SUMMIT COUNTY, UTAH
ORDINANCE NO. 962

AN ORDINANCE AMENDING THE SNDERVILLE BASIN AND EASTERN SUMMIT COUNTY MODERATE INCOME HOUSING PLANS

PREAMBLE

WHEREAS, Utah Code Annotated ("UCA") § 17-27a-401 requires that each county prepare and adopt a comprehensive, long-range general plan for present and future needs of the county and for growth and development of all or any part of the land within the unincorporated portions of the county; and

WHEREAS, House Bill 462, Utah Housing and Affordability Amendments was approved during the 2022 legislative session and required Summit County to adopt a moderate-income housing element that provides a realistic opportunity to meet the need for additional moderate-income housing within the next five years; and

WHEREAS, the Snyderville Basin and Eastern Summit County moderate income housing plans were approved by the Summit County Council, via Ordinances 950 and 951 on September 19, 2022; and

WHEREAS, On October 1, 2022, jurisdictions were required to submit their annual report to the State Housing and Community Development Division; and

WHEREAS, Summit County submitted the report and was provided a letter dated November 30, 2002, with a Notice of Compliance which states: *"Summit County has met the necessary requirement for 17-27a-408(5)(a)(ii) and is eligible for Priority Consideration in the 2024 fiscal year for Transportation Commission funding for transportation projects with the County and Governor's Office of Planning and Budget Covid-19 Local Assistance Matching Grant Program."* It goes on to say: *"The Division of Housing and Community Development did identify some deficiencies which the County should address prior to submitting the report in 2023. In the Snyderville Basin Plan, strategies A, F, E, I, M, and T do not match the strategy language included in the State Statute. Strategies E and M are minor typos in the text of the strategy... Strategies F, I, and W in the Snyderville Basin plan require additional detail in the implementation plan."*; and

WHEREAS, Staff amended the Snyderville Basin Moderate Income Housing Element so that each strategy matches the language in the State Statute and added additional details for implementation for Strategies F, I, and W; and

WHEREAS, On July 11, 2023, the Snyderville Basin Planning Commission conducted a public hearing and voted to forward a positive recommendation to the SCC; and

WHEREAS, The Notice of Compliance did not state changes were necessary to the Eastern Summit County Moderate Income Housing Plan; however, Staff amended the language in the Plan to match that in the State Statute to ensure consistency between the Snyderville Basin and Eastern Summit County Planning Districts; and

WHEREAS, On July 20, 2023, the Eastern Summit County Planning Commission conducted a public hearing and voted to forward a positive recommendation to the SCC; and

WHEREAS the Summit County Council held a public hearing on July 26, 2023; and,

NOW, THEREFORE, the County Council of the County of Summit, State of Utah, ordains as follows:

Section 1. The Snyderville Basin General Plan is amended as depicted in Exhibit A.

Section 2. The Eastern Summit County General Plan is amended as depicted in Exhibit B.

Section 3. Effective Date: This Ordinance shall take effect immediately after publication.

Enacted this 26th day of July 2023.

ATTEST:

VOTING OF COUNTY COUNCIL:

Councilmember Stevens	Aye
Councilmember Robinson	Aye
Councilmember Harte	Aye
Councilmember Armstrong	Aye
Councilmember Hanson	Aye

SUMMIT COUNTY COUNCIL

Roger Armstrong, Chair

Evelyn Furse

Summit County Clerk

APPROVED AS TO FORM

David Thomas
Deputy County Attorney

COUNTY CLERKS SEAL SUMMIT COUNTY 1854 STATE OF UTAH

EXHIBIT A

Chapter 6.1

Moderate Income Housing Element

INTRODUCTION

Rather than being monolithic, moderate-income housing is a multifaceted challenge for Summit County. It is tied closely to a variety of Snyderville Basin challenges including extremely high median housing costs; traffic congestion and legacy transportation issues; availability of sufficient local laborers; business challenges due to lack of access to labor; an increasingly non-diverse community; a shrinking number of full-time residents with long-term community and generational ties; increasing environmental degradation due to increasing development pressures; concerns about sustainability of air, land, and water natural resources; and the critical need to manage and limit rapid growth in a County that seeks to preserve open spaces, agricultural and cultural heritage (collectively, "Critical Concerns"). Accordingly, creating standards and strategies concerning moderate-income housing in this Chapter would be incomplete, ineffective, and potentially harmful to the vision and goals of this General Plan as well as the County Council's vision, values, and strategic goals without carefully evaluating the impacts of any such standards and strategies on the Critical Concerns to determine if they will aggravate or mitigate and provide solutions to those Critical Concerns. All such standards and strategies and the Critical Concerns should continually be evaluated given the dynamic nature of growth in and on the borders of the County.

