



MEMORANDUM:

Date: August 29, 2012

To: Council Members

From: Annette Singleton

Re: Summit County Restaurant Tax Advisory Committee

Reappoint Jodie Coleman to the Summit County Restaurant Tax Advisory Committee. Jodie Coleman's term to expire July 31, 2015.

Appoint Peggy Marty to the Summit County Restaurant Tax Advisory Committee. Peggy Marty's term to expire July 31, 2015.

MINUTES

SUMMIT COUNTY
BOARD OF COUNTY COUNCIL
WEDNESDAY, JULY 18, 2012
SHELDON RICHINS BUILDING
PARK CITY, UTAH

PRESENT:

David Ure, Council Chair
Claudia McMullin, Council Vice Chair
Sally Elliott, Council Member
Chris Robinson, Council Member

Robert Jasper, Manager
Anita Lewis, Assistant Manager
Dave Thomas, Deputy Attorney
Karen McLaws, Secretary

CLOSED SESSION

Council Member McMullin made a motion to convene in closed session for the purpose of discussing property acquisition. The motion was seconded by Council Member Elliott and passed unanimously, 4 to 0.

The Summit County Council met in closed session from 3:05 p.m. to 4:25 p.m. to discuss property acquisition. Those in attendance were:

David Ure, Council Chair
Claudia McMullin, Council Vice Chair
Sally Elliott, Council Member
Chris Robinson, Council Member

Robert Jasper, Manager
Anita Lewis, Assistant Manager
Dave Thomas, Deputy Attorney
Ashley Koehler, Sustainability Coordinator

Council Member Robinson made a motion to dismiss from closed session and to convene in work session. The motion was seconded by Council Member McMullin and passed unanimously, 4 to 0.

WORK SESSION

Chair Ure called the work session to order at 4:30 p.m.

- **Discussion regarding 2011 Comprehensive Annual Financial Report; Chuck Ulrich and Heather Christopherson, Ulrich & Associates**

County Manager Bob Jasper asked if the Council Members would like a full review of the financial report, since they have previously reviewed the preliminary version. He suggested that the Council may just wish to ask questions.

Council Member Elliott referred to the reconciliation of the loan made against LV-4 for open space and asked why it has been reduced significantly. Matt Leavitt with the County Auditor's Office explained that the remaining balance on that interfund loan is approximately \$2.2 million. Council Member Elliott asked where the money came from to repay it. Mr. Leavitt replied that he would have to research that. Council Member Elliott asked that he do so, because neither the County Council nor the County Commission made a policy decision to repay that loan with any funds, and she wanted a full accounting of the open space budget and where the funds have been spent. Mr. Leavitt stated that the Auditor's Office made the repayments because the interfund loan was intended to be a three-year loan. Council Member Elliott stated that they should not do things like that without bringing them to the Council. Mr. Jasper explained that there was an interfund loan, and there is a possibility that the County will sell LV-4, and when they sell LV-4, that money has to be used for open space. They need to know how much needs to be used to pay back the interfund loan, and he believed it should be the whole amount that was borrowed, but they need some information to do that. He noted that the Attorney's Office drafted an interfund loan, but it was not ratified. Deputy County Attorney Dave Thomas confirmed that he has not found a signed copy of the loan document. Mr. Jasper explained that, if they sell the LV-4 parcel, a policy decision will have to be made to determine how much of the proceeds from the sale will go toward repaying the municipal fund and how much will be available to buy open space.

Council Member Robinson stated that he believes the issue is that they borrowed from a fund to spend for open space, and the Auditor's Office used open space funds to repay a portion of the loan. If there was money in the open space fund, he did not see a reason to repay anything. If they were not open space funds, Mr. Leavitt's statement would be accurate. If they had leftover funds in the open space fund, he questioned why they needed to borrow funds in the first place.

Council Member Elliott clarified that she is talking about the impropriety of the Auditor's Office making a decision to do something with open space and not tell the Council about it. She stated that the Council administers open space funds and makes decisions about where they are spent, and if there are funds they have not known about, she want to know that.

Mr. Jasper requested a week to research that to find out what happened and return with factual information.

Chuck Ulrich with Ulrich & Associates reviewed the highlights from the financial statements shown in the executive summary he had distributed to the Council Members.

Council Member Robinson stated that he hopes they do not have a structural deficit where they have to keep doing transfers to make things work. Mr. Jasper commented that in the current year's budget they increased the tax rate for the Municipal Fund and Service Area 6, and it is hoped that, with those extra revenues, there will not be a long-term structural deficit. Mr. Ulrich recalled that there has been a concerted effort to look at the overall fund structures in the County to see what funds may be available to help cure the issues related to fund balances and revenues and expenses. He believed that is evident in some of the 2011 transfer, and the measures that have been taken will help cure the previous financial deficit. Mr. Leavitt reviewed the fund transfers as shown on page 83 of the financial report.

Mr. Jasper noted that they may have to amend the budget if the fire situation gets out of hand, but there is money in both the wildland fire fund and the disaster fund.

Mr. Ulrich summarized that the financial outlook of the County has improved, and it is moving in a positive direction. The process of controlling costs and utilizing resources to take a proactive approach has turned things in the right direction.

Chair Ure thanked the Auditor's Office for working hard this last year to get things turned around. He asked if the County has received Valley Mental Health's audit and reports. Mr. Ulrich replied that he was not aware that they have, and they are issuing this report with the caveat that, if something in Valley Mental Health's report causes them to have to change this report, he would have to alter the report. Mr. Jasper recalled that there is a new manager at Valley Mental Health, and the County is pushing them hard both financially and in reshaping some of the services they receive from them. Chair Ure stated that Valley Mental Health should show respect to the people who pay their bills and at least reply to the auditors' requests that they submit their report. He believed they should start looking for a new provider. He believed Valley Mental Health owes the County an explanation of why they have not provided a report.

Council Member Robinson made a motion to accept the comprehensive annual financial report for Summit County for the year ended December 31, 2011. The motion was seconded by Council Member McMullin and passed unanimously, 4 to 0.

CONVENE AS THE BOARD OF EQUALIZATION

Council Member McMullin made a motion to convene as the Summit County Board of Equalization. The motion was seconded by Council Member Robinson and passed unanimously, 4 to 0.

The meeting of the Summit County Board of Equalization was called to order at 5:10 p.m.

DISCUSSION AND CONSIDERATION OF WEILENMANN SCHOOL OF DISCOVERY'S REQUEST FOR A PROPERTY TAX EXEMPTION

Board Member Robinson commented that this is one of the few times they have seen a request for a personal property tax exemption. County Assessor Steve Martin stated that, to his knowledge, this is the first one he has seen.

Ashley Rowser, Administrator for property tax exemptions in the Assessor's Office, explained that IHC also includes personal property in their property tax exemption. As there is no definition of how to process personal property tax exemptions, they have been done in the past through the County Assessor, and the law does not state that it must come before the Council.

Board Member Robinson noted that it is not often that the Council looks at the inner workings of a school. He found the information interesting and noted that it is a big deal.

Board Member Robinson made a motion to approve the application for a tax exemption for real and personal property for the Weilenmann School of Discovery. The motion was seconded by Board Member McMullin and passed unanimously, 4 to 0.

DISMISS AS THE BOARD OF EQUALIZATION AND RECONVENE AS THE SUMMIT COUNTY COUNCIL

Board Member Elliott made a motion to dismiss as the Board of Equalization and to reconvene as the Summit County Council. The motion was seconded by Board Member Robinson and passed unanimously, 4 to 0.

The meeting of the Summit County Board of Equalization adjourned at 5:15 p.m.

REGULAR MEETING

Chair Ure called the regular meeting to order at 5:15 p.m.

- **Pledge of Allegiance**

APPOINTMENT OF TWO MEMBERS TO FILL VACANCIES ON THE SUMMIT COUNTY RECREATION ARTS & PARKS ADVISORY COMMITTEE

Council Member McMullin made a motion to reappoint Jan Massimino to the Summit County Recreation Arts & Parks Advisory Committee (RAP Tax Cultural) with her term to expire December 30, 2014, and to appoint Ben Castro to the same body with a term to expire December 30, 2015. The motion was seconded by Council Member Robinson and passed unanimously, 4 to 0.

DISCUSSION AND POSSIBLE ADOPTION OF RESOLUTION NO. 2012-16 INDICATING THAT CEMETERY SERVICES WILL BE PROVIDED BY THE PROPOSED SNYDERVILLE BASIN CEMETERY DISTRICT; DAVE THOMAS, CHIEF CIVIL ATTORNEY

DISCUSSION AND POSSIBLE ADOPTION OF RESOLUTION NO. 2012-17 PROVIDING FOR AN ELECTION TO ESTABLISH THE SNYDERVILLE BASIN CEMETERY DISTRICT; DAVE THOMAS, CHIEF CIVIL ATTORNEY

Deputy County Attorney Dave Thomas recalled that the Council passed a resolution setting forth an intent to create a cemetery district in the Snyderville Basin, and part of the process is to make a decision whether to put that on the ballot. These two resolutions are the two necessary steps to put that intent on the ballot. Resolution 2012-16 sets forth the intent of the Council that the Snyderville Basin Cemetery District will provide services. Resolution 2012-17 will put the question on the ballot. It is necessary to take substantial measures within 120 days of the adoption of Resolution 2012-16 indicating that cemetery services will be provided, and the substantial steps taken would be putting it on the ballot.

Council Member Robinson recalled that when Deputy County Attorney Helen Strachan discussed the need for substantial steps, she listed other things that must be done in addition to putting it on the ballot. He asked if putting it on the ballot would buy them some time so they will have met the minimum required substantial steps. He asked if leaving an inactive district on

the books for a period of time would dissolve the district. Mr. Thomas replied that as he reads the law, the substantial step is putting it on the ballot and having an election.

Chair Ure verified with Mr. Thomas that nothing would happen with this until the Council creates a board. He asked if the Council would find the property or if the board would find the property. Mr. Thomas replied that they could do either one, but the idea is that, if this passes on the ballot, the next step would be to adopt an organizing ordinance that would create a governing structure and allow them to appoint members to the board. Chair Ure asked how the taxing authority would be put in place. Mr. Thomas replied that would have to happen in a subsequent election. Council Member Robinson clarified that creation of the district does not address how it will be funded and operate, and they are just asking the voters to let them create the district. If there is any taxation in the future, another ballot will be required.

Council Member Elliott made a motion to adopt Resolution No. 2012-16 indicating that cemetery services will be provided by the proposed Snyderville Basin Cemetery District. The motion was seconded by Council Member Robinson and passed unanimously, 4 to 0.

Council Member Elliott made a motion to adopt Resolution No. 2012-17 providing for an election to establish the Snyderville Basin Cemetery District. The motion was seconded by Council Member Robinson and passed unanimously, 4 to 0.

DISCUSSION AND POSSIBLE ADOPTION OF RESOLUTION NO. 2012-18, A RESOLUTION WITHDRAWING AREAS WHICH HAVE BEEN ANNEXED INTO THE BOUNDARIES OF PARK CITY SINCE FEBRUARY 1, 1993, FROM THE SNYDERVILLE BASIN SPECIAL RECREATION SERVICE DISTRICT; DAVE THOMAS, CHIEF CIVIL ATTORNEY

Chair Ure asked why the resolution does not state the assurances that the debt will be paid. Mr. Thomas explained that it does state that through action of the Utah State Tax Commission in setting up a separate taxing unit for the sole purpose of levying an appropriate tax. Chair Ure verified with Mr. Thomas that the property owners who are deannexed from the Snyderville Basin Special Recreation District will be exempt from any future action of the District, but through this special taxing unit, they will pay their share of past indebtedness for the Recreation District through a special assessment on their property taxes.

Mr. Thomas clarified that the bond holder will look to those within the Recreation District plus this separate taxing entity in order to pay off the bonds. Future bonds will be paid only by those within the Recreation District, and those in the special taxing entity will not be obligated to repay future bonds. He explained that annexing into Park City was a voluntary action, and State law requires that those property owners continue to pay on the bond because they voted on it.

Mr. Jasper commented that this has happened many times all over the State. The bonds were used to buy open space and build trails, which is a benefit to the entire area, including the annexed areas. The open space is as of much value to them as it is to anyone else. They were in the District when the bonds were issued, and they need to continue to pay until the bonds are paid off. However, they will not pay for operating the Snyderville Basin Recreation District and will pay for recreation services in Park City.

Rena Jordan, Executive Director of the Snyderville Basin Special Recreation District, explained that this change will decrease the District's revenue budget by \$505,000 on a \$3 million budget, which will have a significant impact. With the State Tax Commission's permission, the District has been allowed to increase its tax rate from .000513 to the maximum levy of .0006 without going through truth in taxation because of the deannexation. By doing that, the net decrease will be \$347,000, so the taxpayers are basically making up the difference. Even with the tax difference, the District will adjust its budget down \$137,000.

Council Member Robinson asked how much taxable value is included in the deannexation. Ms. Jordan replied that taxable value will decrease from \$5,215,099,000 to \$4,229,576,000, and the District will adjust its budget and level of service accordingly. She explained that some trails and other things that are not in the Recreation District will be turned over to the City to maintain.

Bonnie Park with the Recreation District commented that they have been trying to sort this out for a long time, and another problem will be the impact on the District's ability to transfer money to capital projects. As there are future annexations into Park City, it is the responsibility of the party seeking the annexation to approach the Council. Previously, the deannexations were never requested at the time of annexation into Park City. She reiterated that deannexation is not allowed to affect the debt service, but it does have an impact on operations and maintenance.

Council Member Robinson made a motion to adopt Resolution 2012-18 to approve withdrawing areas which have been annexed into the boundaries of Park City since February 1, 1993, from the Snyderville Basin Special Recreation District. The motion was seconded by Council Member McMullin and passed unanimously, 4 to 0.

PUBLIC INPUT

Chair Ure opened the public input.

Rena Jordan reported that the Recreation District has been approached by UDOT at this time when they are losing a lot of money with an offer of \$750,000 to create an underpass under Highway 40 to tie into their area. These are enhancement funds that are not to be used for anything other than enhancement projects. This was discussed at the District's Board meeting, and they discussed the fact that the District saved \$500,000 on the recently built underpass because of developer donations, so they felt it would be appropriate to allocate that money toward this underpass project. UDOT estimates the total cost of the project to be \$1.5 million. This would provide a very important connection to the other side of the highway. She had suggested that the corner of the triangle parcel near the UDOT station might be an appropriate place for a parking trailhead to divert people from going to Quinn's Junction to access Round Valley. The Board has not taken formal action, but it will be on their next agenda. She explained that UDOT is looking for a fast response, because they must commit the money before October.

Mr. Jasper stated that when this was first brought to his attention, it was proposed as a wildlife underpass, and he has been told that the underpass will not be big enough for wildlife. Ms. Jordan explained that the Recreation District sees this as an important connection for the recreation trails master plan, especially with Silver Creek Village going in and Promontory on

the other side of the highway. It may serve wildlife, but that is not what the District spends its money on.

Council Member Elliott stated that she is glad they do not have to spend the money on wildlife enhancements, because she feels strongly that enhancement money should enhance the pedestrian experience. She asked if they would use the existing substandard underpass or a different location. Ms. Jordan replied that the intention depends on where the underpass comes out on the other side close to where they could potentially have a parking area, and it would be more feasible if they dedicate a portion of the triangle parcel for that purpose. Council Member Elliott stated that this would be a wise use of money for trails.

Council Member Robinson asked if UDOT or DWR would have a problem with a dual-purpose underpass for both wildlife and a trail connection. Ms. Jordan replied that the District sees this as a multi-purpose use, but if they contribute to it, the core purpose will be pedestrian access.

Chair Ure continued the public input.

