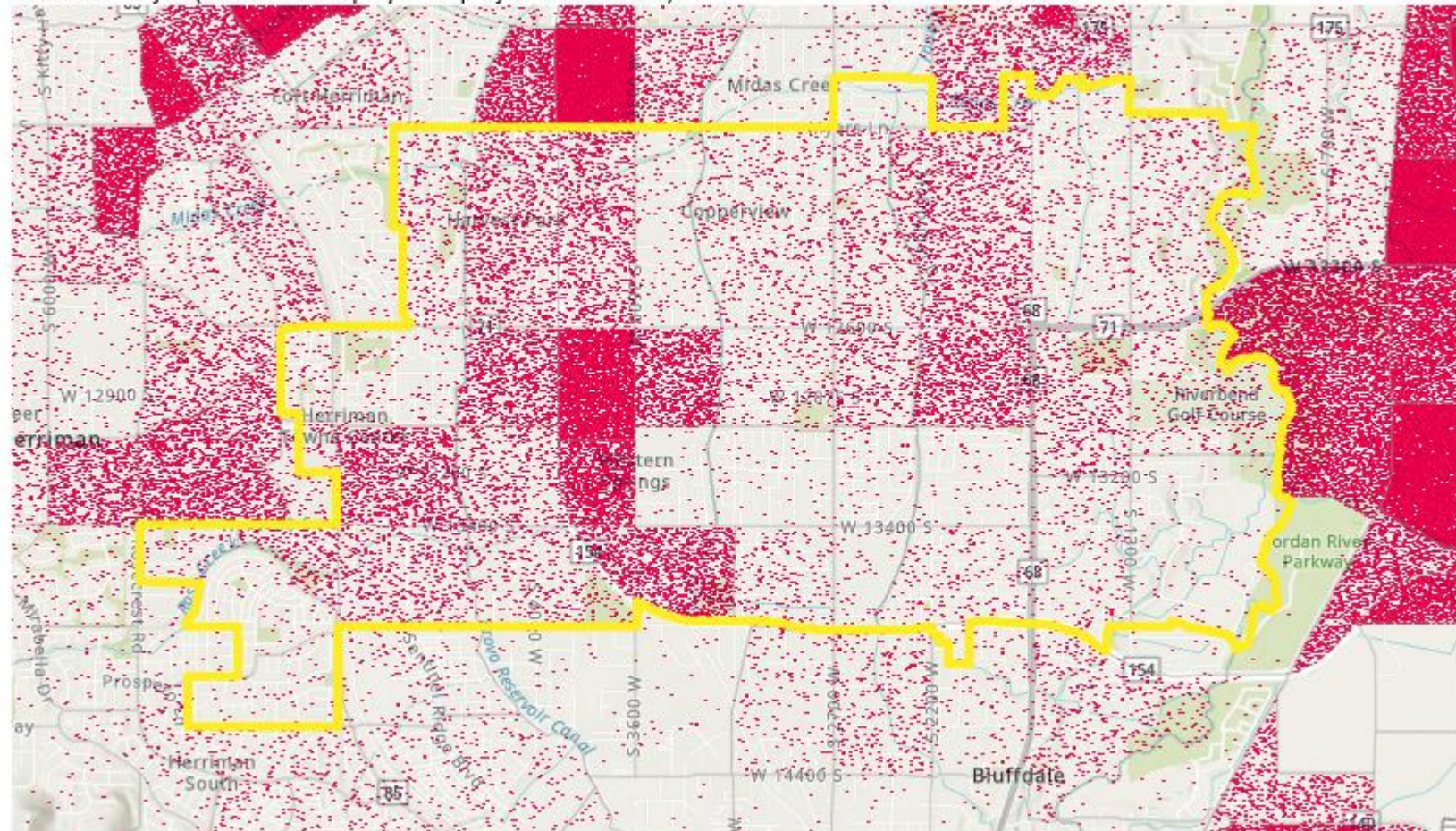


Riverton City Moderate Income Housing Implementation Plan - 2020-2024

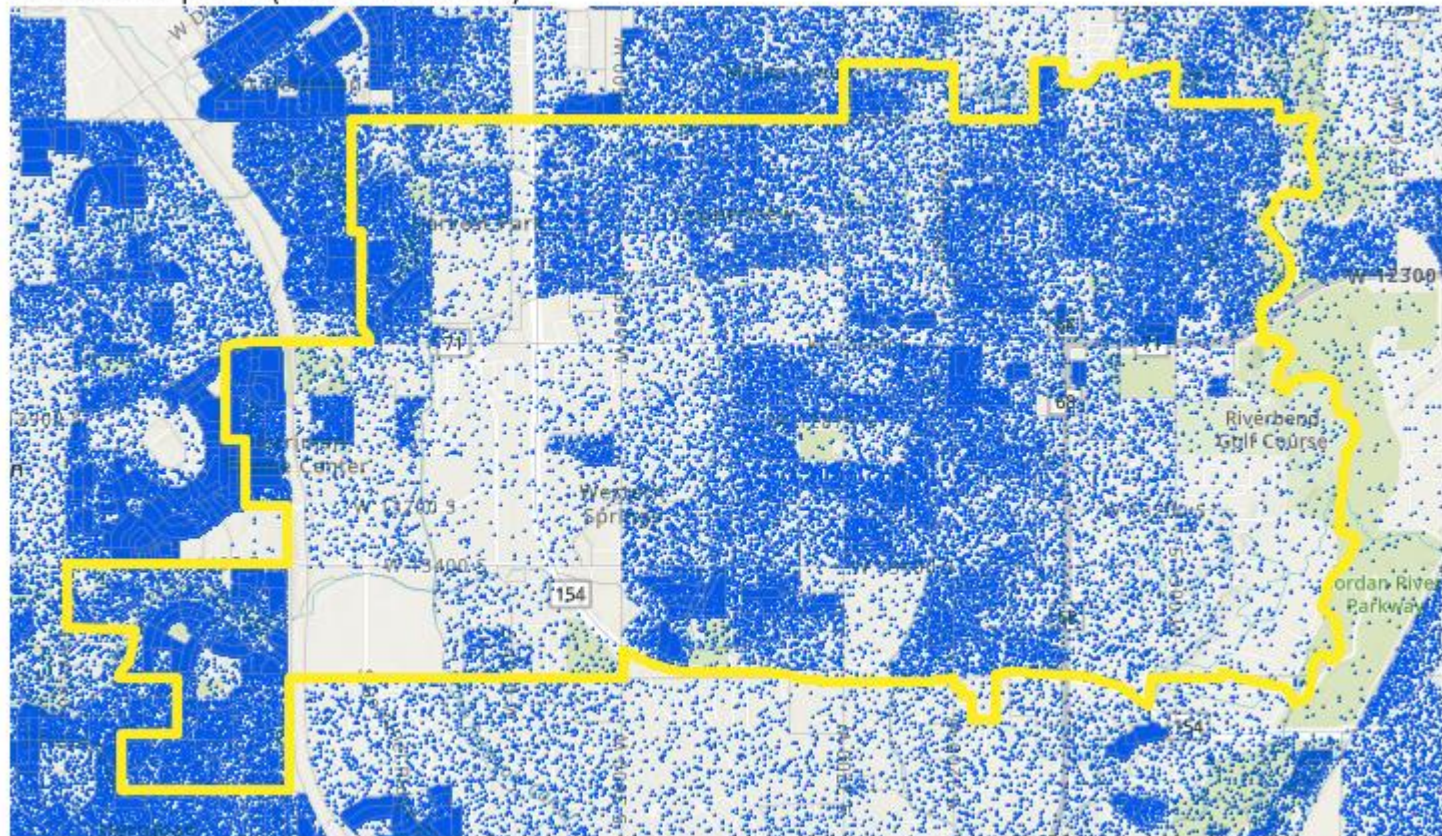
STRATEGY			
	City Goals	Implementation Actions	Timing
(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;			
	- Ensure development of well-designed housing that qualifies as affordable housing to meet the needs of moderate-income housing within the City. - Promote the development of diverse housing types which provide life-cycle housing for a full spectrum of users	Prepare and adopt a Western Commercial District Plan Prepare and adopt regulations to implement the Western Commercial District Plan Amend Mountain View Village development agreement to allow for additional densities Eliminate barriers to high density/mixed use with the Western Commercial District plan area.. Identify other areas with Riverton City with appropriate context for these uses Establish 12600 South Redevelopment Area Coordinate development within the 12600 South Redevelopment Area with stakeholders, including Salt Lake County (golf course redevelopment) Update available data to assess the housing needs of certain target populations. Coordinate a study to evaluate housing needs relative to existing/new employment growth in the City. Monitor the progress and impacts of completed actions.	Complete Complete Complete Complete 2022 / Ongoing Complete 2022-2023 2023 2023 Ongoing
(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;			
