



AGENDA
COUNCIL OF GOVERNMENTS (COG)
Tuesday, July 16, 2024

NOTICE is hereby given that the Summit County Council of Governments will meet on Tuesday, July 16 2024, electronically, via Zoom, and at the anchor location of the Summit County Courthouse, 60 N. Main Street, Coalville, UT 84017

To participate in COG meeting via Zoom: Join Zoom webinar:
<https://summitcountyut.zoom.us/j/94870632443> OR To listen by phone only: Dial 1-301-626-6799,
Webinar ID: 948 7063 2443

6:00 PM - Pledge of Allegiance (5 min)

6:05 PM - Discussion regarding the proposed Emergency Services Tax; Matt Leavitt (30 min)

Staff Report:

[Staff Report-2024 COG Sales Tax Initiative Discussion.pdf](#)

6:35 PM - Presentation of findings from the study of the Economic Impact of Affordable Housing along the Wasatch Back; Andrew Knudsen and Megan McKenna (45 min)

Presentation:

[Wasatch Back Affordable Housing Economic Impact Analysis.pdf](#)

7:20 PM - Community updates from Mayors (20 min)

7:40 PM - Approve Minutes of May 21, 2024 (5 min)

Minutes:

[COG Draft Minutes 5-21-24.pdf](#)

7:45 PM - Set date of next meeting: _____, 2024

7:50 PM - Adjournment

Any prayer or invocation that may be offered before the start of a Summit County Council of Government ("COG") meeting is a voluntary offering by a private citizen; has not been previously reviewed or approved by the COG; should not be considered an endorsement of any particular religion by the COG, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the Office of the Summit County Clerk ("Clerk") and interested persons should contact the Clerk for further information.

Members of the Council of Governments, presenters, and members of public, may attend by electronic means, using Zoom (phone or video). Such members may fully participate in the proceedings as if physically present. The anchor location for purposes of the electronic meeting is the Summit County Courthouse, 60 N. Main Street, Coalville, UT 84017

Individuals with questions, comments, or needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Annette Singleton at (435) 336-3025



Council of Governments Discussion on Emergency Services Sales Tax Initiative

BACKGROUND

- Summit County Needs:

- Relying on savings (**one-time resources**) to fund ongoing programs
- Significant lack of resources in existing program service levels (**not listed in order of priority**):
 - Indigent defense and legal costs
 - Landfill and waste collections
 - Emergency Medical Services (EMS)
 - Law enforcement and School Resource Officers (SRO)
 - Search and Rescue (SAR)
 - Employee recruitment and retention



OBLIGATIONS ON THE HORIZON

- Additional (some) known costs:
 - Mental health costs (more)
 - School resource officers
 - Facilities maintenance (910, Ure, Skullcandy, etc)
 - Rail-trail & parks and recreation programs
- *Supporting costs



OPTIONS GOING FORWARD (2025)

- **Need** additional resources:
 - Increase property taxes
 - Increase related fees
 - Add new revenues



OPTIONS GOING FORWARD (2025)

- Property tax increase – and to what level
 - Summit County general rate is second lowest with values third highest
 - For the 2024 budget, TNT recommendation for operations was \$6.65 million, reduced to \$1.4 million for assessing & collecting fund
 - Additional costs have been recognized and will need to be addressed for the 2025 budget
 - Adding \$15.0 million in property tax revenues to the general fund would be an 81.5% property tax increase





OPPORTUNITY

- Ballot initiative for up to 1.0% sales tax increase:
 - Must be identified to tourism impacts related to:
 - Emergency Medical Services (EMS)
 - Solid waste disposal
 - Search & rescue
 - Law enforcement
 - Fire protection services
 - Avalanche forecasting within the County
 - A combination of the above
- Nearly \$15.0 million in impacts have been tied to activities above



OPTIONS GOING FORWARD (2025)

- A 0.5% sales tax increase may generate the recognized \$15.0 million:
 - Exemptions from the additional sales tax increase include:
 - Unprepared foods – groceries
 - Fuel/gas at the pumps
 - Prescribed medicines, **not** Over The Counter (OTC)
- More than 60% of sales taxes are paid by visitors (County-wide)
- Additional information will be provided at the COG meeting on July 16, 2024



ADDING MORE SALES TAXES:

- Requires a ballot initiative:
 - November 5th election
- Requires a public hearing:
 - Public has the opportunity to express pros and cons
 - Once Council has adopted ordinance to place the initiative on the ballot, MUST remain neutral and only present facts
 - Council Resolution placing item on the general election ballot must be passed by Sept 1
 - **Must be reauthorized every 10 years**
- Estimated impact on point of sale:
 - Sale of \$100 related purchases = \$0.50 increase on purchase





Discussion?