MANAGER COMMENTS

Mr. Jasper noted that developers who build affordable housing are eligible for up to a 75% refund of their fees, and Cowboy Partners has requested a 75% refund. Staff believes they should receive a 25% refund, and he has determined that the County should refund 50% of all County fees to Cowboy Partners, for a total refund of \$84,000.

COUNCIL COMMENTS

Council Member Robinson reported that he attended the sage grouse working group meeting regarding development of a State-wide sage grouse management plan, and there is still a lot of concern among the various parties that will be affected. He stated that there is a lack of unanimity among the group, and he was not certain that they are ready to adopt a plan. Each affected county is being asked to enact ordinances consistent with the State plan, but there are so many ambiguities in the State recommendation that it would be difficult to administer. This is a priority for the Governor, because he would like to see the State plan become an option in the BLM's environmental impact statement.

Mr. Jasper explained that the County has its own bottom-up approach, and then the Governor set up a more top-down approach. He asked that Council Member Robinson and Sustainability Coordinator Ashley Koehler coordinate their responses.

Council Member Robinson noted that the School and Institutional Use Trust Funds Administration is very concerned about the fact that about one-sixth of their land is in sage grouse habitat, and some of it is very important land that would be beneficial for mineral and other development. Many school districts depend on the contribution from trust lands, and there are some serious concerns surrounding that.

Chair Ure provided the Weber Basin tax rates and explained they would like a response from Mr. Jasper confirming that he has received them. Chair Ure reported that the farm service organization is sending out a letter this week declaring Summit County to be a disaster area

because of the drought. People in agriculture will now qualify for low interest rates to borrow money for feed or other items needed to preserve their livelihood. He referred to a situation that occurred in a cemetery resulting in the death of a child and recommended that the Manager talk to the cemetery districts about dealing with headstones that could tip over. Mr. Jasper explained that he has asked Assistant Manager Anita Lewis to find insurance for the cemetery districts.

The Council Members discussed whether to meet on July 25 and determined that they would meet.

APPROVAL OF COUNCIL MINUTES

JUNE 20, 2012

Council Member Elliott commented that she read and made some corrections to the minutes.

Council Member McMullin made a motion to approve the minutes of June 20, 2012, Summit County Council meeting as corrected. The motion was seconded by Council Member Robinson and passed unanimously, 3 to 0. Council Member Elliott abstained from the vote, as she did not attend the June 20 meeting.

PUBLIC INPUT (Continued)

Chair Ure reopened the public input.

There was no additional public input.

Chair Ure closed the public input.

CONTINUED PUBLIC HEARING AND POSSIBLE ADOPTION OF RESOLUTION 2012-15 PURSUANT TO UCA §17-52-404 SUBMITTING PROPOSITIONS TO AMEND SUMMIT COUNTY'S OPTIONAL FORM OF GOVERNMENT

Mr. Thomas noted that this is the continuation of a public hearing for two proposed ballot propositions. One proposition is that the County Manager shall seek approval from the County Council for the disposal of real property in excess of \$500,000. The second proposition is that the County Manager shall seek approval from the County Council for settlement of all land-use claims as well as monetary settlements in excess of \$500,000 and keep the Council regularly informed of the status of all lawsuits against the County. A public hearing was held in Coalville, and the Council wanted to hold a public hearing in the Snyderville Basin before approving the resolution.

Chair Ure opened the continued public hearing.

Bob Jasper stated that, as a professional county manager, he is fully supportive of the resolution. He stated that he is a member of the City-County Manager's Association, that they have a Code of Ethics, and their main goal is to support representative democracy. He believed the existing form of government gives too much authority to the Manager and that it is the right thing to do to reduce the Manager's authority. He believed the people should have a direct voice on major

land-use decisions and major lawsuits. He clarified that he is speaking as a citizen and professional manager, not as the Summit County Manager, in support of these measures.

Chair Ure closed the public hearing.

Council Member Robinson made a motion to adopt Resolution 2012-15 pursuant to UCA §17-52-404 submitting propositions to amend Summit County's Optional Form of Government. The motion was seconded by Council Member Elliott and passed unanimously, 4 to 0.

PUBLIC HEARING AND POSSIBLE APPROVAL OF ORDINANCES #774, 775, AND 776 FOR AMENDMENTS TO THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE REGARDING THE CREATION OF A CABIN ZONE AND A LIGHT INDUSTRIAL ZONE, AND THE DELETION OF THE RAILROAD INDUSTRIAL ZONE; ADRYAN SLAGHT, PRINCIPAL PLANNER; AMIR CAUS, COUNTY PLANNER

Principal Planner Adryan Slaght presented the staff report and explained that the intent is to create a Cabin Zone but not to designate properties at this time. That will be done at a later date. The County would like to acknowledge the smaller, denser lots that were typically platted prior to zoning in eastern Summit County and show them as such on the land use map rather than continuing to designate them as agricultural zones. It was initially proposed that about 5,000 parcels covering 15,000 acres would be candidates for this zoning, and based on Eastern Summit County Planning Commission feedback, the number was reduced to slightly over 4,000 parcels covering almost 7,000 acres. Uses would be limited to residential and recreational activities, and lots would not be eligible for resubdivision.

County Planner Amir Caus explained that the Light Industrial Zone (LI) was initiated by the Eastern Summit County Planning Commission due to frustration that there was no intermediate industrial designation between the Commercial and Industrial Zones. On May 30, 2012, Staff reviewed the proposed LI language with the County Council, and they suggested that indoor shooting ranges be included in the LI Zone, that the horseback reference be included in the seasonal recreation commercial for non-motorized, and that all-terrain vehicles be included in seasonal recreation for commercial motorized. The Council also recommended that the Existing Industrial (EI) Zone reference be removed from the Sexually Oriented Business portion of the Code because there is no EI Zone in Eastern Summit County.

Council Member Robinson asked to see the map showing the three Railroad Industrial Zones (RI). Planner Caus explained that there are only two RI Zones, and they will be changed at this time.

Chair Ure verified with Planner Caus that the proposed LI changes will not affect Echo at this time.

Chair Ure opened the public hearing.

Jane Harper stated that she went to the Planning Commission meeting last week and was enlightened. She recalled that in 2005 the zoning issue in Echo was discussed, and at that time they wanted to rezone the Utelite facility. She wanted to provide some history about that and provided maps of the 2005 proposal. She recalled that initially they wanted to incorporate the entire west side of the tracks as RI. That was downsized to just incorporate the Utelite facility, which is leased from the Union Pacific Railroad along with the two spur lines where their cars are held. She stated that she was confused, because she thought the Utelite facility was included in the RI Zone. Planner Caus clarified that during the rezone for the two existing RI zones, Echo was not approved by the Board of County Commissioners. Ms. Harper discussed access issues for the sewer and water lines relative to the Utelite facility and stated that it does not make sense to put LI in that area because it is so narrow. Chair Ure reconfirmed with Planner Caus that nothing that is proposed has anything to do with Echo. They are simply addressing the general concept of a LI Zone and changing the zoning for Emory and Wahsatch.

Frank Cattelan provided pictures of Echo and stated that he is in charge of the historical society for Echo and Summit County. He stated that there used to be 14 homes on the other side of the tracks which produced a lot of tax revenue, but only one home is left. He believed those homes had paid more in taxes than what Utelite pays. He stated that the photographs show how the Utelite property is being maintained, and at the Planning Commission meeting, Carston Mortensen commented that he had kind of neglected that property, but Mr. Cattelan stated that he believed he had forgotten about it. He stated that Echo is a historical town and was originally the gateway to Utah, and he would like to keep it the way it is and take care of it.

David Vernon with Utelite clarified that they do not plan to change the use of their property in Echo. He believed the public notice made it look like Utelite was planning to expand, but the use of loading train cars with aggregate will continue. He understood that, in looking at potential LI areas, this parcel was identified as one that might be changed to LI, and he believed a lot of people thought that it was already zoned RI. He stated that the use will remain the same, regardless of the zoning, but it would make more sense if it were zoned for what it is used for. He acknowledged that the grounds have not been maintained as well as in previous years because they have not had people there as much due to their business being slower this year. He stated that it has been cleaned up since the pictures were taken and looks as good as they can make it look without irrigation water.

Chuck Olson, Manager of Rees's Metalworks in Hoytsville, stated that he applied and paid money for a rezone to LI in 1993, which was approved. After that, the zone was deleted from the map, and they were changed to a legal non-conforming use. They applied for a Conditional Use Permit (CUP) after that, but the Council had passed an ordinance that legal non-conforming uses could not expand, which has since been changed. He commented that they have been waiting for this LI Zone since 2008, and he appreciated the fact that it has reached the point where it is today. He stated that Rees's does metalwork all over the country, and people do not realize what they really do. He commented that at one time they considered building an office across the street from the metalworks, and for economic reasons they considered building it big enough to lease out some office space. He would like to see office buildings included in LI. Planner Caus explained that offices used by Rees's for their purposes would be allowed, but leasing to another company would not be allowed based on the current use chart. The reason for that was that the Planning Commission wanted to encourage office buildings in the Commercial Zone rather than the LI zone.

Chair Ure closed the public hearing.

Council Member McMullin asked why the LI Zone is not an overlay as opposed to calling out specific areas. Planner Caus explained that the Planning Commission wanted to provide a tool that would encourage future business to come into the County and for existing businesses that choose to rezone to LI to become conforming. Planner Slaght explained that there are other existing nonconforming businesses in Eastern Summit County, and the Planning Commission wanted to give them a tool to be able to rezone and become conforming if they choose to. Council Member McMullin asked how this zoning would attract new business if it rezones current uses. Planner Caus explained that having the zone available with the revised use charts would allow people to request a rezone on their property for a new business. Council Member McMullin confirmed with Planner Slaght that application for a rezone to LI would be available in all residential zones.

Council Member Robinson explained that the LI Zone will be a tool, and it may apply in some places and not in others. He noted that the ordinance states that areas to be rezoned to LI must have all utilities, water, sewer, etc., and he would have a hard time seeing a reason to sprawl industrial uses up and down Echo Canyon, such as Emory and Wahsatch. He did not believe they would attract light industry by having people drive 30 miles up the canyon toward Evanston in an area where there is nothing around but agricultural uses. He believed it would be an anomaly to have any of the allowed LI uses in the Union Pacific right-of-way areas. Council Member Elliott stated that was done a long time ago, and the only suitable places for those industries is where they are located. Council Member Robinson stated that the idea of the LI Zone is good, and he has no problem with it being applied in the future to other areas where there is a need for services, but there is no need for these kinds of services up Echo Canyon. Chair Ure stated that he believed economics would take care of that. Planner Caus explained that Staff spoke with Union Pacific, and those two locations are small and only encompass the operational areas of those two operations. Union Pacific would not have room to fit another type of use, and they do not have any intent of abandoning their existing business. Council Member Robinson suggested that the zoning in those two areas return to the underlying agricultural zoning and that the two uses in Emory and Wahsatch remain non-conforming uses. Planner Caus explained that Union Pacific would prefer that the uses be conforming rather than non-conforming.

Council Member McMullin stated that she would not want to create a non-conforming use. The whole point of the proposed zone is to stop non-conforming uses.

Council Member Elliott made a motion to approve Ordinance Nos. 774, 775, and 776 for amendments to the Eastern Summit County Development Code regarding the creation of a Cabin Zone and a Light Industrial Zone and the deletion of the Railroad Industrial Zone. The motion was seconded by Council Member McMullin and passed unanimously, 4 to 0.

PUBLIC HEARING AND POSSIBLE ADOPTION OF ORDINANCE #777 AMENDING EMERGENCY COST RECOVERY PROCEDURE; DAVE THOMAS, CHIEF CIVIL ATTORNEY

Mr. Thomas explained that this ordinance adds appeal authority to the County Council within 30 calendar days of receipt of the Manager's determination.

Chair Ure opened the public hearing.

Public Works Director Kevin Callahan explained that the procedure which has been in place is for issues to go to the Local Emergency Planning Council (LEPC), which is not an appointed body and consists of whomever shows up at the meeting. It is not a body that can make decisions effectively, and that is not a good process. The proposed procedure where there is an investigation, the Manager makes a determination, and there is an appeal procedure to the Council is much more reasonable.

Brian Bellamy, Administrative Services Manager, agreed that this is something the County should do.

Chair Ure closed the public hearing.

Council Member Robinson made a motion to adopt Ordinance #777 amending Emergency Cost Recovery Procedures. The motion was seconded by Council Member McMullin and passed unanimously, 4 to 0.

The County Council meeting adjourned at 6:55 p.m.

Council Chair, David Ure

County Clerk, Kent Jones



Kimber Gabryszak, AICP
County Planner III

STAFF REPORT

To: Summit County Council (SCC)
Report Date: Thursday, August 23, 2012
Meeting Date: Wednesday, August 29, 2012
Author: Kimber Gabryszak, AICP
Project Name & Type: Moderate Income Housing – Model and 2012 Needs Assessment
Type of Item: Legislative

EXECUTIVE SUMMARY: Per State Code Section 17.27a.403, each Planning Commission is required to have an *estimate of the need* for moderate-income housing, and a *plan to provide a realistic opportunity to meet estimated needs*. The SCC adopted a needs assessment for the Snyderville Basin in 2006 (2006 Assessment). The 2012 Needs Assessment and Model (2012 Assessment) is the proposed update to and replacement of the 2006 Assessment.

The Snyderville Basin Planning Commission (SBPC) held a public hearing on July 31, 2012, and voted unanimously to forward a positive recommendation to the SCC on the 2012 Assessment.

Staff recommends that the SCC hold a work session to review the Needs Assessment in preparation for a public hearing and decision currently scheduled for September 26, 2012.

A. **Project Description**

- **Project Name:** 2012 Needs Assessment and Model
- **Type of Item:** Legislative

B. **Background**

In 2005, Summit County began an effort to update the Snyderville Basin General Plan (GP) and Development Code (Code) to bring the County into compliance with Utah State affordable housing requirements as modified by Senate Bill 60 and codified in Section 17.27a.403 of the State Code.

The Snyderville Basin Needs Assessment was completed by a consultant and adopted by the Summit County Board of Commissioners (BCC) on October 5, 2005. Work was then done to incorporate the findings into the General Plan, and on December 13, 2006, the BCC adopted the amended General Plan Housing Element (Chapter 7 of the Snyderville Basin General Plan) and technical appendix (2006 Affordable Housing Needs Assessment), which set a goal of 250 units of affordable housing by 2011.

In 2010, a consultant, Jim Wood of the University of Utah Bureau of Economic and Business Research, provide the County with a draft updated Needs Assessment (2010 Assessment) for the Snyderville Basin and Eastern Summit County. The SBPC and SCC reviewed the 2010 Assessment several times:

- September 28, 2010 – work session

- October 12, 2010 – public hearing, continued to a future meeting due to concerns with methodology and information provided
- November 9, 2010 – continued discussion, recommendation tabled pending additional information
- April 12, 2011 – public hearing, recommendation to reject the 2010 assessment
- May 4, 2011 – work session by Summit County Council (SCC), direction given to not move forward with the 2010 Assessment

With the rejection of the 2010 Assessment, the 2006 Assessment remained in effect as it was still contained in the General Plan as a technical appendix.

Strategic Plan

In 2010, the SCC began a Strategic Planning effort, and the overall Summit County Strategic Plan was adopted in July 2011. In September 2011, the SCC created Strategic Plan Committees to address each priority in the Strategic Plan; one of the priorities in the Strategic Plan was affordable housing. Scott Loomis of Mountainlands Community Housing Trust (MCHT) was named as chairman of the Summit County Strategic Plan Affordable Housing Committee (committee). In September 2011 he assembled a group of stakeholders including County Planners, members of the public, representatives from other housing nonprofits, an Eastern Summit County municipality planner, representatives from Park City Municipal Corporation (PCMC), and housing consultant Bob Rosenthal.