	- Promote the development of diverse housing types which provide life-cycle housing for a full spectrum of users - Ensure development of well-designed housing that qualifies as affordable housing to meet the needs of moderate-income housing within the City.	Prepare and adopt regulations to implement the Western Commercial District Plan Eliminate barriers to high density/mixed use with the Western Commercial District plan area.. Amend Mountain View Village development agreement to allow for additional densities Identify areas for additional higher density and/or moderate income housing development along major transit investment corridors within Riverton City Review and update Redwood Road corridor land use designations Review and update 12600 South (outside of Downtown area) corridor land use designations Monitor the progress and impacts of completed actions.	Complete Complete Complete Ongoing 2023 2024 Ongoing
(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;			
	- Promote the development of diverse housing types which provide life-cycle housing for a full spectrum of users - Ensure development of well-designed housing that qualifies as affordable housing to meet the needs of moderate-income housing within the City.	Adopt a city-wide ordinance for internal/external ADU's in all residential zones Evaluate and modify adopted code for effectiveness Establish policy/code amendments to address previously unpermitted construction Establish consistent tracking practices/technology for ADU/short term rentals Eliminate impact fee requirements for ADU Monitor the progress and impacts of completed actions.	Complete Complete/Ongoing 2022-2023 2023 Complete Ongoing