The Summit County Manager, relevant staff as determined by the County Manager, and the County Council should regularly assess the County's moderate-income housing needs and seek to articulate where such housing is most appropriate and for whom the need is greatest at any given moment always taking into careful consideration the Critical Concerns ("Moderate-Income Housing Assessment"). A priority of any such assessment should seek to identify if housing challenges are creating significant labor shortages in critical areas such as law enforcement, emergency medical services, education, doctors and nurses and other health care professionals, and local government workforce. In addition, the Moderate-Income Housing Assessment should examine the needs of long-term resident seniors seeking to age in place in the County, vulnerable populations, as well as the County's tourism industry's workforce. With respect to tourism workforce, any strategies developed in this Chapter 6.1 should seek to require major employers to bear some of the burden of providing employees with housing opportunities as well as reasonable wages that take into account the high housing costs in resort counties much like the difference in wages paid in rural Utah compared to San Francisco, California.

External influences also need to be part of the Moderate-Income Housing Assessment, such as whether nightly rentals are removing long-term housing from the available housing capacity with a result of hollowing out formerly well-established neighborhoods, particularly outside of resort cores. Such assessment should consider *any moderate-income housing permitted, platted, commenced and/or built since the prior Moderate-Income Housing Assessment. Careful consideration of where to locate housing is a fundamental question the Moderate-Income Housing Assessment needs to examine in each instance with a focus on the Critical Concerns. For example, building or incentivizing affordable housing in the Snyderville Basin for County workforce that work primarily in County offices in Coalville requires commuting, which the moderate-income housing plan should seek to reduce. In addition, approving a large ratio of market rate housing to obtain a smaller ratio of affordable housing exacerbates the dearth of affordable housing given the additional services and workers required to service the market rate housing, and should be avoided.*

The critical questions of each Moderate-Income Housing Assessment should include: for whom, ideal location(s), transit and transportation access, trails access, and access to services to reduce commuting and car trips, as well an assessment of the state of each of the Critical Concerns. Those preparing the Moderate-Income Housing Assessment need to include specific metrics that are transparent, effective, and easy to understand that can be used to provide of positive or negative impacts that may be used by the County to adjust the goals and strategies contained in this Chapter 6.1.

With respect to any and all analyses and changes to land use regulations contained in this Chapter 6.1, the County should carefully consider the positive and negative impacts on each of the Critical Concerns to make sure any such changes are likely to reduce deficits identified in the Moderate-Income Housing Assessment and do not result in unintended consequences that negatively impact the Critical Concerns.

Moderate income housing is defined as: "Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located." However, given that the median gross income for the County is substantially higher than the national average, consideration should be given to requiring moderate-income housing that is targeted to lower median gross income depending upon the intended solutions sought as identified in the Moderate-Income Housing Assessment.

GOAL: Provide moderate-income housing opportunities that address the moderate-income housing needs identified in the Moderate-Income Housing Assessment, as updated in accordance with the Introduction of this Chapter. Due to already aggressive market rate housing growth pressures, it is essential that moderate-income housing does not come as a trade-off for additional market rate housing that may ultimately increase the moderate-income housing deficit due to the additional impacts created by the market rate housing and coincident infrastructure, services, and other needs that generate requirements for additional workforce. The primary goal should be meaningful reductions in existing deficits identified in the Moderate-Income Housing

Assessment.

OBJECTIVE A: Develop strategies to facilitate an adequate supply of moderate-income housing to reduce the identified deficits of housing in the Snyderville Basin for various moderate and low income groups living, working, or desiring to work in the Snyderville Basin, all as identified and prioritized in the Moderate-Income Housing Assessment, as updated, while minimizing negative impacts on the Critical Concerns.