The primary issue with the 2010 Assessment was disagreement about the methodology and assumptions that went into the Assessment. Using this as a starting point, the committee worked first to create a methodology upon which they reached consensus, and then used the methodology to draft an assessment for Summit County (2012 Assessment).

C. Community Review

This item has been placed on the work session agenda. A public hearing will be scheduled at a later date and noticed appropriately.

D. Identification and Analysis of Issues

2012 Model and Assessment

The 2012 Assessment takes into account the County region as a whole, including PCMC and Eastern Summit County as well as the Snyderville Basin, with information specific to each area within the larger context.

The 2012 Assessment can be used as a model for future housing needs assessments, which will provide consistency and clarity when comparing future, present, and past conditions. The methodology and results differ from the 2006 Assessment in that there is no identified number of needed units going forward, and does not identify a number for “pent up demand.” Instead, it provides a snapshot of the potential maximum demand for housing among different categories such as income, employment type, household type and size, and age.

This statement from page 1 of the 2012 Assessment sums up the intent of the model:

“You will note that the component demand estimates in Figure 1 are not summed – a hypothetical total demand number is not presented. This report

is not intended to provide that kind of estimate. Rather it is intended to provide an order of magnitude estimate of various categories of demand which can be separately evaluated, and as appropriate planned for further, more detailed analysis. Simply put, the thinking is to make this a working tool rather than a report formalizing an estimate of a possible affordable housing deficit in Summit County."

With this order of magnitude information, the SBPC and SCC can use the indicators in each category to help guide policy, such as identifying which categories should take priority, what programs should be utilized, setting short and long term housing goals, prioritizing Code amendments, and more.

General Content

As mentioned above, the 2012 Assessment does not identify a total number or type of units, nor a date by which units should be created / obtained. Instead, the 2012 Assessment does identify several key items:

- For households making more than \$50,000 a year, there are few cost burdened households. The majority of demand occurs for households making less than \$50,000 a year, with almost all households being cost burdened. (*The Federal definition of cost burdened is that the household spends more than 30% of its annual income on housing. Highly or extremely cost burdened households spend more than 50% of their annual income on housing.*)
- There were very few seniors identified as cost burdened.
- Cost burdened owners are difficult to address as they may be locked into a current house, unable to sell & get financing for a new unit, or otherwise assisted in non-financial contribution ways.
- The need is broken down into categories that may or may not be identified as priorities by the SBPC and SCC during future policy discussions (Figure 1 of the 2012 Assessment):
 - Cost burdened renter households
 - Local government essential service employees, public safety, school district and fire district employees who live out of area but prefer to live locally if affordable housing of the proper type and price were available
 - Locally employed private-sector workers who live out of area but would like to live locally if affordable housing were available (as above)
 - Local area renters with income adequate to support home purchase
 - Cost burdened renters 65 years and older
 - Cost burdened homeowners.

April 10, 2012 SBPC work session

The SBPC reviewed the 2012 Assessment during their April 10, 2012 meeting. The SBPC also took some public comment during the work session. Generally, the methodology seemed to be supported, with the primary questions and concerns as follows:

A. How to address seasonality in the assessment

The seasonal employees are difficult to capture in any assessment, as they don't show up clearly in the Census and update surveys, and there isn't Federal or State funding available to specifically target this group. Currently, the best avenue is to create housing for other categories of need. This will indirectly provide housing for the

seasonal group either by occupancy of this housing by seasonal employees, or by freeing up other housing for seasonal employees.

- B. Which groups to target, and a question about how to determine which groups get priority as well as the unintended consequences of choosing one group over another
The 2012 Assessment provides a snapshot of need in different categories, and then it is a policy call for the SBPC and SCC to choose which groups are priorities and which may be less so. There may certainly be unintended consequences by making such a decision, however it is important to remember that when resources are limited, it is not possible to meet the needs of every group equally.

- C. Providing an escape valve to enable requirements to change earlier than on a 5-year basis if the economy changes
The SBPC recently reviewed draft Code amendments that would provide an option for the SBPC or SCC to request an updated Needs Assessment sooner than the 5-year timeframe. Staff will be presenting these Code amendments in the future, incorporating other suggestions of the SBPC and guided by the information in the 2012 Assessment.

- D. Potential amendments to target lower incomes
See item C – this will be addressed in the Code amendments.

- E. Verification of what the State actually requires
Staff has attached Section 17.27a.403, which contains the requirements for the General Plan. State Code requires an estimate of need in the County per Planning Commission – the Assessment – and a plan to provide a realistic opportunity to meet estimated needs. The language pertinent to the Needs Assessment is in Section (2)(a)(iii) below (emphasis added), while section (2)(b) below will be more applicable to the General Plan Housing Element itself:
 - (2)
 - (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission’s recommendations for the following plan elements:
 - (i) a land use element that [...]
 - (ii) a transportation and circulation element consisting of [...]
 - (iii) **an estimate of the need** for the development of additional moderate income housing within the unincorporated area of the county, and a **plan to provide a realistic opportunity to meet estimated needs** for additional moderate income housing if long-term projections for land use and development occur.
 - (b) In drafting the moderate income housing element, the planning commission:
 - (i) shall consider the Legislature’s determination that counties should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - (A) to meet the needs of people desiring to live there; and
 - (B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

(ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:

- (A) rezone for densities necessary to assure the production of moderate income housing;
- (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
- (C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the county;
- (E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;
- (F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and
- (G) consider utilization of affordable housing programs administered by the Department of Workforce Services.

F. How to factor in current housing stock

The 2012 Assessment does not include platted and unbuilt parcels or future predictions of housing stock, but does include a snapshot of housing stock at the time the assessment was done. Through the County's contract with MCHT, information is available on current vacancy rates, resales, and other identifiable factors.

G. Creating a tracking system to verify and monitor vacancy rates and turnover in affordable units

Through the contract with MCHT, this system is in place for ownership units, but not yet for rental vacancy. They are working on expansion of this tracking to include rental units, which will eventually provide a useful history of rental trends and may help capture information on seasonal employees as well.

H. Follow up with an online survey for employees and employers as an appendix

At this time, that portion of the 2012 Assessment is no longer contemplated, as the employers contacted by Mr. Rosenthal supplied information. MCHT would like to follow up with a survey independently of the 2012 Assessment to gain this additional information, much like PCMC is currently doing.

I. A plan and timeline for more specific research

Unless the SCC feels that specific research should be contained in the assessment, Staff would prefer to delve into this research as part of future policy decisions, guided by the 2012 Assessment.

July 31, 2012 SBPC hearing and recommendation

The SBPC reviewed the above information, and discussed the model. Minutes from that meeting are not yet available, but the SBPC voted unanimously to forward a positive recommendation to the SCC on the 2012 Assessment as presented. Minutes will be provided to the SCC prior to the public hearing.

E. **Consistency with the General Plan**

The current Housing Element can be found in Chapter 5 of the Snyderville Basin General Plan. The purpose of the element is stated as:

Facilitate a reasonable opportunity for a variety of housing, including low and moderate income housing in order to meet the needs of people desiring to in Summit County and to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life.

The stated goals to achieve this purpose are:

Goal 1: Ensure an adequate supply of housing to meet the needs of all income groups in the Snyderville Basin

Goal 2: Remove or mitigate avoidable constraints to the maintenance, improvement and development of affordable housing.

Goal 3: Balance the need and provision of housing in the community with its impacts on the environment and needed public facilities and services.

Goal 4: Provide equal housing opportunities for all residents of Summit County.

Goal 5: Provide housing affordable to all segments of the community.

Most of these goals have to do with the actual provision of housing, not the identification of needs. Instead, the 2012 Needs Assessment will provide the estimate of the needs outlined in the purpose statement. It provides a snapshot in time of this need in various categories to help policymakers decide where to set priorities as these goals are pursued. Therefore, the 2012 Assessment complies with the purpose of the Housing Element of the General Plan.

F. **Findings/ Code Criteria and Discussion**

Section 10-7-2(D) of the Code outlines the criteria for amendments to the General Plan. As the 2012 Assessment will eventually become an appendix to the General Plan, Staff has outlined the criteria below:

1. The proposed amendment will not affect the existing character of the surrounding area in an adverse or unreasonable manner;
The amendment affects the Basin as a whole, therefore there is no surrounding area. That being said, the Assessment gives information to guide future amendments to the General Plan and Development Code, and does not itself have any regulatory effect.
2. The amendment is consistent with the General Plan Land Use Map, the goals, objectives and policies of the General Plan and neighborhood planning areas, and the Program for Resort and Mountain Development established in Chapter 1 of this Title;
There is currently no General Plan Land Use Map. The 2012 Assessment complies

with the Housing Element of the General Plan. Staff has attached Chapter 1 of the Development Code for SCC review. Staff has found that the 2012 Assessment does not contradict Chapter 1; updates to the General Plan Housing Element and related Code amendments will be reviewed for compliance with this chapter as they go through the approval process.

3. The amendment is consistent with the uses of properties nearby;
The 2012 Assessment is a guiding document that will aid in future General Plan and Code amendments. The Assessment itself does not affect the uses of properties, and individual Code and General Plan amendments will be reviewed for compliance with this criterion as they are adopted.
4. The property for which the amendment is proposed is suitable for the intensity of use which will be permitted on the property if the amendment is allowed;
There is no specific property for which the amendment is proposed.
5. The removal of the then existing restrictions will not unduly affect nearby property;
and
The 2012 Assessment does not remove any existing restrictions.
6. The public health, safety and welfare will not be adversely impacted by the proposed amendment.
The 2012 Assessment will enhance and protect public health, safety, and welfare by providing accurate information to guide future policy decisions.

G. Recommendation(s)/Alternatives

Staff recommends that the SCC conduct a work session to review the 2012 Assessment, ask questions and give direction to Staff concerning changes or additional information needed in preparation for the public hearing currently (tentatively) scheduled for late September.

Exhibit(s)

Exhibit A – 2012 Assessment and Model (pages 8-38)

Exhibit B – State Code Section 17.27a.403 (pages 39-40)

Exhibit C – Code Chapter 1, Program for Resort and Mountain Development (pages 41-44)

SUMMIT COUNTY HOUSING AFFORDABILITY ANALYSIS

An analysis of shelter cost burden for employee and resident households in three Summit County, Utah study areas that include Snyderville Basin, Park City and East County

March 27, 2012

Rosenthal & Assoc. Inc.
435.658.3700

CONTENTS

- Executive Summary 1
- Demand Indicators..... 2
 - Introduction..... 2
 - Summary of Affordable Housing Demand..... 3
 - Renter Cost Burden..... 5
 - Local Government, Emergency Service Workers and School District Employees..... 7
 - Non-Resident Private Sector Workers 8
 - Renters With Income Adequate to Support Home Purchase 9
 - Cost Burdened Renters 65 Years and Older..... 10
 - Owner Cost Burden..... 11
- Housing Affordability 12
 - Price Gap 12
 - Income and Affordable Purchase Price 13
- Aggregate Cost Burden Analysis 14
- Planned New Affordable Units 16
- Demographic Profile 17
- Appendix 21
 - Employee Home and Destination..... 21
 - Housing Price Gap Source Notes 24
 - Summit County Jobs 26

EXECUTIVE SUMMARY

This report is an analysis of housing cost burden¹ and potential affordable housing demand in three study areas that comprise Summit County – Snyderville Basin, East County and Park City². It is directed towards current conditions and does not address projected future conditions.

Methodology in this analysis is different from the more typical approach of aggregate analysis. This analysis is based on examination of potential housing demand characteristic of certain key affordable housing constituencies, termed “demand indicators”. Demand indicators are intended to be a representative subset of the kind and quantity of overall affordable housing demand. In the case of this analysis the demand indicators are comprehensive because the selected constituencies make up a large part of potential demand. This report also includes an aggregate analysis of demand which looks at the “economic mismatch” between the price of the housing stock and purchasing power of residents. This “mismatch” is not an affordable housing deficit. It is useful to give context to the cost burden analysis, and as another perspective to evaluate potential intervention measures and inform the policy discussion.

This analysis is intended to provide actionable intelligence for decision-makers. It looks at discrete categories of demand which are more readily quantifiable, are verifiable (focus groups, surveys, interviews, etc.) and are easier to understand and conceptualize. It provides a framework and focal point for understanding the current state of housing affordability. And it is the first step in a process of evaluation that will lead to an affordable housing policy and implementation plan – whether that plan be building units, providing financial assistance such as mortgage or down payment assistance or other forms of intervention that will provide affordable shelter for targeted beneficiaries. To remain useful, the picture of affordable housing demand presented here must be monitored and updated regularly.

The analytical approach used in this analysis stems from a different view as to the most effective way to meet affordable housing demand. In a given year only a limited number of units can be planned, funded, built, and occupied. This implies limited resources and a limited ability to impact affordable housing need. In turn, this requires a willingness to prioritize one constituency over another – an approach under which “all” demand (were that to be both static and quantifiable) will not be met, immediately. Instead the progress of the program will be guided, and clearly guided, by community priorities as to what type of housing and what type of resident will be of most benefit, now. Such an approach stands a better chance of achieving “buy-in”, which allows for the possibility that the program will be ongoing.

You will note that the component demand estimates in Figure 1 are not summed – a hypothetical total demand number is not presented. This report is not intended to provide that kind of estimate. Rather it is intended to provide an order of magnitude estimate of various categories of demand which can be separately evaluated, and as appropriate planned for further, more detailed analysis. Simply put, the thinking is to make this a working tool rather than a report formalizing an estimate of a possible affordable housing deficit in Summit County.

¹ A shelter cost burdened household is one that pays more than 30% of income for owner cost or rent.

² Snyderville Basin and East County refer to County defined a planning areas.

DEMAND INDICATORS

INTRODUCTION

Demand indicators provide a way of estimating housing cost burden³ and potential affordable housing demand, based on analysis of certain representative subsets of the population of affordable housing beneficiaries. Demand indicators in this analysis include the following:

1. Cost burdened renter households.
2. Local government essential service employees, public safety, school district and fire district employees who live out of area but prefer to live locally if affordable housing of the proper type and price were available.
3. Locally employed private-sector workers who live out of area but would to live locally if affordable housing were available (as above).
4. Local area renters with income adequate to support home purchase.
5. Cost burdened renters 65 years and older
6. Cost burdened homeowners.

Demand indicators represent an improved methodology compared to aggregate analysis because this approach looks at discrete and actionable categories of demand which are more readily quantifiable, and are verifiable (by means of focus groups, surveys, interviews, etc.). In the case of this analysis the demand indicators are comprehensive because the selected constituencies include most potential beneficiaries of an affordable housing program.

Cost burden and demand estimates developed here are intended to be followed up by further, more detailed, site and topic specific research, which includes the following:

- *Interviews with employers* to discuss the housing needs of employees in their particular business or business sector – characteristics that impact the kind of housing that should be provided such as family size, unit type, price range, tenure (rent or own) credit worthiness, down payment ability, etc.
- *Interview with multiple employers* across one sector of the local economy (retail, restaurant, recreation, etc.) to estimate aggregate demand and later at a more detailed level and perhaps accompanied by a survey, to validate that estimate if housing implementation plans are developed.
- *Focus groups* with interested community members to solicit input, discuss the implementation plan, and revise the plan so that it more closely aligns with community expectations.
- *Meetings with potential affordable housing beneficiaries* to confirm their level of interest, identify housing needs, financial challenges etc.
- *Neighborhood meetings* to discuss specific development proposals, their impact on the neighborhood, and their desirability.
- *Market studies* to evaluate specific development plans.

³ A shelter cost burdened household is one that pays more than 30% of income for owner cost or rent.