An aerial photograph of a mountain town in winter. The town is densely packed with colorful houses and buildings, mostly in shades of red, yellow, and blue. The roofs are covered in snow. In the background, there are steep, snow-covered mountains with some rocky patches. The sky is a mix of orange, yellow, and blue, indicating a sunset or sunrise. A large white circle is overlaid on the left side of the image, containing the title text.

WASATCH BACK AFFORDABLE HOUSING ECONOMIC IMPACT ANALYSIS

MCHT



Economic & Planning Systems, Inc.
The Economics of Land Use

730 17th Street Suite 630 ■ Denver, CO 94612
(303) 623-3557 ■ www.epsys.com

OVERVIEW

Analysis Sections



Community
Benefits



Economic
Value



Opportunity
Costs

Key Assumptions



100 resident housing units



1.73 jobs per housing unit



0.40 school aged children
per housing unit



\$100,000 public investment
in rental product and a
\$400,000 investment in
ownership product

COMMUNITY CONTEXT

Employment Trends



Total employment has increased by **47.6%** since 2010

In-commuters account for **70%** of employment growth

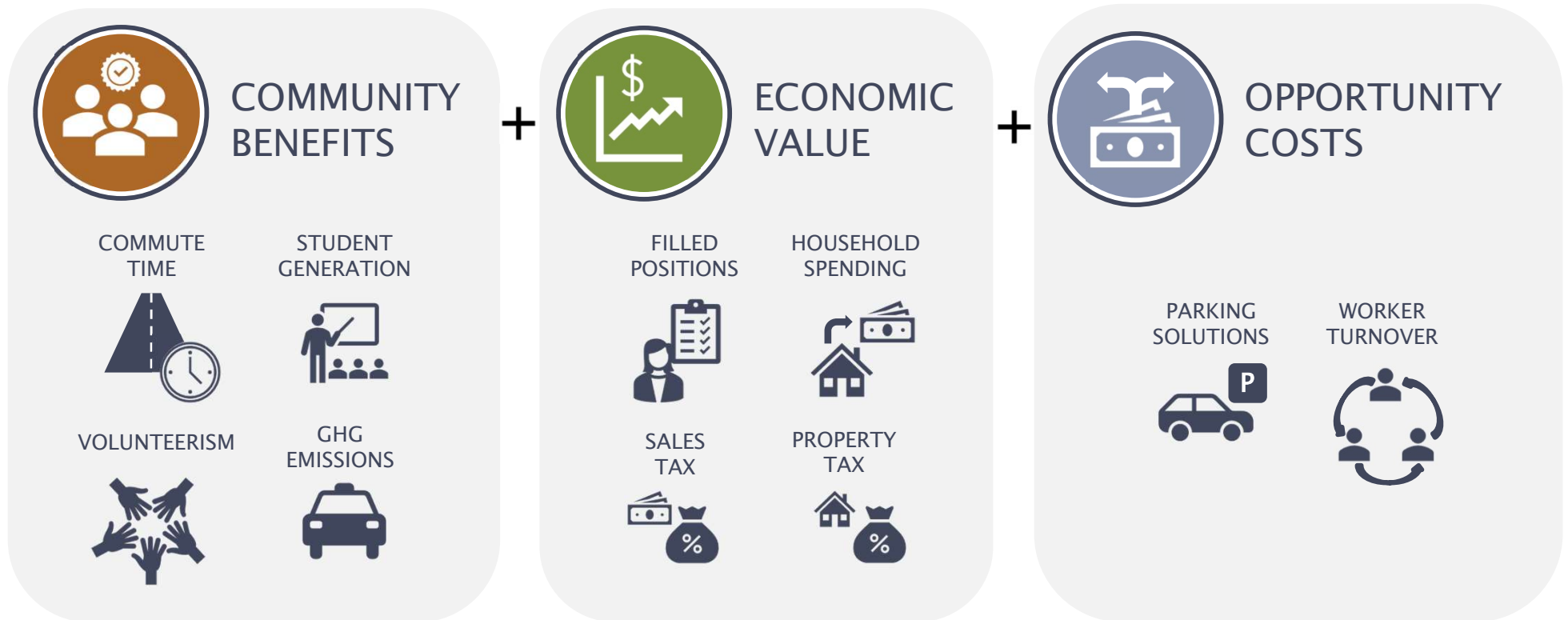
Household Trends



Households making \$75K or less have *decreased* by **17%** since 2010

Households making \$200K or more have *increased* by **291%** since 2010

OVERALL BENEFIT





COMMUNITY BENEFITS OVERVIEW

Annual community and quality of life benefits from investing in resident housing.