RIVERTON HOUSING NEEDS RELATIVE TO EMPLOYMENT

1 red dot = 1 job (WFRC TAZ employment projection for 2023)

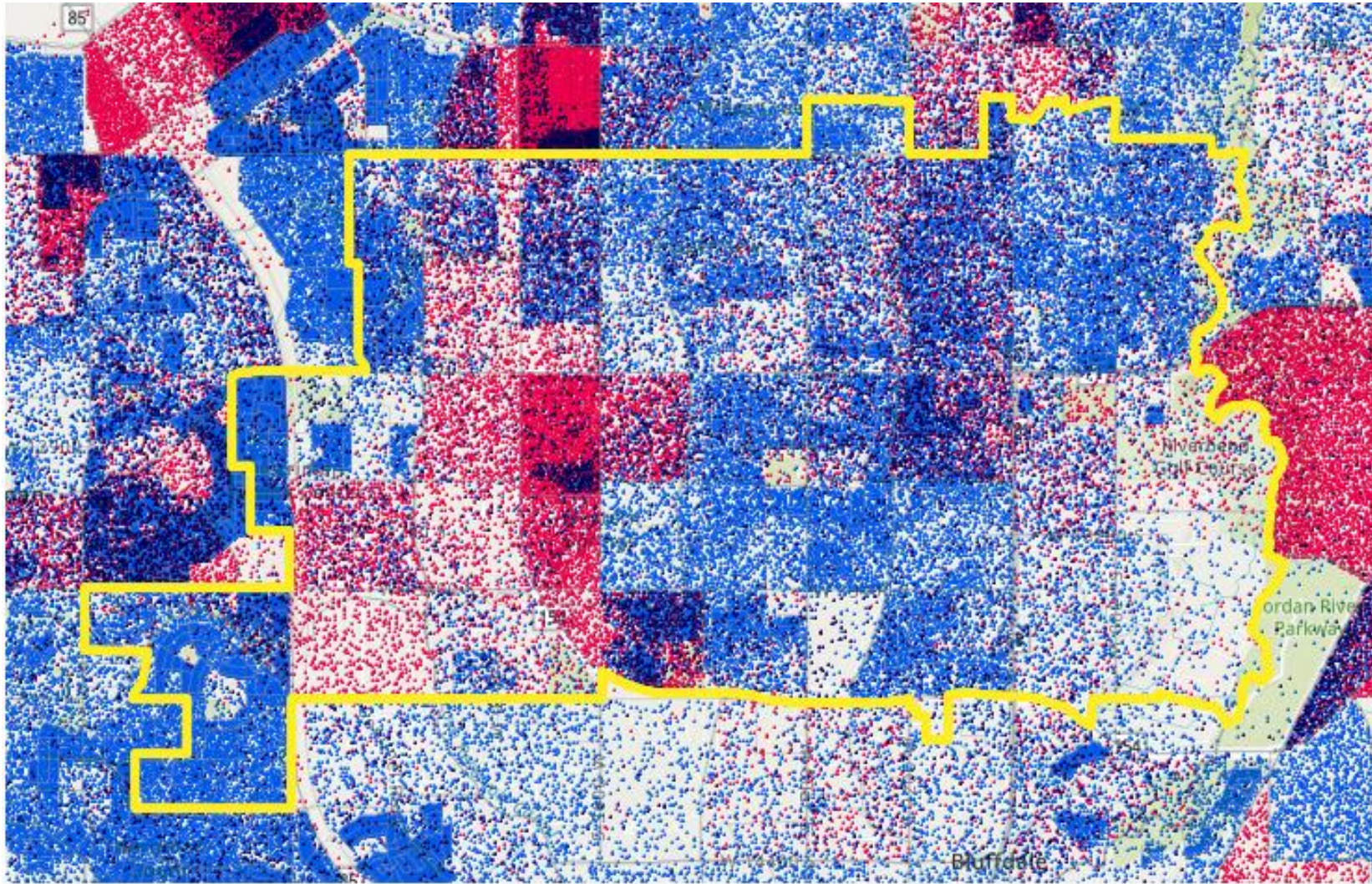


1 blue dot = 1 person (2020 Census blocks)



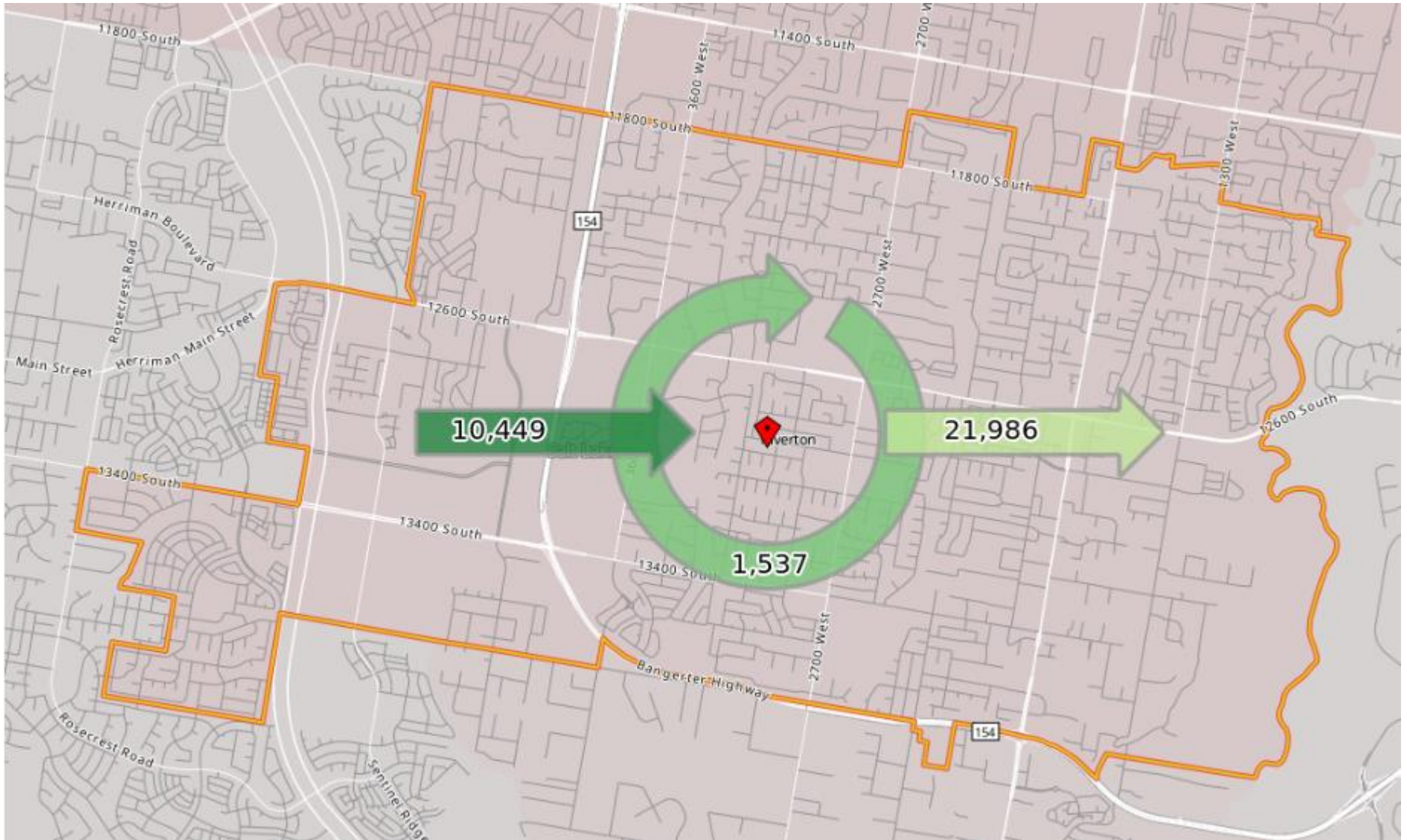
Overlaid

You can see that employment centers have some pockets of high-density housing, especially on the East side of Bangerter. Continuing to focus density there might be a good strategy. The west side of Bangerter also has many jobs already, plus opportunities for housing with developable land.