SUMMARY OF AFFORDABLE HOUSING DEMAND

FIGURE 1

AFFORDABLE HOUSING ANALYSIS							
<i>Potential Demand Presented by Selected Affordable Housing Constituencies</i>							
Category of Affordable Housing Demand	Current Residence	Household Income	Income Category	Affordable Purchase Price		Number of Households	
				Single Family	Multi Family		
Cost Burdened Renter Households (households that earn less than \$50,000 per year)	Park City	\$42,500	42% of AMI	\$163,900	\$127,600	189	
	Park City	\$27,500	27% of AMI	\$95,800	\$59,500	357	
	Park City	\$20,000	20% of AMI	\$61,800	\$25,500	238	
	Snyderville Basin	\$27,500	27% of AMI	\$95,800	\$59,500	46	
	Snyderville Basin	\$20,000	20% of AMI	\$61,800	\$25,500	210	
	East County	\$42,500	42% of AMI	\$163,900	\$127,600	190	
	East County	\$27,500	27% of AMI	\$95,800	\$59,500	172	
Public Sector Employees	East County	\$20,000	20% of AMI	\$61,800	\$25,500	84	
	Park City Municipal (Public Safety, Transit, Streets, Water,	\$60,093	60% of AMI	\$243,700	\$207,400	25	
	Summit County (Public Safety, Public Works, Health, Government Services, General Government	Outside of Summit County	\$64,359	64% of AMI	\$42,598	\$64,359	19
	Park City Fire Service District	\$56,305	56% of AMI	\$226,500	\$190,200	10	
Park City School District	\$57,895	58% of AMI	\$233,700	\$197,400	70		
Non-Resident Private Sector Employees	Salt Lake County, Income \$15,000 or Less	\$32,224	32% of AMI	\$117,200	\$80,900	4,099	
	Income \$15,000 to \$40,000	Wasatch County and other	\$48,355	48% of AMI	\$190,400	\$154,100	2,530
	Income Greater than \$40,000	\$61,605	61% of AMI	\$250,500	\$214,200	1,784	
Renters with Income Adequate to Support Home purchase	Income \$50,000 to \$75,000	\$62,500	62% of AMI	\$254,600	\$218,300	548	
	Income \$75,000 to \$100,000	Park City, Snyderville Basin, East County	\$87,500	87% of AMI	\$368,000	\$331,700	439
	Income Greater than \$100,000	\$100,000	100% of AMI	\$424,700	\$388,400	474	
Cost Burdened Renters 65 Years and Older	Park City, Snyderville Basin, East County					12	
Cost Burdened Home Owners	Park City					760	
	Snyderville Basin					1,678	
	East County					803	

Source – Renter cost burden from Figure 2. Public sector demand shown in Figure 5. Non-resident worker demand from Figure 6. High income renters from Figure 8. Cost burdened renters 65 years and older from Figure 9. Homeowner cost burden from Figure 10. AMI is HUD Area Median Income. 2012 AMI is \$100,300.

Figure 1 shows the components of potential affordable housing demand. For various reasons, actual demand in each category is almost certainly less than shown. The degree to which demand is overstated will be tested by further research. As written though, Figure 1 does it serve its intended purpose – to bound the affordable housing problem (it identifies relevant categories of demanders and an upside estimate for each) and to provide a focal point for discussion leading to the definition of policy, and an action plan.

The categories of demand analyzed in this report include existing residents who are cost burdened and two categories of “external demand” – public and private sector workers who are locally employed and who live out of area. External demand is a valid affordable housing constituency because resident employees are invested in the community, contribute to a stable labor force and are more readily available (especially important for essential service workers). As regards a resort area, resident employees are desirable because they are more effective in providing a continuing high level of service that will protect and enhance the reputation of the resort. A stable (resident) labor force is also most cost effective for employers.

As regards renters – cost burdened renters are a prime target of an affordable housing program. Low-end and very low end renters who are highly cost burdened (30% to 50%) live an impaired life. Whether they are in relatively more expensive Summit County or less expensive areas elsewhere, at the very low end of the scale, the degree of cost burden is so high that locale is less than significant. Some Summit County renters are at an income level that makes them capable of home purchase. Of course there are reasons why a financially able household does not purchase a home. However, given the possibility of an affordable purchase some may find it advantageous, and in so doing will contribute to the affordable housing program in that, as renters they may occupy units that are affordable to lower income households. As they move out of these units, the supply of affordable units effectively increases (at no cost to the affordable housing program).

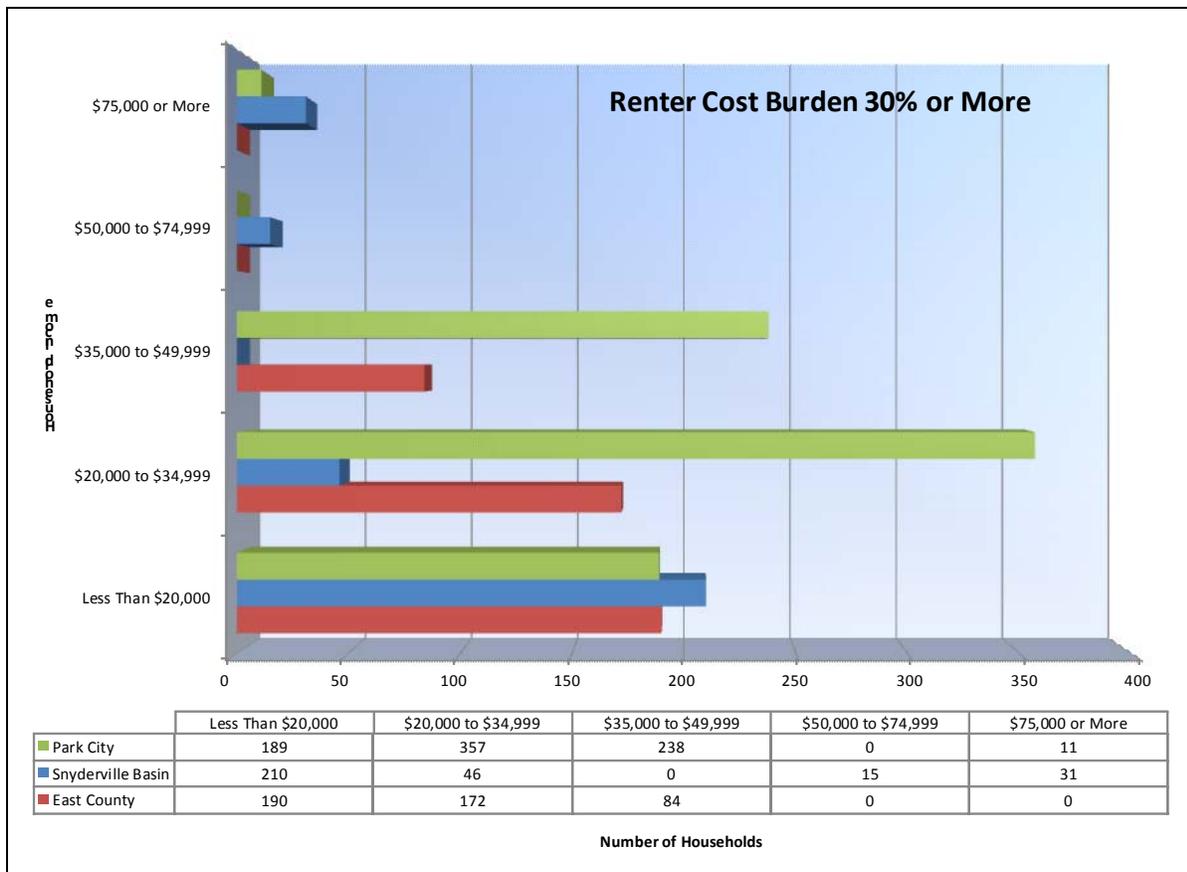
Cost burdened owners may not be addressed as a primary constituency in the affordable housing action plan. Their number is included here for reference.

RENTER COST BURDEN

Figure 2 shows cost burden and income for renter households.

- Of households that earn more than \$50,000, very few are cost burdened (11 of 468⁴ in Park City, and 46 of 677 in Snyderville Basin).
- For households that earn less than \$50,000, most are cost burdened (784 in Park City 256 in Snyderville Basin and 446 in East County).
- Some low-end renters are able to reduce their cost burden by obtaining subsidized units. However the supply is limited and as Figure 1 shows, there may be a number of these households, with income of only 22% or 27% of AMI⁵, that are in market rate units at very high cost.

FIGURE 2



Source – 2006-2010 American Community Survey 5-Year Estimates, Table B25074.

⁴ Cost burden analysis is based on the Census Bureau 2006 to 2010 American Community Survey. Cost burden tables the ACS includes a category for which cost burden is not computed. This is usually the same number as shown in complementary tables, for households that pay no cash rent. Because households that do not pay rent are not cost burdened, cost burden analysis in Figure 2 and elsewhere in this report excludes “Not Computed”.

⁵ 2012 Area Median Income.

In Figure 2 \$50,000 is selected as a cutoff point for low income renter households because at about \$50,000 renters earn too much to qualify for subsidies, and at the same time earn enough to potentially qualify for an affordable home purchase.

Figure 3 shows number of households with cost burden of 30% to 35% and greater than 35%.

FIGURE 3

RENTER COST BURDEN			
<i>Household Income \$50,000 or Less</i>			
	30% to 35%	Greater Than 35%	Total
	(cost burden)		
Park City	102	682	784
Snyderville Basin	0	256	256
East County	76	370	446

Source – 2006-2010 American Community Survey 5-Year Estimates, Table B25074.

Figure 4 shows rent affordable to various categories of employment, and rent if cost burden is 50% of income.

FIGURE 4

AFFORDABLE RENT						
<i>Household Income \$50,000 or Less</i>						
Job Description	Wages	Household Income	Affordable Shelter Cost (30% of income)	Utilities	Affordable Rent	Rent at 50% Cost Burden
			(per month)			
Minimum Wage (\$7.31 per hour)	\$15,200	\$32,224	\$806	(\$106)	\$699	\$1,236
Hospitality, Retail and service sector	\$23,144	\$43,738	\$1,093	(\$106)	\$987	\$1,716
Administrative and support services	\$33,180	\$54,376	\$1,359	(\$106)	\$1,253	\$2,159
Teacher, firefighter, PCMC public safety/streets/water/transit, county general government, health, sheriff	\$35,832	\$57,187	\$1,430	(\$106)	\$1,323	\$2,277

Source – income from Figure 12. Utilities cost from Figure 28.

LOCAL GOVERNMENT, EMERGENCY SERVICE WORKERS AND SCHOOL DISTRICT EMPLOYEES

Figure 5 shows one of the two categories of affordable housing “external demand” – demand from public sector employees. The number of these employees that have an interest in living in Summit County is as estimated by human resource and department managers. The estimates are knowledgeable but informal. There are plans, shortly, to develop an online survey for employees that have an interest in affordable housing in Summit County, to answer detailed questions about housing preference, financial capability, location, housing type, number of bedrooms, and other. By means of this survey housing planners can begin to distinguish between households with casual or unrealistic expectations, and those with a committed desire to live locally, realistic expectations and the wherewithal to purchase.

Figure 5

NONRESIDENT PUBLIC SECTOR EMPLOYEE HOUSEHOLDS								
<i>Potential Affordable Housing Demand</i>								
	Number of Staff			Average Wages	Household Income		Affordable Purchase Price	
	Total	Live Outside Summit County	Want to Live Locally		Income	% of HUD Area Median Income	Single Family	Multi Family
Park City Municipal (Public Safety, Transit, Streets, Water)	186	124	25	\$38,574	\$60,093	60%	\$243,700	\$207,400
Summit County (Public Safety, Public Works, Health, Govt. Services, General Government)	275	64	19	\$42,598	\$64,359	64%	\$263,000	\$226,700
Park City Fire Service District	92	62	10	\$35,000	\$56,305	56%	\$226,500	\$190,200
Park City School District (experienced teacher)	350	125	70	\$36,500	\$57,895	58%	\$233,700	\$197,400
Total	903	375	124					

Source – interview with department supervisors and human resource managers, January to March 2012.

Affordable purchase price in Figure 5 is calculated as shown in Figure 11 based on estimating assumptions which include down payment, current mortgage rate, closing costs, utility expense, real estate taxes, and property insurance, along with estimated household income. Surprisingly, Figure 5 shows that affordable multifamily price is less than single-family. Households can afford a higher single family price because the price of a multifamily unit is has the extra expense of a monthly condominium fee.

Household income and is calculated as shown in Figure 12. In general, the calculation assumes 1.5 workers per household; primary income corresponding average wages for the subject employee type; secondary income based on Summit County average wage as reported by the Utah Department of Workforce Services; and an estimate of additional income to recognize investments, non-cash benefits, tips, and other. Estimating assumptions are detailed in Figure 26.

NON-RESIDENT PRIVATE SECTOR WORKERS

Figure 6 shows the second category of “external demand” – that from nonresident private sector employees. Figure 6 is based on an employee home area destination analysis prepared by the Census Bureau that shows where workers live who are employed in Summit County (the report is summarized in Figure 7). Figure 6 shows that there are a number of nonresident employees – though how many have potential to live locally is not clear. Figure 6 does serve the purpose of highlighting this constituency and makes it clear that it is an appropriate subject for further, more detailed and topic-specific research.

FIGURE 6

NON-RESIDENT PRIVATE SECTOR EMPLOYEE HOUSEHOLDS									
<i>Potential Affordable Housing Demand</i>									
Employment Income	Park City	Snyderville Basin	East County	Total	Average Wages	Household Income		Affordable Purchase Price	
	(number of non-resident employees)					Income	% of HUD Area Median	Single Family	Multi Family
Income \$15,000 or Less	2,585	1,262	252	4,099	\$15,200	\$32,224	32%	\$117,200	\$80,900
Income \$15,000 to \$40,000	970	1,198	362	2,530	\$27,500	\$48,355	48%	\$190,400	\$154,100
Income Greater than \$40,000	832	702	251	1,784	\$40,000	\$61,605	61%	\$250,500	\$214,200
Total	4,387	3,161	865	8,413					

Source – wages and number of nonresident workers from US Census Bureau Local Employment Dynamics (LED), LED on the Map, Work Area Profile, Home destination and work destination reports. Calculation of the number of non-resident workers is detailed in Figure 25. Number of workers is adjusted to delete nonresident public sector employees. <http://lehd.did.census.gov/led/datatools/datatools.html>

FIGURE 7

WHERE WORKERS LIVE				
<i>Summit County Housing Affordability Analysis</i>				
	Park City	Snyderville Basin Planning Area	East County Planning Area	County Total
	(number of employees)			
Total Jobs (workers) in The Study Area	9,431	5,303	2,076	16,810
Place of Residence for Study Area Workers				
Summit County, UT	4,733	2,142	1,147	8,022
Salt Lake County, UT	2,150	1,646	380	4,176
Wasatch County, UT	991	380	157	1,528
Other (Utah, Davis, Weber, Cache, Toole, Morgan and other)	1,557	1,135	392	3,084
Non-Resident Workers	4,698	3,161	929	8,788
Less - Non-Resident Public Sector Employees	(311)	0	(64)	(375)
Net Out of Area Employees	4,387	3,161	865	8,413

Source – number of employees is from Figure 23. Non-resident public-sector employees is from Figure 5 (allocation by area of residence is estimated).

The analysis in Figure 7 is based on primary jobs. It excludes secondary jobs which are thought to be primarily seasonal, resort related employees.

RENTERS WITH INCOME ADEQUATE TO SUPPORT HOME PURCHASE

A sizeable number of renter households appear to be financially able to afford home purchase (Figure 13).

In the Snyderville Basin (and similarly in Park City and East County) 695 renter households– 2/3 of the total – have income at or above \$50,000. These households could afford to purchase an affordable single family unit priced at or above \$197,900.

380 renter households – about 1/3 of the total – earn more than \$75,000. These households could afford a single family purchase of \$312,300. 22% of the housing stock is valued at or below this price which suggests that a number of these purchases could be for market rate units. These sales would not compete with lower income purchasers, for more affordable units.