The County shall measure demand and the County's progress toward meeting such demand through annual reporting, consistent with the requirements of Utah law.

STRATEGY A: Rezone for densities necessary to facilitate the production of moderate income housing.
(Utah Code § 17-27a-403(2)(b)ii(A))

Implementation Measure 6.1.1: Annually review, and amend as necessary, the Development Code moderate-income housing provisions relating to the Neighborhood Mixed Use Zone, Town Center Zone, and Resort Center Zone as necessary to meet the goals and strategies of this Chapter.

Implementation Measure 6.1.2: Commence a study to determine the suitability of using some or a portion of various County owned properties for moderate-income housing, to meet specific needs and deficits identified in the Moderate-Income Housing Assessment. Such study should take into consideration the Moderate-Income Housing Assessment as well as other important County needs and uses for such properties. Properties found suitable and appropriate for moderate-income housing development should be considered for moderate-income housing to meet deficits identified in the Moderate-Income Housing Assessment but in all instances any study must make findings concerning the impacts on Critical Concerns. No County property acquired as public open space or on which conservation easements have been granted shall be considered for the purposes contemplated herein.

Implementation Measure 6.1.3: Review the current mixed-use zoning and density to determine whether the Moderate-Income Housing Assessment indicates that additional zones or rezones for higher density or moderate-income residential development in commercial or mixed use zones, commercial centers, or employment centers are required to achieve the purposes of this Section 6.1.

Implementation Measure 6.1.4: Within a year of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the Planning Commission should:

> **6.1.4.1 :** Review the General Plan to identify, plan, and possibly create additional neighborhood master planned development and/or redevelopment areas, if and as necessary, to relieve deficits identified in the Moderate-Income Housing Assessment, as updated, in accordance with this Chapter 6.1, and thereafter amend the General Plan accordingly. Note that such review should take into account such areas that the County has already identified in the Snyderville Basin as well as in Eastern Summit County; and
>
> **6.1.4.2 :** Review the Future Land Use Maps in Chapter 9 of the General Plan to identify and define specific densities that would be appropriate in mixed use areas to facilitate the deficits identified in the Moderate-Income Housing Assessment with careful consideration of negative and positive impacts on the Critical Concerns.

Implementation Measure 6.1.5: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the Planning Commission should prepare and submit to the County Council an analysis of the benefits of creating a moderate-income housing zone district to address the deficits identified in the Moderate-Income Housing Assessment, with careful consideration of negative and positive impacts on the Critical Concerns as a critical part of such analysis.

Implementation Measure 6.1.6: Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
(Utah Code § 17-27a-403(2)(b)ii(F))

> **Timeline:** Upon completion of "Our Summit", a community visioning project, to be completed in 2023, the Planning Commission will review and update, if necessary, the General Plan Future Land Use Maps and identify specific rezone areas as well as opportunities to create additional mixed use zones.

Implementation Measure 6.1.7: Continue to regularly review, and amend as necessary, the comprehensive long range Snyderville Basin Transportation Master Plan.

Implementation Measure 6.1.8: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
(Utah Code § 17-27a-403(2)(b)ii(E))

Implementation Measure 6.1.9: Amend the Development Code, within one year, to require adequate bicycle parking requirements.

Implementation Measure 6.1.10: Amend the Development Code in 2024 to allow for the development of Single Room Occupancy (SRO) housing, group homes, community housing, emergency shelter and transitional housing, and supported living facilities for the elderly and persons with special housing needs in residential zone districts, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services.
(Utah Code § 17-27a-403(2)(b)ii(I))

STRATEGY B: Identify and utilize county general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the County for the construction or rehabilitation of moderate-income housing.
(Utah Code § 17-27a-403(2)(b)ii(D))

Implementation Measure 6.1.11: Maintain, and annually review, and amend as necessary, Development Code provisions regarding fee waivers for moderate-income housing units.

Implementation Measure 6.1.12: Maintain, and annually review, and amend as necessary, the fee in lieu of constructing moderate-income housing established in the Development Code.

Implementation Measure 6.1.13: Amend the Development Code, within one year, to allow fees in lieu that have been collected to subsidize construction related fees for moderate-income housing on private property.