The presence of residents plays a pivotal role in boosting the vitality of a community while simultaneously elevating the quality of the guest experience. Community benefits include:

- ✓ Reduced Commute Times
- ✓ Increased Student Generation
- ✓ Increased Volunteer Hours
- ✓ Reduced Carbon Emissions



COMMUNITY BENEFITS



COMMUTE TIME

\$1.2 million per year

Value of time (\$18.80 per hour)
for more than 66,000 annual
commute hours eliminated



COMMUNITY BENEFITS



STUDENT GENERATION

\$180,000 per year

Estimated total based on the State of Utah's per-pupil funding for 40 new school-aged children



COMMUNITY BENEFITS



VOLUNTEERISM

\$150,000 per year

Value of increased volunteer labor
to the non-profit community
(at \$31.46 per hour)



COMMUNITY BENEFITS



GREENHOUSE GAS EMISSIONS

\$75,000 per year

A reduction of 3.3M vehicle miles traveled per year reduces greenhouse gas emissions related to Carbon Monoxide (CO), Carbon Dioxide (CO₂), Nitrogen Oxides (NO_x), Sulfur Oxides (SO_x), and Particulate Matter 2.5 (PM_{2.5})



ECONOMIC VALUE OVERVIEW

Annual economic value to the regional economy due to investment in resident housing.

With an expanded inventory of resident housing, numerous sectors of the business community benefit. This increased economic activity was captured in the following areas:

- ✓ Reduced Unfilled Positions
- ✓ Increased Household Spending
- ✓ Increased Sales Tax
- ✓ Increased Property Tax



ECONOMIC VALUE



FILLED POSITIONS

\$43.1 million per year

Estimated economic impact of
173 full-time positions filled



ECONOMIC VALUE



HOUSEHOLD SPENDING

\$4.2 million per year

Increased economic impact of
resident household spending in
the region



ECONOMIC VALUE



SALES TAX

\$73,000 per year

Increased sales tax revenue based on an additional \$1.7M of direct spending within the Wasatch Back



ECONOMIC VALUE



PROPERTY TAX

\$186,000 per year

Increased property tax revenue
based on a \$450,000
property valuation per unit



OPPORTUNITY COSTS OVERVIEW

One-time costs avoided by an investment in resident housing.

If it did not invest in resident housing, Wasatch Back communities would need to commit potentially greater investments in:

- ✓ Parking Investment Opportunity Cost
- ✓ New Hire Training Opportunity Cost



OPPORTUNITY COSTS



PARKING SOLUTIONS

\$5.3 million one-time

Estimated construction cost for
87 structured parking spaces
(\$55,000 per space) and
43 surface parking spaces
(\$12,000 per space)



OPPORTUNITY COSTS



WORKER TURNOVER

\$4.1 million one-time

Cost of worker turnover,
training, and lost productivity
for 173 positions

TOTAL IMPACT

Description	Total	Per Unit
Community Benefits		
Value of Volunteerism	\$149,622	\$1,496
Equivalencies of GHG Emissions	\$75,048	\$750
Value of Time from Commute Hours Saved	\$1,236,419	\$12,364
Value of Student Generation	<u>\$178,677</u>	<u>\$1,787</u>
Subtotal	\$1,639,766	\$16,398
Economic Value		
Economic Impact of Filled Positions	\$43,065,334	\$430,653
Economic Impact of Household Spending	\$4,186,274	\$41,863
Value of Sales Tax	\$72,812	\$728
Value of Property Tax	<u>\$185,774</u>	<u>\$1,858</u>
Subtotal	\$47,510,194	\$475,102
Opportunity Costs		
Parking Investment Opportunity Cost	\$5,311,965	\$53,120
Worker Turnover Opportunity Cost	<u>\$4,050,742</u>	<u>\$40,507</u>
Subtotal	\$9,362,707	\$93,627
Total	\$58,512,667	\$585,127

Source: Economic & Planning Systems



MINUTES

SUMMIT COUNTY

Council of Governments (COG)

SUMMIT COUNTY COURTHOUSE, COUNCIL CHAMBERS

60 NORTH MAIN STREET, COALVILLE, UTAH, 84017

TUESDAY, MAY 21, 2024

Meeting also conducted via Zoom.