There are 253 renter households – 1/4 of the total – that earn more than median income (\$100,300). Affordable price for these households is \$426,100 (the value of the median priced single-family unit in Snyderville basin). Presumably all or most of these purchases would be at market rate, again reducing competition for lesser priced and subsidized, affordable units.

FIGURE 8

INCOME OF RENTER HOUSEHOLDS				
<i>Summit County Housing Affordability Analysis</i>				
	Park City	Snyderville CDP	East County	Total
Total Renters	1,507	1,035	935	3,477
Renter households that earn 50% or more of AMI (\$50,150 per year)	468	695	298	1,461
Renter households that earn 75% or more of AMI (\$75,225 per year)	388	380	145	913
Renter households that earn 100% or more of AMI \$100,300 per year)	143	253	78	474

Source – 2006-2010 American Community Survey 5-Year Estimates, Table B250118..

COST BURDENED RENTERS 65 YEARS AND OLDER

There are very few cost burdened renter households among the population 65 years and older – 12, in Snyderville Basin as shown below in Figure 9.⁶

There are no seniors in group quarters, and based on the demographic profile, no other special housing needs are associated with this population.

FIGURE 9

DEMOGRAPHIC PROFILE OF THE POPULATION 65 YEARS AND OLDER						
<i>Summit County Housing Affordability Analysis</i>						
	Park City	Snyderville Basin	East County	Total	County	% of County
Population						
in Households	639	729	1,006	2,374	35,295	7%
In Group Quarters	0	0	0	0		
Housing Units						
Total	394	452	697	1,543	13,600	11%
Single Family Owned	343	373	661	1,377	9,269	15%
Rental Units						
With Cash Rent	0	27	4	31	3,257	1%
No Rent	22	25	0	47		
Renter Cost Burden						
More than 30%	0	12	0	12		
Less than 30%	0	15	4	19		
Household Size	1.62	1.61	1.44	1.54	2.59	
Household Type						
Married	259	335	324	918		
Male householder, no wife present:	0	14	29	43		
Female householder, no husband present:	7	27	46	80		
Living alone:	116	76	283	475		
Income						
Less than \$25,000	25%	13%	26%	22%		
\$25,000 to \$50,000	18%	15%	36%	25%		
More than \$50,000	56%	73%	38%	53%		

Source – 2006-2010 American Community Survey 5-Year Estimates, Tabs b09017, b25125, b25055, b25052, b25011, b19037..

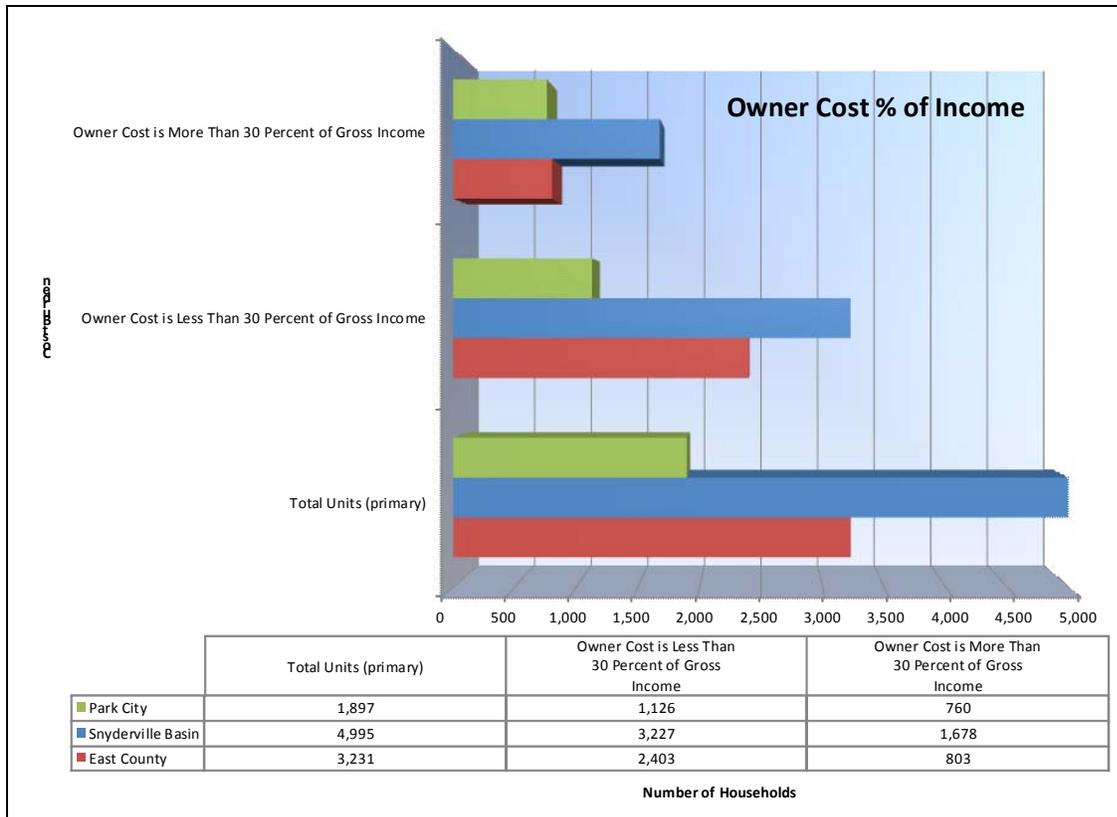
⁶ These 12 households are included in the earlier described category of renter households with cost burden in excess of 30%. They are highlighted here because this is a noteworthy segment of the population.

OWNER COST BURDEN

About one third of homeowners in the study area are cost burdened at least than 30% of income – 34% Snyderville Basin, 25% in East County, and 40% in Park City. More than 10% pay more than 50% of income for housing expense.

Cost burdened owners may not be addressed as a primary constituency, in an affordable housing action plan. Their number is included here for reference.

FIGURE 10



Source – 2006-2010 American Community Survey 5-Year Estimates, Table B25091..

HOUSING AFFORDABILITY

PRICE GAP

The housing affordability “price gap” is a comparison of affordable purchase price against home value. The magnitude of the gap is indicative of the degree to which income is outstripped by housing cost. Figure 11 shows the price gap for Park City and the Snyderville Basin, and shows that there is no price gap in the East County (meaning that in that study area, average income is adequate purchase the median priced home)..

FIGURE 11

HOUSING PRICE GAP				
<i>Market Value Compared to Affordable Purchase Price</i>				
	Estimating Assumptions	Single Family & Multi Family (Primary)		
		Park City	Snyderville CDP	East County
Household Income				
Summit County Average Monthly Wage (Utah DWS 2011)	\$2,986	\$35,832		
Other Earnings (tips, bonus, overtime, incentives)	3.0%	\$1,075		
Other Income (investments, non-cash benefits)	3.0%	\$1,075		
Workers per Household (# FTE)	1.51	\$57,187		
Purchase Price Assumptions				
Shelter Cost % of income	30.0%			
Property Insurance				
Insured Value (value of improvements)	60.0%			
Average Cost (% of insurable value)	0.75%			
Real Estate Tax				
Estimated Average Tax Rate	0.92%			
Taxable value (primary res.) % of Market Value	55%			
Utilities (gas, elec. Telephone - per month)	\$147			
Down Payment (% of purchase price)	5.0%			
Mortgage Rate	4.33%			
Mortgage Term	30			
Condominium Fee (per month)	\$200			
Closing Cost	\$2,500			
Affordable Purchase Price				
Household Income (per month)		\$4,766	\$4,766	\$4,766
Shelter Cost % of income		30%	30%	30%
Maximum Monthly Housing Cost		\$1,430	\$1,430	\$1,430
Property Insurance		(\$86)	(\$86)	(\$86)
Real Estate Tax		(\$97)	(\$97)	(\$97)
Utilities		(\$147)	(\$147)	(\$147)
Condominium Fee		\$0	\$0	\$0
Monthly Mortgage Payment		\$1,099	\$1,099	\$1,099
Mortgage Amount		\$221,460	\$221,460	\$221,460
Down Payment		\$11,524	\$11,524	\$11,524
Closing Cost		(\$2,500)	(\$2,500)	(\$2,500)
Affordable Purchase Price (rounded)		\$230,484	\$230,484	\$230,484
Housing Unit Market Value				
2011 Average of Median Market Value 600 to 1,599 sq. ft. Units (value per sq. ft.)		\$395	\$387	\$195
Summit County Assessor's Office dataset)				
Unit Area (unit equivalent, sq. ft.)		900	900	900
Market Value (rounded)		\$355,500	\$348,500	\$175,500
Price Gap (per UE) Affordable Purchase Price				
Compared to Median Market Value		(\$125,016)	(\$118,016)	\$0

Source – estimating assumptions are detailed in Figure 26. Affordable purchase price is calculated based on average income for a Summit County employed household (\$57,187). Purchase price is calculated as the percent value of monthly Mortgage Payment.

Affordable price is calculated as shown below in Figure 12. Market value is calculated based on data provided by the Summit County Assessor’s Office. The price gap is expressed in terms of cost per U.E (“unit equivalent”). A unit equivalent is the planning definition of one residential equivalent unit of development, and is 900 square feet.

INCOME AND AFFORDABLE PURCHASE PRICE

Figure 12 illustrates affordable purchase price for typical categories of local employment. Its purpose is to give context to the earnings/price disparity that exists in the local market. It shows that most local employees that support basic Summit County businesses cannot afford local home purchase – even including emergency service workers who should live close to their place of employment. As shown below, jobs at 79% of maximum earning potential – most jobs in the County – generate annual household income of about \$57,187. This will support a purchase price of about \$230,500 which is about 1% of the housing stock in the Snyderville Basin. These potential purchasers are prime candidates for an affordable housing program.

FIGURE 12

HOUSEHOLD INCOME AND AFFORDABLE PURCHASE PRICE																																				
Jobs in Summit County																																				
Household Income % of HUD AMI	Wages				Other Income			Household Income	Notes																											
	Primary Job		Part-time Job		Tips, Overtime and Other Earnings	Investments, Non-Cash Benefits & Other Income																														
	Wages (annual)	FTE	FTE	Wages (annual)																																
32%	\$15,200	1.0	0.51	\$15,200	3%	3%	\$32,224	Primary jobs in this group comprise 72% of all private sector jobs in the County 14% of jobs 5% of jobs 2% of jobs	Minimum Wage (\$7.31 per hour)																											
44%	\$23,144	1.0	0.51	\$18,118	3%	3%	\$43,738		Hospitality, Retail and service sector																											
54%	\$33,180	1.0	0.51	\$18,118	3%	3%	\$54,376		Administrative and support services																											
<i>Utah DWS Average for Summit County</i>	\$35,832	1.0	0.51	\$18,118	3%	3%	\$57,187		Teacher, firefighter, PCMC public safety/streets/water/transit, county general government, health, sheriff																											
75%	\$52,849	1.0	0.51	\$18,118	3%	3%	\$75,225		75% of Median Income																											
100%	\$76,505	1.0	0.51	\$18,118	3%	3%	\$100,300		HUD Median Income (2012)																											
122%	\$96,911	1.0	0.51	\$18,118	3%	3%	\$121,930	Income required to purchase Snyderville Basin Median Single Family																												
<table border="1"> <thead> <tr> <th colspan="3">Affordable Purchase Price</th> </tr> <tr> <th></th> <th>Single Family</th> <th>Multi Family</th> </tr> </thead> <tbody> <tr> <td>\$32,224 Minimum Wage Household</td> <td>\$117,200</td> <td>\$80,900</td> </tr> <tr> <td>\$43,738</td> <td>\$169,500</td> <td>\$133,200</td> </tr> <tr> <td>\$54,376</td> <td>\$217,700</td> <td>\$181,400</td> </tr> <tr> <td>\$57,187 <i>Summit County Average Wages</i></td> <td>\$230,500</td> <td>\$194,200</td> </tr> <tr> <td>\$75,225</td> <td>\$312,300</td> <td>\$276,000</td> </tr> <tr> <td>\$100,300</td> <td>\$426,100</td> <td>\$389,800</td> </tr> <tr> <td>\$121,930 Income required to purchase Snyderville Basin Median Single Family</td> <td>\$524,300</td> <td>\$488,000</td> </tr> </tbody> </table>										Affordable Purchase Price				Single Family	Multi Family	\$32,224 Minimum Wage Household	\$117,200	\$80,900	\$43,738	\$169,500	\$133,200	\$54,376	\$217,700	\$181,400	\$57,187 <i>Summit County Average Wages</i>	\$230,500	\$194,200	\$75,225	\$312,300	\$276,000	\$100,300	\$426,100	\$389,800	\$121,930 Income required to purchase Snyderville Basin Median Single Family	\$524,300	\$488,000
Affordable Purchase Price																																				
	Single Family	Multi Family																																		
\$32,224 Minimum Wage Household	\$117,200	\$80,900																																		
\$43,738	\$169,500	\$133,200																																		
\$54,376	\$217,700	\$181,400																																		
\$57,187 <i>Summit County Average Wages</i>	\$230,500	\$194,200																																		
\$75,225	\$312,300	\$276,000																																		
\$100,300	\$426,100	\$389,800																																		
\$121,930 Income required to purchase Snyderville Basin Median Single Family	\$524,300	\$488,000																																		

Source – estimating assumptions are detailed in Figure 26. Utah DWS wages is the average for Summit County, 2011 Q2 and is typical of earnings for public sector employees. Hospitality and Administrative wages are from Figure 29. Median single family market value in Park City and East County is \$615,300 and \$238,300, respectively. Requisite annual primary job earnings are \$116,000 and \$38,000.

In Figure 12 income shown as a percent of HUD AMI is an analytical convention used to characterize the degree of difficulty in providing affordable shelter. Standard analytical categories are 30%, 50%, and 80% of AMI. 2012 Summit County AMI is \$100,300. As a point of reference, a fully employed minimum wage household earns about \$32,224, which is 32% of AMI. This is nearly the lowest defined income category and is the most difficult to serve. Most local employees (teachers, firefighters, local government, essential service workers, hospitality employees, etc.) earn at or below 57% of AMI. The top 7% of the highest paying jobs earn 100% of AMI.

AGGREGATE COST BURDEN ANALYSIS

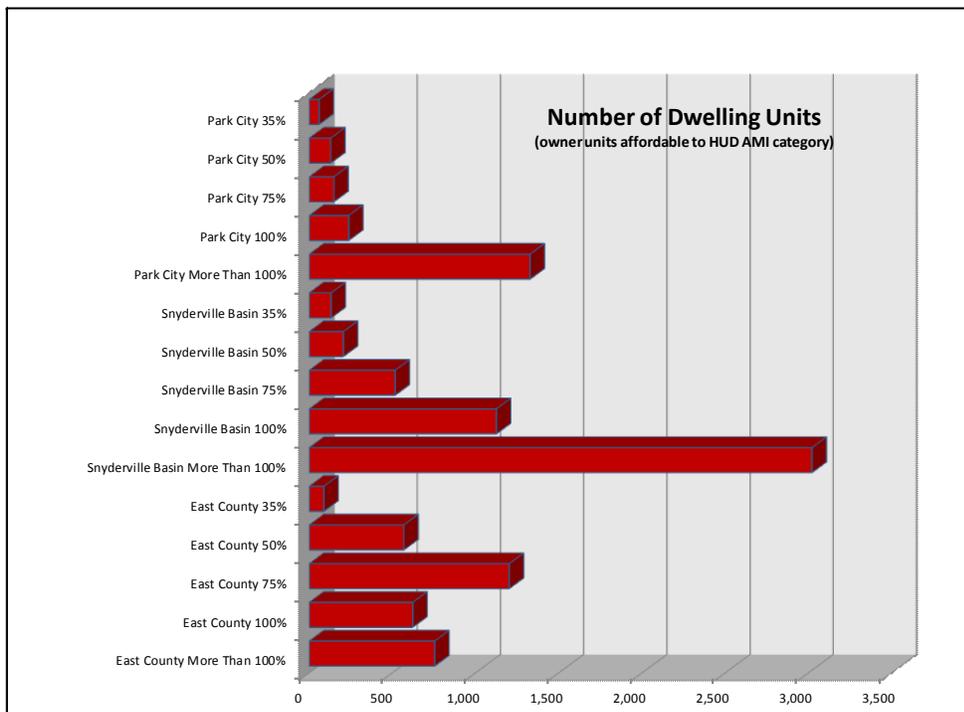
Aggregate analysis of a housing market provides a way of illustrating the “economic mismatch” that exists between income and value – i.e. the difference between the profile of market value and that of purchasing power based on income. This mismatch is often termed an affordable housing “deficit”. This is misleading because by definition every household that exists in a housing market lives in a housing unit, meaning that there is no physical shortage of units⁷ even though there may be a significant dislocation between prices and income.