STRATEGY C: Implement zoning incentives for moderate-income units in new developments.
(Utah Code § 17-27a-403(2)(b)ii(J))

Implementation Measure 6.1.14: Amend the Development Code, within two years, to incentivize the creation of moderate-income housing units such as increased building height, reduced setbacks, reduced parking standards, and expedited building permit reviews.

Implementation Measure 6.1.15: Maintain the incentive community benefit criteria for incentive zoning for deed restricted moderate-income housing in the Town Center and Resort Center zone districts.

Implementation Measure 6.1.16: Amend the Development Code, within two years, to incentivize the creation of deed restricted affordable senior living communities for residents that are 55 years old or older.

STRATEGY D: Develop and implement measures that hold developers of moderate-income housing strategies accountable for the implementation of their strategies, actions, and results. Monitoring must be transparent with clear, easily understood metrics that enable the developers, elected officials, and the public to easily understand if and how progress is being made in implementing the strategy.

Implementation Measure 6.1.17: Require developers of moderate-income housing to file annual reports with reasonably detailed criteria that reports the compliance with applicable deed restrictions; create penalties for failure to comply with such deed restrictions and related enforcement mechanisms.

Implementation Measure 6.1.18: Create land use regulations that prohibit nightly rentals of any housing units that are created using any moderate-income housing incentives or pursuant to land use regulations created, amended, or modified to facilitate the creation of moderate-income housing.

Implementation Measure 6.1.19: Following receipt of the Annual Moderate Income Housing Reporting Form, establish a stakeholder committee that meets annually with the purpose of adopting and monitoring specific measures to be used when evaluating moderate-income housing projects.

Implementation Measure 6.1.20: Develop and implement a public engagement program to communicate, educate, and collaboratively problem solve issues related to creating moderate-income housing in appropriate areas.

Implementation Measure 6.1.21: Annually report the County's progress toward meeting the moderate-income housing demand as required by Utah law.

Implementation Measure 6.1.22: Annually review the number of moderate-income units entitled, permitted, and constructed against the Moderate-Income Housing Assessment, as updated.

STRATEGY E: Demonstrate creation of, or participation in, a community land trust program for moderate-income housing.
(Utah Code § 17-27a-403(2)(b)ii(M))

Implementation Measure 6.1.23: Study and implement the creation of a Summit County Housing Authority and/or regional housing authority, within one year.

Implementation Measure 6.1.24: Annually meet with local non-profit organizations who support the creation of and intend to ensure the long-term affordability of moderate-income housing to establish on-going cooperation and coordination and to maintain public/private partnerships.

Implementation Measure 6.1.25: Establish a stakeholder committee, within one year, comprised of local governments, community housing agencies, and residents to establish numerical goals and associated milestones to track and monitor progress of creating moderate-income housing and to uncover shortfalls.

STRATEGY F: Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing.
(Utah Code § 17-27a-403(2)(b)ii(T))

Implementation Measure 6.1.26: Facilitate discussions with local political subdivisions to enter into a joint agreement within two years.

Implementation Measure 6.1.27: Within two years, coordinate with local political subdivisions to accurately assess regional moderate-income housing needs, including a regional employment study.

Implementation Measure 6.1.28: Within one year, coordinate with local political subdivisions in the development and implementation of regional moderate-income housing strategies.

Implementation Measure 6.1.29: Within one year, coordinate with local political subdivisions to identify local, state, and federal funding sources to create moderate-income housing through a regional housing authority or other forms of cooperation.

STRATEGY G: Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county who earn less than 80% of the area median income, including the dedication of a local funding source to moderate-income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate-income housing.
(Utah Code § 17-27a-403(2)(b)ii(W))

> **Implementation Measure 6.1.30**: Annually review the Affordable Housing chapter of the Snyderville Basin Development Code and amend, if necessary, to ensure affordable housing best practices are implemented. Maintain the requirement that all new residential development be required to develop or ensure the development of moderate income housing at a rate of twenty percent (20%) of the units in a development. The moderate income housing obligation shall continue to be met concurrently with the construction of market rate units.