DRAFT

Welcome/Attendance (6:01 PM)

Roger Armstrong
Malena Stevens
Tonja B Hanson
Kay Richins
Matt McCormick
Zane Woolstenhulme
Nann Worel
Mark Marsh

Brian Craven
Jenn Fowler
Andy Hecht
Nancy Porter
Tim Loveday
Amir Caus
Carl Miller
Brandon Brady
Julia Collins
Conor Campobasso

Pledge of Allegiance (6:01 PM)

Invocation (6:01 PM)

- 1) **Discussion Regarding Community Health Assessment; Nancy Porter (6:02 PM)**

Community Health Assessment

Attachment: Cover Page

Attachment: Community Health Assessment Presentation

Nancy Porter, *Epidemiologist*, presented information on the community health assessment.

COG members had comments and asked questions. Ms. Porter responded.

2) **Presentation regarding Zero Food Waste Compact; Andy Hecht and Tim Loveday (6:27 PM)**

Zero Food Waste Compact

Attachment: Cover Page

Attachment: Zero Food Waste 2030 Compact United for a Sustainable Future.pdf

Attachment: Zero Food Waste Compact.pptx

Andy Hecht, *Climate Fund Manager* for the Park City Community Foundation, and Tim Loveday, *Solid Waste Superintendent*, presented information on their zero-waste compact plans and goals.

COG members had comments and asked follow-up questions, to which Mr. Hecht and Mr. Loveday responded.

3) **Update regarding General Plan amendments; Amir Caus (6:53 PM)**

General Plan Amendments

Attachment: Cover Page

Attachment: Staff Report-General Plan Amendments.pdf

Amir Caus, *County Planner*, presented information on the General Plan amendments for the Eastern Summit County Planning Commission and Snyderville Basin Planning Commission.

COG members had comments and asked follow-up questions, to which Mr. Caus responded.

4) **Discussion regarding State Route 32 Corridor and City Centers Plan; Carl Miller and Stephanie Woolstenhulme (7:11 PM)**

State Route 32 Corridor and City Centers Plan

Attachment: Cover Page

Attachment: Staff Report-State Route 32 Corridor and City Centers Plan.pdf

The Director of Transportation and Planning Carl Miller presented the State Route 32 Corridor and City Centers plan.

Attachment: SR32 Plan Presentation.pptx

COG members had comments about traffic and voiced some concerns about State Route 32.

- 5) **Discussion and approval of Transportation Sales Tax Projects and discussion regarding Corridor Preservation and Policy and Procedures; Brandon Brady (7:23 PM)**

Transportation Sales Tax Projects

Attachment: Cover Page

Attachment: Staff Report-Transportation Sales Tax.pdf

Brandon Brady, *Traffic Engineer*, presented information on the Transportation Sales Tax Projects regarding Corridor Preservation and Policy and Procedures.

COG members had comments and asked questions. Brandon Brady, Julia Collins, *Transportation Planning Manager*, and Conor Campobasso, *Senior Transportation Planner*, responded. Discussion continued.

Matt McCormick made a motion to approve the Transportation Sales Tax Projects regarding Corridor Preservation and Policy Procedures with a positive recommendation from COG. Roger Armstrong seconded, and all voted in favor, (8-0).

- 6) **Community updates from Mayors (7:55 PM)**

Mayor Nann Worel provided an update on Park City Municipal.

Mayor Mark Marsh provided an update on Coalville Municipal.

Mayor Matt McCormick provided an update on Kamas Municipal.

Mayor Kay Richins provided an update on Henefer Municipal.

Mayor Zane Woolstenhulme provided an update on Oakley Municipal.

- 7) **Set date of next meeting (8:10 PM)**

The date of the next meeting was set for Tuesday, July 16, 2024.

- 8) **Adjournment (8:15 PM)**

Mayor Zane Woolstenhulme adjourned the meeting.