Although not a measure of affordable housing deficit, aggregate analysis is useful as an indicator of the potential for physical rehab and other intervention measures such as mortgage or down payment assistance, that could be used to reduce the effective cost of housing, and in so doing reduce the cost burden and better align the market with income. Aggregate analysis is a maximum estimate of “economic mismatch”. Some of this apparent dislocation is both intentional and desirable – fixed income households that occupy high value seemingly unaffordable, but paid-for units; households that occupy units that have appreciated over time (high value, but an affordable mortgage payment); households that intentionally spend more than 30% of income for shelter cost.

Figure 13 show the price profile of the housing stock in Summit County (number of units that are affordable to households in each income category). Figure 14 shows the income profile of households (number of households in each income category). A comparison of the two in Figure 15 shows the “economic mismatch”.

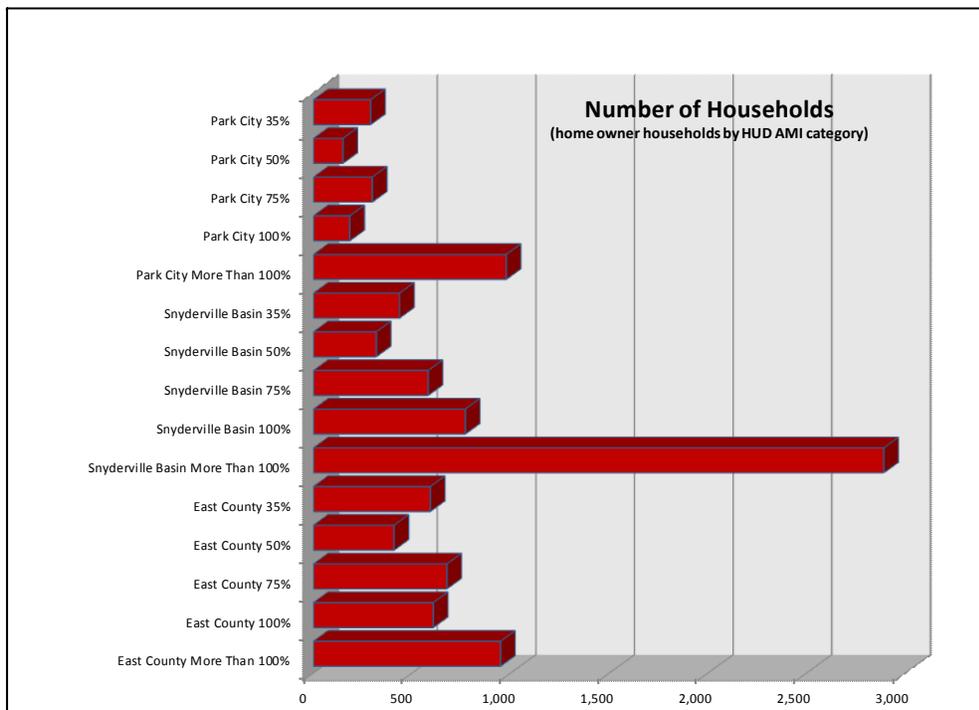
⁷ With obvious exceptions that fall outside this particular analysis.

FIGURE 13



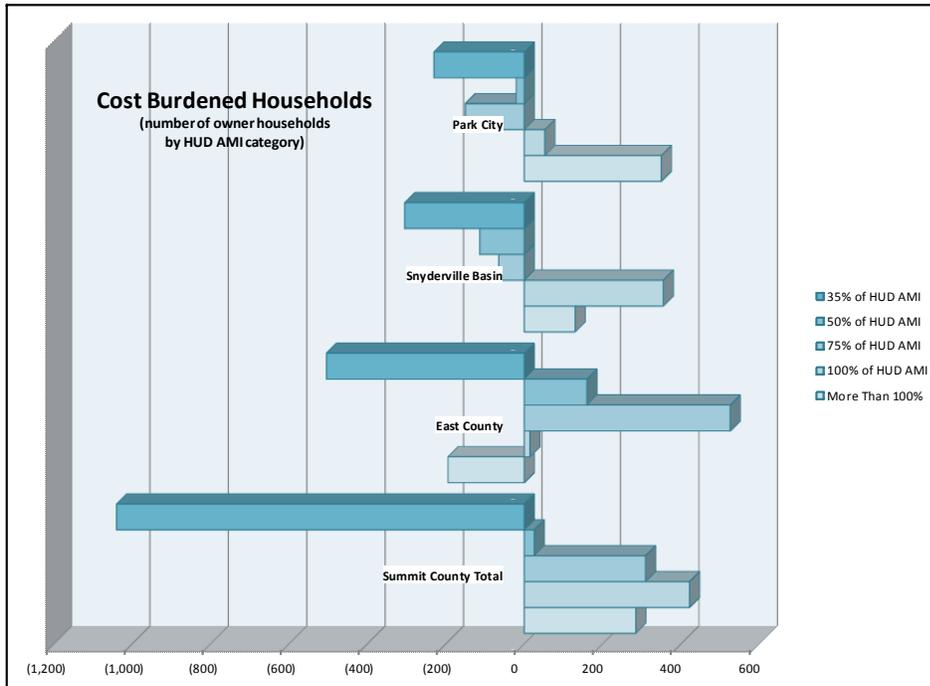
Source – analysis of 2011 market value data provided by the Summit County Assessor's Office.

FIGURE 14



Source – 2006-2010 American Community Survey 5-Year Estimates, Table 25118. 2010 dollars. Census data is provided for Summit County, Park City, and the Park City School District. The data is recast to show totals for the three affordable housing study areas – Park City, Snyderville Basin and East County.

FIGURE 15



Source – Figure 13 and Figure 14. Household income is expressed in 2010 dollars. Market Value is for 2011. Given the low-growth housing market, the difference is assumed to be negligible.

PLANNED NEW AFFORDABLE UNITS

Following is a list of affordable units that currently under construction, or are approved for construction.

FIGURE 16

POTENTIAL FUTURE AFFORDABLE UNITS	
<i>Units Provided by Private Sector Developers (uncertain timing)</i>	
Type	Approved or Under Construction
(as of March 2012)	
Units Committed to Park City Municipal	
Flagstaff Mountain/Empire Pass Annexation	42
IHC/USSA Annexation	28
Park City Heights Annexation	16
Marsac Avenue (Habitat for Humanity)	2
Park City Heights	35
1440 Empire Avenue (Bonanza Park AUEs)	
Lower Park Avenue RDA	
Treasure Hill	
Total	123
Units Committed to Summit County	
Liberty Peak Apartments	Rental 152
Total	74,552

Source – Park City Sustainability Department and Summit Planning Department.

DEMOGRAPHIC PROFILE

Demographic characteristics shown here do not directly support the foregoing analysis, but are included here as a reference in service of further analysis, as policy and action plan discussions proceed.

FIGURE 17

DEMOGRAPHIC PROFILE			
<i>Summit County Housing Affordability Analysis</i>			
	Park City	Snyderville Basin	East County
Population	7,553	15,828	11,914
Housing Units	9,444	8,072	7,505
Housing Unit Occupancy Status			
Total	9,444	8,072	7,505
Occupied	3,404	6,030	4,166
Vacant	6,040	2,042	3,339
Housing Unit Vacancy Status			
Total	6,040	2,042	3,339
For rent	232	341	69
Rented, not occupied	0	9	59
For sale only	226	49	49
Sold, not occupied	68	118	165
For seasonal, recreational, or occasional use	5,465	1,525	2,926
For migrant workers	0	0	0
Other vacant	49	0	71
Population in Occupied Housing Units			
Total	7,553	15,774	11,914
Owner occupied	4,361	13,699	9,014
Renter occupied	3,192	2,075	2,900
Households			
Total	3,404	6,030	4,166
Owner Occupied	1,897	4,995	3,231
Renter Occupied	1,507	1,035	935
Household Size			
Total	2.22	2.62	2.86
Owner Occupied	2.30	2.74	2.79
Renter Occupied	2.12	2.00	3.10
Households by Family Type			
Total	3,404	6,030	4,166
Owner Households	1,897	4,995	3,231
Non family	563	973	629
Family	1,334	4,022	2,602
Renter Households	1,507	1,035	935
Non family	660	556	147
Family	847	479	788

Source – . 2006-2010 American Community Survey 5-Year Estimates, Table,,,tbd

FIGURE 18

HOUSEHOLD SIZE BY NUMBER OF BEDROOMS				
<i>Summit County Housing Affordability Analysis</i>				
Census PUMA 400		PUMA 400 Extrapolated for Affordable Housing Study Areas Planning		
# Bedrooms	Household Size	Park City	Snyderville Basin	East County
Owner Units - Single Family				
1	1.74	1.34	1.60	1.63
2	2.01	1.55	1.85	1.89
3	2.70	2.08	2.48	2.53
4	3.24	2.50	2.99	3.04
5	3.87	2.99	3.57	3.63
Census Actual (average)	2.97	2.30	2.74	2.79
Rental Unit - Single Family				
1	1.36	1.00	0.94	1.46
2	2.12	1.55	1.47	2.27
3	3.09	2.26	2.14	3.31
4	3.42	2.51	2.38	3.67
5	4.49	3.29	3.11	4.81
Census Actual (average)	2.89	2.12	2.00	3.10
Rental Unit - Multi Family				
1	1.43	1.18	1.12	1.73
2	2.55	2.10	1.99	3.08
3	3.46	2.86	2.70	4.18
4	4.08	3.37	3.19	4.94
Census Actual (average)	2.56	2.12	2.00	3.10

Source – calculated based on *Public Use Microdata Sample, (PUMS)*, United States, prepared by the U.S. Census Bureau

FIGURE 19

HOUSEHOLD INCOME FOR RENTERS				
<i>Summit County Housing Affordability Analysis</i>				
Census PUMA 400		PUMA 400 Extrapolated for Affordable Housing Study Areas Planning		
Household Size (persons)	Average Income (2010)	Park City	Snyderville Basin	East County
All Renter Households				
1	\$29,780	\$32,462	\$48,596	\$28,085
2	\$47,311	\$51,572	\$77,205	\$44,619
3	\$44,515	\$48,524	\$72,643	\$41,982
4	\$61,975	\$67,556	\$101,134	\$58,448
5	\$48,431	\$52,793	\$79,033	\$45,675
Renter Households That Earn \$50,000 or Less				
1	\$19,380	\$38,669	\$57,889	\$33,455
2	\$22,684	\$45,260	\$67,756	\$39,158
3	\$29,825	\$59,508	\$89,086	\$51,485
4	\$29,448	\$58,756	\$87,960	\$50,834
5	\$33,498	\$66,837	\$100,058	\$57,826
Renter Households That Earn More Than \$50,000				
1	\$84,450	\$49,039	\$73,413	\$42,427
2	\$86,734	\$50,365	\$75,399	\$43,575
3	\$87,237	\$50,657	\$75,836	\$43,827
4	\$85,882	\$49,870	\$74,658	\$43,146
5	\$74,756	\$43,410	\$64,986	\$37,557

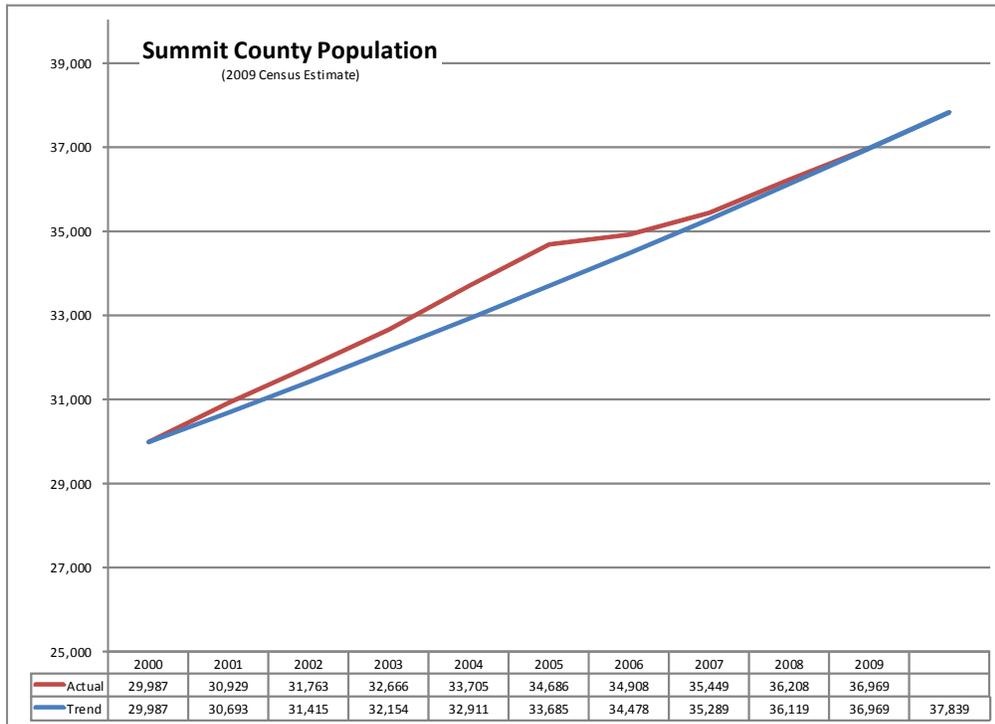
Source – calculated based on 2006-2010 American Community Survey 5-Year Estimates , *Public Use Microdata Sample*, (PUMS), United States, prepared by the. U.S. *Census Bureau*

FIGURE 20

UTAH COUNTIES IN PUMA 400	
<i>2006-2010 ACS 5-year Public Use Microdata Samples (PUMS)</i>	
	Population
Carbon County	19,989
Daggett County	941
Duchesne County	17,948
Emery County	10,629
Grand County	9,660
Morgan County	8,908
San Juan County	15,049
Summit County	36,969
Uintah County	31,536
Wasatch County	21,600
Total	173,229