STRATEGY H: Create a housing and transit reinvestment zone (HTRZ) pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.
(Utah Code § 17-27a-403(2)(b)ii(Q))

> **Implementation Measure 6.1.31:** Hold community public hearings to acquire input in the criteria that the County should consider in selecting a HTRZ within one year.
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> **Implementation Measure 6.1.32:** Amend the General Plan and Development Code to codify HTRZ criteria and establish zones where HTRZs are allowed within one year after the community public hearings are closed.
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> **Implementation Measure 6.1.33:** Establish a development permit application process for projects in the HTRZ within one year after the community public hearings are closed.

EXHIBIT B

Chapter 7
Moderate Income Housing

INTRODUCTION

Rather than being monolithic, moderate-income housing is a multifaceted challenge for Summit County. It is tied closely to a variety of challenges including extremely high median housing costs; traffic congestion and legacy transportation issues; availability of sufficient local laborers; business challenges due to lack of access to labor; an increasingly non-diverse community; a shrinking number of full-time residents with long-term community and generational ties; increasing environmental degradation due to increasing development pressures; concerns about sustainability of air, land, and water natural resources; and the critical need to manage and limit rapid growth in a County that seeks to preserve open spaces, agricultural and cultural heritage (collectively, "Critical Concerns"). Accordingly, creating standards and strategies concerning moderate-income housing in this Chapter would be incomplete, ineffective, and potentially harmful to the vision and goals of this General Plan as well as the County Council's vision, values, and strategic goals without carefully evaluating the impacts of any such standards and strategies on the Critical Concerns to determine if they will aggravate or mitigate and provide solutions to those Critical Concerns. All such standards and strategies and the Critical Concerns should continually be evaluated given the dynamic nature of growth in and on the borders of the County.

The Summit County Manager, relevant staff as determined by the County Manager, and the County Council should regularly assess the County's moderate-income housing needs and seek to articulate where such housing is most appropriate and for whom the need is greatest at any given moment always taking into careful consideration the Critical Concerns ("Moderate-Income Housing Assessment"). A priority of any such assessment should seek to identify if housing challenges are creating significant labor shortages in critical areas such a law enforcement, emergency medical services, education, doctors and nurses and other health care professionals, and local government workforce. In addition, the Moderate-Income Housing Assessment should examine the needs of long-term resident seniors seeking to age in place in the County as well as the County's tourism industry's workforce. With respect to tourism workforce, any strategies developed in this Chapter 7 should seek to require major employers to bear some of the burden of providing employees with housing opportunities as well as reasonable wages that consider the high housing costs in resort counties much like the difference in wages paid in rural Utah compared to San Francisco, California.

External influences also need to be part of the Moderate-Income Housing Assessment, such as whether nightly rentals are removing long-term housing from the available housing capacity with a result of hollowing out formerly well-established neighborhoods, particularly outside of resort cores. Such assessment should consider any moderate-income housing permitted, platted, commenced and/or built since the prior Moderate-Income Housing Assessment. Careful consideration of where to locate housing is a fundamental question the Moderate-Income Housing Assessment needs to examine in *each instance with a focus on the Critical Concerns. For example, building or incentivizing affordable housing in the Snyderville Basin for County workforce that work primarily in County offices in Coalville requires commuting, which the moderate-income housing plan should seek to reduce. In addition, approving a large ratio of market rate housing to obtain a smaller ratio of affordable housing exacerbates the dearth of affordable housing given the additional services and workers required to service the market rate housing, and should be avoided.*

The critical questions of each Moderate-Income Housing Assessment should include for whom, ideal location(s), transit and transportation access, trails access, and access to services to reduce commuting and car trips, as well an assessment of the state of each of the Critical Concerns. Those preparing the Moderate-Income Housing Assessment need to include specific metrics that are transparent, effective, and easy to understand that can be used to provide of positive or negative impacts that may be used by the County to adjust the goals and strategies contained in this Chapter 7.

With respect to all analyses and changes to land use regulations contained in this Chapter 7, the County should carefully consider the positive and negative impacts on each of the Critical Concerns to make sure any such changes are likely to reduce deficits identified in the Moderate-Income Housing Assessment and do not result in unintended consequences that negatively impact the Critical Concerns.