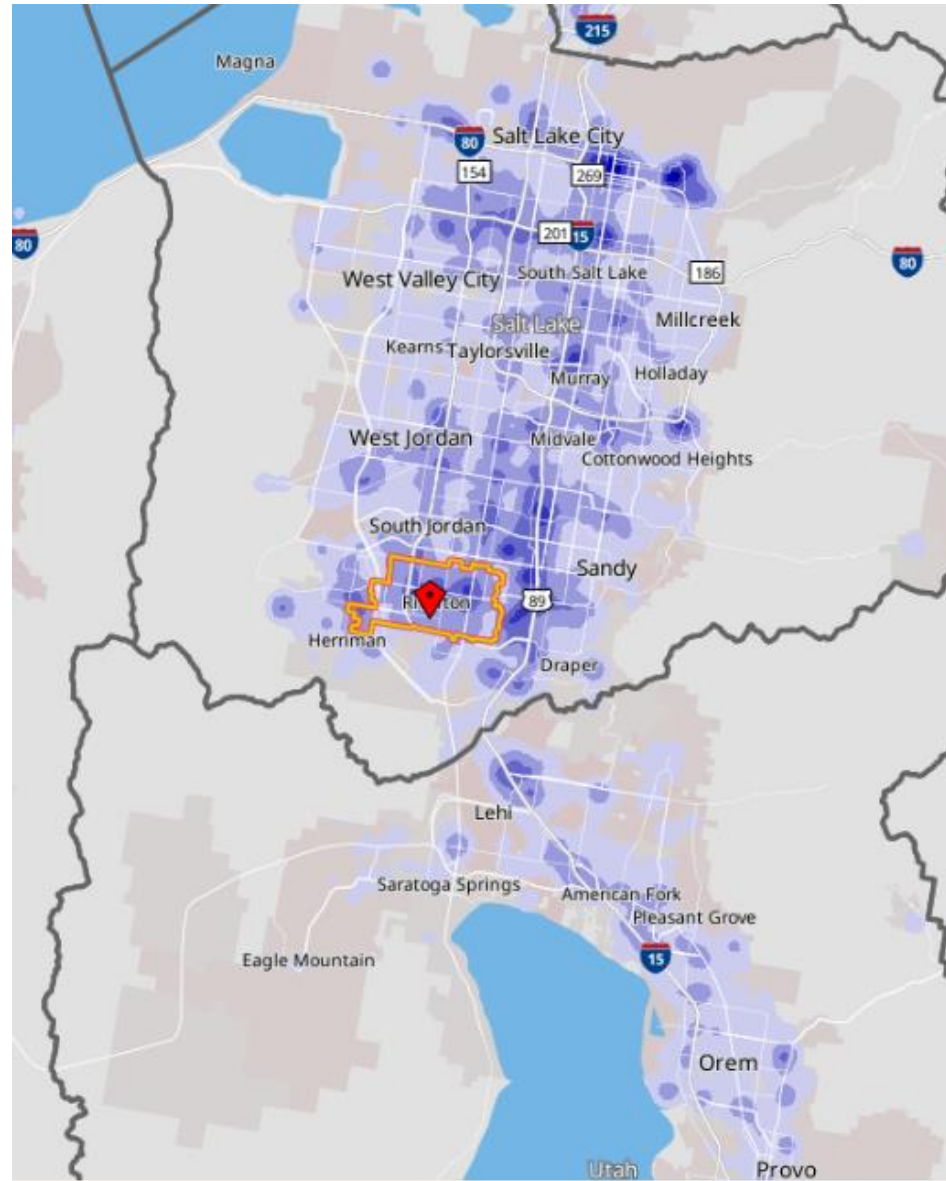


Census on the Map

Most Riverton residents leave the City for work, and most of the City's jobs employ non-Riverton residents.



Riverton **residents** travel throughout Salt Lake County for work. Most workers travel North. Fewer travel to Utah County despite its relative proximity. This map and compass show **where Riverton residents travel to work**.



Source: Ryan Smith, Zions Bank, November 2023