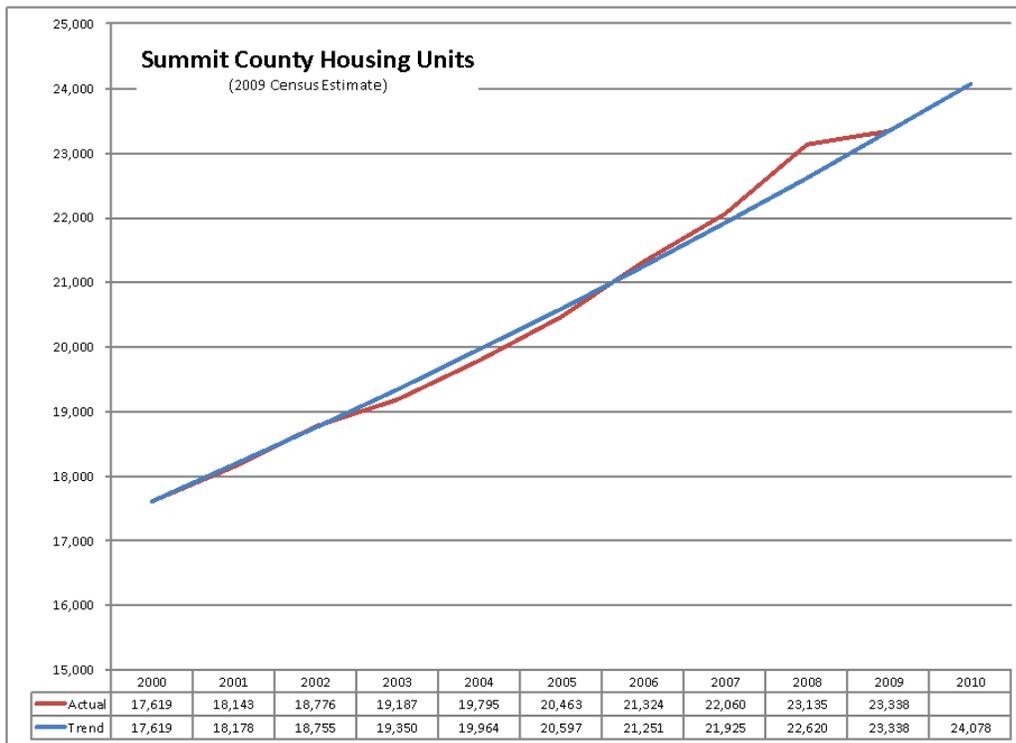
Source – 2006-2010 American Community Survey 5-Year Estimates , *Public Use Microdata Sample*, (PUMS), United States, prepared by the. U.S. *Census Bureau*

FIGURE 21



Source – .US Census Bureau Population Estimates, Intercensal Estimates for Summit County population, 2009 - <http://www.census.gov/popest/data/datasets.html>

FIGURE 22



Source – .US Census Bureau Population Estimates, Intercensal Estimates for Summit County population, 2009 - <http://www.census.gov/popest/data/datasets.html>

APPENDIX

EMPLOYEE HOME AND DESTINATION

FIGURE 23

WHERE WORKERS LIVE						
<i>Summary of LED Home Area Destination Report for Summit County</i>						
	Park City		Snyderville Basin Planning Area		East County Planning Area	
	(number of workers in each study area)					
Total Jobs (workers) in The Study Area	9,431		5,303		2,076	
Study Area Residents Who Have Jobs Live & Work in The Study Area	3,906		7,589		3,450	
	1,911		1,182		923	
Place of Residence for Study Area Workers						
Summit County, UT	4,733		2,142		1,147	
Salt Lake County, UT	2,150		1,646		380	
Wasatch County, UT	991		380		157	
Other	1,557		1,135		392	
Total	9,431		5,303		2,076	
Detailed Place of Residence for Study Area Workers						
Summit County, UT						
Park City city, UT	1,911		556		70	
Snyderville CDP, UT	908		427		56	
Summit Park CDP, UT	778		529		64	
Silver Summit CDP, UT	496		226		34	
Kamas city, UT			0		243	
Other Summit County	640		404		680	
Salt Lake County, UT						
Salt Lake City , UT	712		448		81	
Millcreek CDP, UT	325		232		51	
Sandy city, UT	197		143		35	
West Valley City , UT	111		109		26	
Other Salt Lake County	805		714		187	
Wasatch County, UT						
Heber city, UT	723		293		112	
Other Wasatch County	268		87		45	
Utah County, UT	476		352		83	
Davis County, UT	251		224		96	
Weber County, UT	104		115		92	
Cache County, UT	91		85		17	
Tooele County, UT	60		60		14	
Morgan County, UT	47		32		23	
All Other Locations	528		267		67	
Total	9,431		5,303		2,076	
Characteristics of Workers						
Male	5,273	56%	2,971	56%	1,346	65%
Female	4,158	44%	2,332	44%	730	35%
Age 29 or younger	3,427	36%	2,124	36%	609	29%
Age 30 to 54	4,563	48%	2,568	48%	1,181	57%
Age 55 or older	1,441	15%	611	15%	286	14%
Income \$15,000 or Less	5,190	55%	2,117	40%	563	27%
Income \$15,000 to \$40,000	2,571	27%	2,009	38%	810	39%
Income More than \$40,000	1,670	18%	1,177	22%	703	34%

Source – .US Census Bureau Local Employment Dynamics (LED), LED on the Map, Work Area Profile, Home destination and work destination reports. <http://lehd.did.census.gov/led/datatools/datatools.html>. The LED analysis is reported in terms of Park City, Park City School District and Summit County, and is here recast in terms of the three affordable housing study areas.

FIGURE 24

WHERE RESIDENTS ARE EMPLOYED			
<i>Summit County Housing Affordability Analysis</i>			
	Park City	Snyderville Basin Planning Area	East County Planning Area
	(number of workers in each study area)		
Total Jobs (workers) in The Study Area	9,431	5,303	2,076
Study Area Residents Who Have Jobs	3,906	7,589	3,450
Live & Work in The Study Area	1,911	687	790
Place of Work for Study Area Residents			
Summit County, UT	2,537	3,825	1,660
Salt Lake County, UT	882	2,780	876
Wasatch County, UT	25	76	107
Other	462	908	807
Total	3,906	7,589	3,450
Detailed Place of Work for Study Area Resic			
Summit County, UT			
Park City city, UT	1,911	2,362	460
Snyderville CDP, UT	329	687	157
Silver Summit CDP, UT	76	183	203
Summit Park CDP, UT	70	229	50
Kamas city, UT		0	247
Other Summit County	151	364	543
Salt Lake County, UT			
Salt Lake City city, UT	443	1,319	323
Murray city, UT	69	220	61
West Valley City city, UT	61	272	103
Sandy city, UT	60	150	60
Millcreek CDP, UT	49	170	47
Other Salt Lake County	200	649	282
Utah County, UT			
Provo city, UT			0
Other Utah County	135	257	197
Davis County, UT	91	193	124
Weber County, UT	54	147	116
Cache County, UT	37	80	52
Wasatch County, UT	25	76	107
Uintah County, UT		35	22
Uinta County, WY		0	61
Sweetwater County, WY		0	47
All Other Locations	145	196	188
Total	3,906	7,589	3,450
Characteristics of Residents			
Male	2,124		1,953
Female	1,782		1,497
Age 29 or younger	1,271		1,153
Age 30 to 54	2,053		1,775
Age 55 or older	582		522
Income \$15,000 or Less	1,839		1,179
Income \$15,000 to \$40,000	1,075		1,305
Income More than \$40,000	992		966

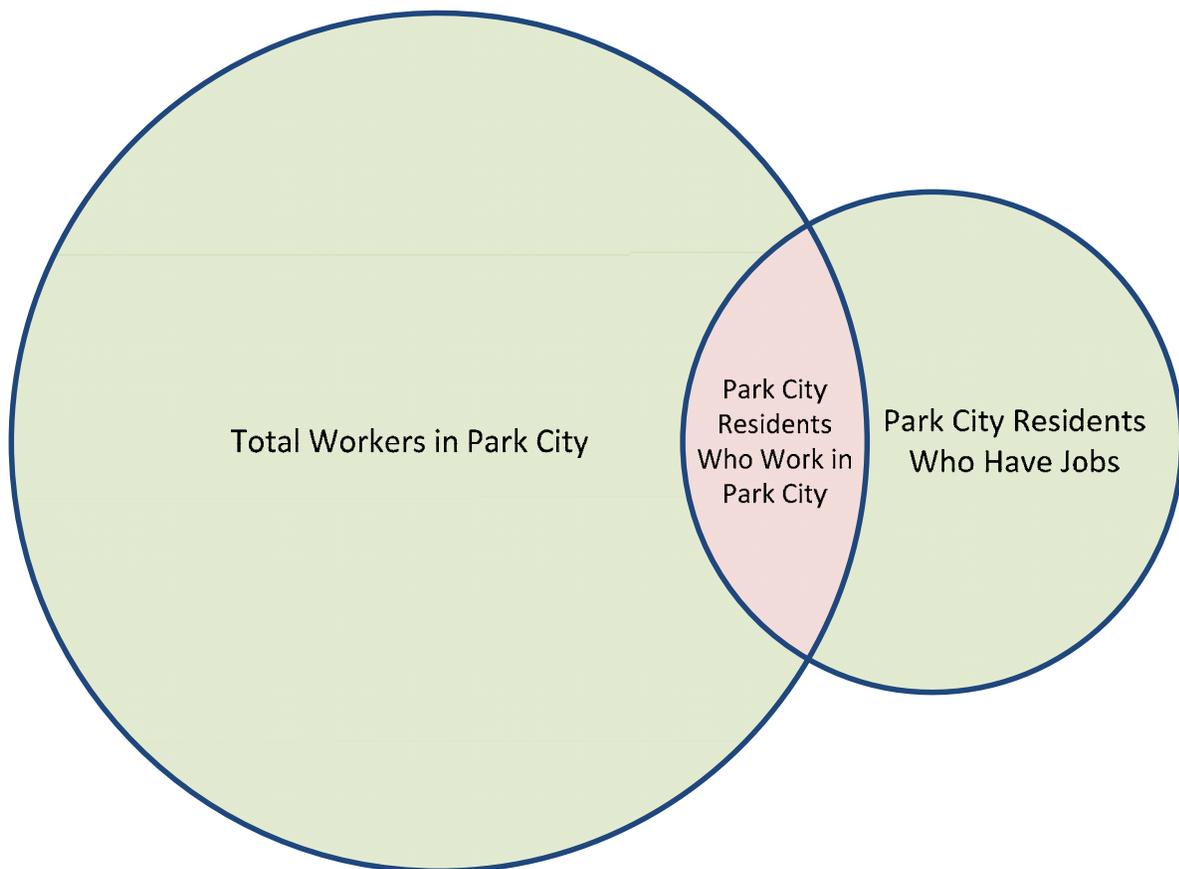
Private sector primary jobs - 2009

Source – .US Census Bureau Local Employment Dynamics (LED), LED on the Map, Work Area Profile, Home destination and work destination reports. <http://lehd.did.census.gov/led/datatools/datatools.html>

Figure 25 illustrates the concept of home area/work area destination reports.

FIGURE 25

Illustration of A Work Area Origin and Destination
Profile
Using Park City as An Example



HOUSING PRICE GAP SOURCE NOTES

This section shows source notes and supporting calculations for the housing affordability “price” gap calculated in Figure 11.

FIGURE 26

HOUSING PRICE GAP SOURCE NOTES	
Summit County Housing Affordability Analysis	
Description	Estimating Assumptions Source Notes
Household Income	Income is calculated assuming employment in Summit County, and based on the average
Summit County Average Monthly Wage	Average monthly wages for Summit County - Q2 2011 - State of Utah Workforce Services. http://jobs.utah.gov/jsp/wi/utalmis/gotoCounties.do
Other Earnings (tips, bonus, overtime, incentives)	Estimate
Other Income (investments, non-cash benefits)	Estimate
Workers per Household (# FTE)	Data source is Census Transportation Planning Products - calculated value using Tables 14100 and 13100 - workers per household and number of households for Utah urban, 2009 - http://data.ctpp.transportation.org/CTPP/TableViewer/document.aspx?ReportId=1786
Part-time job earnings	Part-time wages are 50% of Summit County average wages.
Purchase Price Assumptions	
Shelter Cost % of Income	This is a commonly used measure of shelter cost burden
Estimated Property Insurance	
Insured Value (improvements % of market value)	Estimate. Assumes that homeowners insurance is calculated based on the value of improvements, not including land.
Estimated Average Rate (% of insurable value)	This is an estimate.
Estimated Real Estate Tax	
Est. Avg Tax Rate	Estimated as the average of 2011 tax rates for assessment districts 10, 13, 27, 29. Estimate is calculated as shown in the Appendix, Figure labeled "Estimated Real Estate Tax")
Taxable value (primary res.) % of Market Value	Summit County primary residential taxable value % of market value
Utilities (gas, and electricity)	The estimate is calculated as shown in the Appendix, Figure labeled "Estimated Average Utility Expense")
Down Payment (% of purchase price)	Estimate of typical down payment for affordable unit, from Mountainlands Community Housing
Mortgage Rate	MCHT estimate
Mortgage Term	MCHT estimate
Condominium Fee (per month)	MCHT estimate. This is not used in the calculation of the single family price gap.
Closing Cost	MCHT estimate
Affordable Purchase Price	
Household Income (per month)	Monthly household income (from annual income as calculated as above).
Shelter Cost % of Income	From Shelter Cost % of Income, above
Maximum Housing Payment (per month)	Calculated as the product of income and shelter cost burden.
Property Insurance	Calculated as the product of affordable purchase price, insured value, and estimated rate.
Real Estate Tax	Calculated as the product of affordable purchase price, taxable value, and estimated rate.
Utilities	From utilities cost as calculated above
Condominium Fee	Used only for the calculation of of multi family price gap.
Monthly Mortgage Payment	Calculated as Maximum Monthly Housing Cost less Property Insurance, Real Estate Tax and utilities and Condominium Fee (multi family only)
Mortgage Amount	Calculated as the present value of Monthly Mortgage Payment, Mortgage Rate and Term
Down Payment	Calculated as the product of Affordable Purchase Price and Down Payment %.
Closing Cost	From Closing Cost, above
Affordable Purchase Price (rounded)	Calculated as the sum of Mortgage Amount and Down Payment, less Closing Cost.
Housing Unit Market Value	Housing unit value is calculated using 2011 market value from the Summit County Assessor's Office.
2011 median market value per sq. ft.,	The average of median per square foot market values for single family/multi family units 600 to 1,599 square feet. Square foot value is calculated as the quotient of market value and square footage. Square footage includes basement and living area. Market value for the Snyderville Basin Planning Area is calculated based real estate assessment districts for the Park City School District (not including Park City) - assessment districts include 10,11,12,13,14,28,29,30,56,57. Market value for the East County planning area includes all Summit County assessment districts, less the Snyderville Basing Planning Area and Park City (districts 6,7,8,9,60,61,61)
Unit Area (unit equivalent, sq. ft.)	Square footage from the Planning Department for a unit equivalent residential unit.
Market Value	Calculated as the product of Market Value per Sq. Ft. and UE square footage.

FIGURE 27

ESTIMATED REAL ESTATE TAX RATE		
<i>Estimated Average Tax Rate</i>		
Tax District Number	Name	2011 Real Estate Tax
10	Canyons	0.00853800
13	Jeremy	0.00902700
27	Silver Creek	0.01003000
29	Highland Estates	0.00902700
Example Market Value		\$320,400
Taxable % OF Value		55%
Taxable Value		\$176,220
Tax Revenue		
10	Canyons	\$1,505
13	Jeremy	\$1,591
27	Silver Creek	\$1,767
29	Highland Estates	\$1,591
Average		\$1,613
Average Tax Revenue % of Taxable Value		0.92%

Source – tax rates from Summit County Assessor’s Office. Example Market Value is Snyderville Basin single family value from Figure 11.

FIGURE 28

ESTIMATED AVERAGE UTILITIES EXPENSE		
<i>Summit County Housing Affordability Analysis</i>		
	Total	Per Month
Single Family (3 and 3 bedroom)		
Electricity	\$1,132	\$94
Natural Gas	\$636	\$53
Total	\$1,768	\$147
Apartment (2 bedroom)		
Electricity	\$842	\$70
Natural Gas	\$433	\$36
Total	\$1,275	\$106

Source – U.S. Energy Information Administration microdata, 2005 (data updated to 2009). Utility expense for mountain division, 2 and 3 bedroom single family units.