Moderate income housing is defined as: "Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located." However, given that the median gross income for the County is substantially higher than the national average, consideration should be given to requiring moderate-income housing that is targeted to lower median gross income depending upon the intended solutions sought as identified in the Moderate-Income Housing Assessment.

GOAL: Provide moderate-income housing opportunities that address the moderate-income housing needs identified in the Moderate-Income Housing Assessment, as updated in accordance with the Introduction of this Chapter. Due to already aggressive market rate housing growth pressures, it is essential that moderate-income housing does not come as a trade-off for additional market rate housing that may ultimately increase the moderate-income housing deficit due to the additional impacts created by the market rate housing and coincident infrastructure, services, and other needs that generate requirements for additional workforce. The primary goal should be meaningful reductions in existing deficits identified in the Moderate-Income Housing Assessment.

OBJECTIVE A: Develop strategies to facilitate an adequate supply of moderate-income housing to reduce the identified deficits of housing in Eastern Summit County for various moderate- and low-income groups living, working, or desiring to work in Summit County, all as identified and prioritized in the Moderate-Income Housing Assessment, as updated, while minimizing negative impacts on the Critical Concerns.

The County shall measure demand and the County's progress toward meeting such demand through annual reporting, consistent with the requirements of Utah law.

STRATEGY A: Demonstrate implementation of any other program or strategy to address the housing needs of residents of the County who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing *(Utah Code § 17-27a-403(2)(b)ii(W))*.

Implementation Measure 7.1: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the County Council should, amend the Development Code to provide incentives for a developer who agrees to include moderate income housing units in a project. Incentives could include, but are not limited to, additional units as part of the Master Planned Development Deed Restricted Open Space Land Calculation Process, or as a negotiated component of the Village Overlay process.

STRATEGY B: Identify and utilize county general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county for the construction or rehabilitation of moderate-income housing (*Utah Code § 17-27a-403(2)(b)ii(D)*).

Implementation Measure 7.2: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the County Council should, amend the Development Code to make deed restricted moderate income units eligible for waivers from Building and Planning Department application and permit fees. Ensure that the waivers apply only to moderate income units and not to market rate units and/or lots in a development containing moderate income units.

Implementation Measure 7.3: Annually review, and amend as necessary, the Summit County Transportation Impact Fee waiver for moderate income housing as set forth in Summit County Code, Title 9, Chapter 2C.

STRATEGY C: Create or allow for, and reduce regulations related to, internal and detached accessory dwelling units in residential zones (*Utah Code § 17-27a-403(2)(b)ii(E)*).

Implementation Measure 7.4: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development Code to reduce regulations related to accessory dwelling units.

Implementation Measure 7.5: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development Code to make accessory dwelling units an allowed use in the AG-2.5, AG-5, AG-10, AG-20, AG-40, AG-80, VO, and C zones.

Implementation Measure 7.6: Clarify accessory dwelling unit regulations to ensure that fee waivers, or other benefits apply only to deed-restricted long-term moderate-income housing units.

STRATEGY D: Implement zoning incentives for moderate income units in new developments (*Utah Code § 17-27a-403(2)(b)ii(J)*).

Implementation Measure 7.7: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend Development Code language in the Village Overlay (VO) and Commercial (C) zones to incentivize the creation of moderate-income housing units. Incentives may include:

- increased building height
- expedited building permit reviews
- building and planning department fee waivers

Implementation Measure 7.8: Within one year of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development Code to incentivize the creation of deed restricted affordable senior living communities for residents that are 55 years old or older.

STRATEGY E: Demonstrate creation of, or participate in, a community land trust program for moderate income housing (*Utah Code § 17-27a-403(2)(b)ii(M)*).

Implementation Measure 7.9: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, study and implement the creation of a Summit County Housing Authority and/or regional housing authority.

Implementation Measure 7.10: Annually meet with local non-profit organizations who support the creation of and intend to ensure the long-term affordability of moderate-income housing to establish on-going cooperation and coordination and to maintain public/private partnerships.

Implementation Measure 7.11: Within one year of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, establish a stakeholder committee comprised of local governments, community housing agencies, and residents to establish numerical goals and associated milestones to track and monitor progress of creating moderate income housing and to uncover shortfalls.