<http://www.eia.gov/consumption/residential/data/2005/index.cfm#tabs-2>

SUMMIT COUNTY JOBS

FIGURE 29

SUMMIT COUNTY JOBS						
<i>Ranked by Earnings (2010 Q1, Q2, Q3 and 2011 Q1)</i>						
Salary Rank	NAICS Category and Description	Average Annual Earnings	Monthly	Hourly	Number of Jobs	% of Jobs
1	334 Computer and Electronic Product Manufacturing	\$161,040	\$13,420	\$78.63	131	1%
2	522 Credit Intermediation and Related Activities	\$87,336	\$7,278	\$42.64	167	1%
3	423 Merchant Wholesalers, Durable Goods	\$72,600	\$6,050	\$35.45	97	1%
4	524 Insurance Carriers and Related Activities	\$71,304	\$5,942	\$34.82	92	1%
5	541 Professional, Scientific, and Technical Services	\$64,920	\$5,410	\$31.70	692	4%
6	517 Telecommunications	\$63,096	\$5,258	\$30.81	86	0%
7	237 Heavy and Civil Engineering Construction	\$51,924	\$4,327	\$25.35	335	2%
8	236 Construction of Buildings	\$46,860	\$3,905	\$22.88	274	2%
9	621 Ambulatory Health Care Services	\$44,376	\$3,698	\$21.67	472	3%
10	813 Religious, Grantmaking, Civic, Professional, and Similar Organizations	\$42,276	\$3,523	\$20.64	272	1%
11	531 Real Estate	\$39,744	\$3,312	\$19.41	1,010	6%
12	454 Nonstore Retailers	\$39,432	\$3,286	\$19.25	174	1%
13	441 Motor Vehicle and Parts Dealers	\$36,516	\$3,043	\$17.83	91	0%
14	611 Educational Services	\$34,968	\$2,914	\$17.07	342	2%
15	238 Specialty Trade Contractors	\$34,068	\$2,839	\$16.63	535	3%
16	711 Performing Arts, Spectator Sports, and Related Industries	\$33,216	\$2,768	\$16.22	411	2%
17	561 Administrative and Support Services	\$33,180	\$2,765	\$16.20	604	3%
18	713 Amusement, Gambling, and Recreation Industries	\$32,868	\$2,739	\$16.05	2,794	15%
19	451 Sporting Goods, Hobby, Book, and Music Stores	\$30,144	\$2,512	\$14.72	292	2%
20	444 Building Material and Garden Equipment and Supplies Dealers	\$28,788	\$2,399	\$14.06	182	1%
21	721 Accommodation	\$28,488	\$2,374	\$13.91	2,262	12%
22	445 Food and Beverage Stores	\$25,536	\$2,128	\$12.47	594	3%
23	812 Personal and Laundry Services	\$25,404	\$2,117	\$12.40	208	1%
24	485 Transit and Ground Passenger Transportation	\$24,804	\$2,067	\$12.11	202	1%
25	442 Furniture and Home Furnishings Stores	\$24,648	\$2,054	\$12.04	95	1%
26	453 Miscellaneous Store Retailers	\$24,480	\$2,040	\$11.95	180	1%
27	452 General Merchandise Stores	\$23,088	\$1,924	\$11.27	235	1%
28	624 Social Assistance	\$22,344	\$1,862	\$10.91	178	1%
29	448 Clothing and Clothing Accessories Stores	\$20,304	\$1,692	\$9.91	862	5%
30	722 Food Services and Drinking Places	\$18,048	\$1,504	\$8.81	2,426	13%
31	447 Gasoline Stations	\$17,172	\$1,431	\$8.38	168	1%
	Not Specified			\$0.00	1,761	10%
	All NAICS subsectors	\$36,384	\$3,032	\$17.77	18,224	100%

Source – .US Census Bureau, Local Employment Dynamics, Industry Focus. High Growth Industries. All 31 eligible industries. State=Utah, County=043 Summit, Sex=Male and Female, Age=14-99. Private Firms Only. Group: NAICS 3-digit industry name. Average Quarterly Employment (2010Q2,2010Q3, 2010Q4,2011Q1).

FIGURE 30

SUMMIT COUNTY JOBS						
<i>Ranked by # Jobs (2010 Q1, Q2, Q3 and 2011 Q1)</i>						
Salary Rank	NAICS Category and Description	Average Annual Earnings	Monthly	Hourly	Number of Jobs	% of Jobs
	6 517 Telecommunications	\$63,096	\$5,258	\$30.81	86	0%
	13 441 Motor Vehicle and Parts Dealers	\$36,516	\$3,043	\$17.83	91	0%
	4 524 Insurance Carriers and Related Activities	\$71,304	\$5,942	\$34.82	92	1%
	25 442 Furniture and Home Furnishings Stores	\$24,648	\$2,054	\$12.04	95	1%
	3 423 Merchant Wholesalers, Durable Goods	\$72,600	\$6,050	\$35.45	97	1%
	1 334 Computer and Electronic Product Manufacturing	\$161,040	\$13,420	\$78.63	131	1%
	2 522 Credit Intermediation and Related Activities	\$87,336	\$7,278	\$42.64	167	1%
	31 447 Gasoline Stations	\$17,172	\$1,431	\$8.38	168	1%
	12 454 Nonstore Retailers	\$39,432	\$3,286	\$19.25	174	1%
	28 624 Social Assistance	\$22,344	\$1,862	\$10.91	178	1%
	26 453 Miscellaneous Store Retailers	\$24,480	\$2,040	\$11.95	180	1%
	20 444 Building Material and Garden Equipment and Supplies Dealers	\$28,788	\$2,399	\$14.06	182	1%
	24 485 Transit and Ground Passenger Transportation	\$24,804	\$2,067	\$12.11	202	1%
	23 812 Personal and Laundry Services	\$25,404	\$2,117	\$12.40	208	1%
	27 452 General Merchandise Stores	\$23,088	\$1,924	\$11.27	235	1%
	10 813 Religious, Grantmaking, Civic, Professional, and Similar Organizations	\$42,276	\$3,523	\$20.64	272	1%
	8 236 Construction of Buildings	\$46,860	\$3,905	\$22.88	274	2%
	19 451 Sporting Goods, Hobby, Book, and Music Stores	\$30,144	\$2,512	\$14.72	292	2%
	7 237 Heavy and Civil Engineering Construction	\$51,924	\$4,327	\$25.35	335	2%
	14 611 Educational Services	\$34,968	\$2,914	\$17.07	342	2%
	16 711 Performing Arts, Spectator Sports, and Related Industries	\$33,216	\$2,768	\$16.22	411	2%
	9 621 Ambulatory Health Care Services	\$44,376	\$3,698	\$21.67	472	3%
	15 238 Specialty Trade Contractors	\$34,068	\$2,839	\$16.63	535	3%
	22 445 Food and Beverage Stores	\$25,536	\$2,128	\$12.47	594	3%
	17 561 Administrative and Support Services	\$33,180	\$2,765	\$16.20	604	3%
	5 541 Professional, Scientific, and Technical Services	\$64,920	\$5,410	\$31.70	692	4%
	29 448 Clothing and Clothing Accessories Stores	\$20,304	\$1,692	\$9.91	862	5%
	11 531 Real Estate	\$39,744	\$3,312	\$19.41	1,010	6%
	21 721 Accommodation	\$28,488	\$2,374	\$13.91	2,262	12%
	30 722 Food Services and Drinking Places	\$18,048	\$1,504	\$8.81	2,426	13%
	18 713 Amusement, Gambling, and Recreation Industries	\$32,868	\$2,739	\$16.05	2,794	15%
	Not Specified			\$0.00	1,761	10%
	All NAICS subsectors	\$36,384	\$3,032	\$17.77	18,224	100%

Source – .see Figure 29

Title/Chapter/Section:

Go To

[Search Code by Key Word](#)[<< Previous Section \(17-27a-402\)](#)[Next Section \(17-27a-404\) >>](#)[Utah
Code](#)[Title 17](#) Counties[Chapter
27a](#) County Land Use, Development, and Management ActSection
403 Plan preparation.**17-27a-403. Plan preparation.**

(1) (a) The planning commission shall provide notice, as provided in Section [17-27a-203](#), of its intent to make a recommendation to the county legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.

(b) The planning commission shall make and recommend to the legislative body a proposed general plan for the unincorporated area within the county.

(c) (i) The plan may include planning for incorporated areas if, in the planning commission's judgment, they are related to the planning of the unincorporated territory or of the county as a whole.

(ii) Elements of the county plan that address incorporated areas are not an official plan or part of a municipal plan for any municipality, unless it is recommended by the municipal planning commission and adopted by the governing body of the municipality.

(2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

(i) a land use element that:

(A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

(ii) a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and

(iii) an estimate of the need for the development of additional moderate income housing within the unincorporated area of the county, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that counties should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people desiring to live there; and

(B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

(ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:

(A) rezone for densities necessary to assure the production of moderate income housing;

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

(C) encourage the rehabilitation of existing uninhabitable housing stock into moderate

income housing;

(D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the county;

(E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;

(F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and

(G) consider utilization of affordable housing programs administered by the Department of Workforce Services.

(c) In drafting the land use element, the planning commission shall:

(i) identify and consider each agriculture protection area within the unincorporated area of the county; and

(ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.

(3) The proposed general plan may include:

(a) an environmental element that addresses:

(i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and

(ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;

(b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;

(c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:

(i) historic preservation;

(ii) the diminution or elimination of blight; and

(iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;

(d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected county revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;

(e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;

(f) provisions addressing any of the matters listed in Subsection [17-27a-401](#)(2); and

(g) any other element the county considers appropriate.

Amended by Chapter 212, 2012 General Session

Download Code Section [Zipped](#) WordPerfect [17_27a040300.ZIP](#) 4,776 Bytes

[<< Previous Section \(17-27a-402\)](#)

[Next Section \(17-27a-404\) >>](#)

[Questions/Comments](#) | [Utah State Home Page](#) | [Terms of Use/Privacy Policy](#) | [ADA Notice](#)

CHAPTER 1

PROGRAM FOR RESORT AND MOUNTAIN DEVELOPMENT

SECTION:

- 10-1-1: Statement of Purpose
- 10-1-2: Maintaining a Balanced Community
- 10-1-3: New Model for Neighborhood and Community Planning

10-1-1: STATEMENT OF PURPOSE:

- A. The Snyderville Basin General Plan (hereinafter referred to as the "plan"), was developed to ensure that the resort and mountain character of the basin is to be embraced and protected, while suburban development patterns, which erode the unique character of the basin, is discouraged and, to the extent possible, prohibited. Additionally, the General Plan was developed to ensure that resort and mountain development occurred in harmony with the mountain environment. The development pattern of the Snyderville Basin shall be rural in nature, with low densities of one unit per twenty (20) acres, and up to one unit per ten (10) acres in certain instances, to ensure the rural character. These low rural densities will help to protect the mountain environment.
- B. Interspersed in the rural environment of the Snyderville Basin, tightly knit, neighbor friendly, town, village and resort centers shall be permitted in designated locations. Each type of center must serve the specific function stated in the General Plan and in this Title. The character of these centers, particularly the town and village centers, shall be patterned after traditional communities, but each shall be phased to ensure proper growth and concurrency management. These centers shall be designed to maintain and renew a sense of place and foster a feeling of belonging.
- C. It must be shown that these centers will benefit, not detract from, the general health, safety and welfare of the entire community. Higher density town, village and resort centers can only be achieved through significant contributions to the community at large. The nature of the contributions in order to achieve higher development densities are established in this Title. Moreover, there must be a transfer of density from outside of the designated center, where development is less desirable, to the center.
- D. The intention of the County is to assure the managed, proper and sensitive development of land to protect and enhance these desired qualities and the lifestyle that exists. In adopting the Snyderville Basin Development Code (hereinafter referred to as "this Title"), the County will fully exercise all of the powers granted to it by Utah Code Annotated, Title 17 to require, to the extent possible and practical, that all development is consistent with the goals and expectations of the residents. In order to accomplish the stated purpose, this Title will:

1. Ensure that the quality and character of all development undertaken in the Snyderville Basin will be compatible with the mountain environment and the resort nature of the area.
2. Protect the environmentally sensitive nature of the land.
3. Promote a community of neighborhoods, where rural open space is interspersed with traditional small town characteristic forms as the dominant patterns of development.
4. Provide a new model for community and neighborhood planning, integrating concepts of traditional zoning with incentives offered by the community, which together are intended to allow the creative energies of residents, property owners and developers, along with the County, to achieve our vision of the future, as described in the plan.
5. Ensure and maintain balanced community growth, with an appropriate commercial and industrial base to support the general costs associated with residential development.
6. Ensure that there is adequate infrastructure and services in place prior to development approval.
7. Ensure that development mitigates and pays its fair share of the impacts it creates on the community through an approval process which is equitable to all parties.
8. Ensure that individual residential development projects, to the extent reasonable, minimize its impact on the desired community balance. (Ord. 323, 3-9-1998)

10-1-2: MAINTAINING A BALANCED COMMUNITY:

- A. The County shall strive to maintain a balanced community. By balanced, it is meant a variety of land uses, including residential development, is desirable. It is recognized that most residential development does not pay for the impact it creates. The exception to this is the large, expensive home that produces a substantial assessed valuation for tax purposes. However, it is the community desire that there be a variety of housing types. Residential development requires a variety of governmental, social and other services. It generates impacts on fire, recreation, and other special districts that serve the Snyderville Basin.
- B. While it is possible to minimize the impact of residential development, it is necessary that there be an appropriate amount of commercial and industrial

development to offset the impact of residential development. For this reason, the Snyderville Basin General Plan has identified the type of growth pattern that the residents believe will produce the most sustainable community balance. The County will undertake an economic and community impact assessment related to the type of growth espoused in the General Plan to define the baseline between revenues available and expenditures required to provide local government and special district services.

- C. Future amendments to the General Plan shall, among other things, consider the impact of the proposed development on the desired community balance, as established by the economic and community impact assessment. While it is recognized that most residential development will not adequately pay for the costs associated with it, any residential development that unreasonably or inappropriately affects the desired balance between expenditures requested to support development and the resources available to pay for the associated impacts is not appropriate and will not be approved. (Ord. 323, 3-9-1998)

10-1-3: NEW MODEL FOR NEIGHBORHOOD AND COMMUNITY PLANNING:

- A. This Title will implement a new model for community and neighborhood planning. Its objective is a community development pattern which is based on traditional town planning principles and rural open spaces, not the traditional types of suburban development that has been occurring in past years. This Title is intended to ensure that development shall have the following principal characteristics:
1. Compactness and tight development form;
 2. Medium densities within principal development pods;
 3. Town and resort centers will permit the most intense development areas within the Snyderville Basin; with the sole town center at Kimball's Junction. These centers will permit higher densities because they shall be required to provide appropriate economic enhancements in the form of various tax revenues and fees that are required to help sustain residential development throughout the Snyderville Basin.
 4. A focal point or center, with street edge buildings, mixed uses, gathering places, public buildings and facilities, parks and open spaces;
 5. Commercial uses that are of a type and scale that are appropriate for a mountain and resort environment and the specific neighborhood in which they are located;
 6. Residential neighborhoods adjacent to and surrounding the

community/neighborhood activity center;

7. Pedestrian friendly, but also automobile accessible;
 8. Streets and parking lots scaled for typical use, rather than worst case;
 9. Civic open spaces within and rural open spaces and lower densities on the edges and beyond;
 10. An appropriate system of trails and roads that connect the principal development pods; and
 11. The transfer of density from the least desirable development sites to those areas that is most consistent with these principles.
- B. This Title will serve as a systematic, consistent and comprehensive mechanism to implement the community's vision for the basin, as described in the plan. To accomplish the community's desires, this Title hereby establishes rules, regulations and standards that define:
1. An underlying or "initial zoned density" for all lands based on the current use of the property and the unique characteristics of the land;
 2. Sound land use planning principles which would be mandatory for all new development; and
 3. Community design standards that will ensure that the quality and character of all development and matches the desires of the community and maintains desired service levels. (Ord. 323, 3-9-1998)