

**SUMMIT COUNTY, UTAH  
ORDINANCE NO. 980**

**AN ORDINANCE AMENDING CHAPTER 6.1 HOUSING ELEMENT OF THE SNYDERVILLE BASIN  
GENERAL PLAN AND CHAPTER 7, MODERATE INCOME HOUSING OF THE EASTERN  
SUMMIT COUNTY GENERAL PLAN 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.

**WHEREAS**, during the 2022 legislative session, the Utah State Legislature adopted amendments to ("UCA") § 17-27a-401 that requires 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, selects three or more moderate income housing strategies for implementation and includes an implementation plan for each strategy; and

**WHEREAS** these amendments to the General Plan must be completed by August 1, 2024, or the County could lose important funding for transportation and other projects, and,

**WHEREAS**, providing reasonably priced housing for Summit County residents that is near their workplaces will reduce drive times, reduce traffic, and cut energy use and pollution; and,

**WHEREAS**, providing affordable housing within our community will promote economic and social diversity within our communities that will provide for the needs of all residents, and create a vibrant, diverse group of residents; and,

**WHEREAS** providing affordable housing will give local businesses easier access to workers and ensure that working families remain in our community; and

**WHEREAS** the Eastern Summit County Planning Commission held a public hearing and recommended adoption of the amended sections of the Eastern Summit County General Plan on June 27, 2024; and

**WHEREAS** the Snyderville Basin Planning Commission held a public hearing and recommended adoption of the amended sections of the Snyderville Basin General Plan on June 11, 2024; and

**WHEREAS** the Summit County Council held a public hearing on July 17, 2024; and,

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

**Section 1.** The Eastern Summit County General Plan is amended as depicted in Exhibit A.

**Section 2.** The Snyderville Basin General Plan is amended as depicted in Exhibit B.

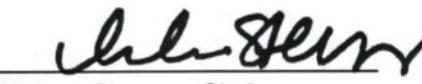
**Section 3.** Effective Date: This Ordinance shall take effect immediately after publication.

Enacted this 17<sup>th</sup> day of July 2024.

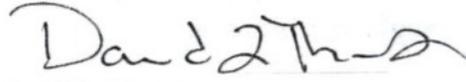
ATTEST:

  
Evelyn Furse  
Summit County Clerk

SUMMIT COUNTY COUNCIL

  
Malena Stevens, Chair

APPROVED AS TO FORM

  
David L. Thomas  
Chief Civil Deputy

VOTING OF COUNTY COUNCIL:

Councilmember Stevens  
Councilmember Robinson  
Councilmember Harte  
Councilmember Armstrong  
Councilmember Hanson

Aye  
Aye  
Absent  
Aye  
Aye



## Chapter 7

### Moderate Income Housing

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#### **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.*

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***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.***

**7.1 GOAL: Promote a mix of housing types and availability.**

**Policy 7.1.1:** Periodically review and update the Housing Needs Assessment (technical appendix) to ensure that housing needs are identified as they change over time.

**Policy 7.1.2:** Consider mechanisms to provide a realistic opportunity to meet estimated housing needs within Eastern Summit County, including a variety of housing types and affordability.

**Policy 7.1.3:** Incorporate the definition of “Middle Income Housing” in the Development Code and other policy documents.

**Policy 7.1.4:** Examine any potential programs or partnerships with the Mountainlands Association of Governments (MAG) for the creation of moderate-income housing opportunities.

**Policy 7.1.5:** Encourage moderate income housing development close to existing services and infrastructure.

**Policy 7.1.6:** Clarify the intention and development standards for seasonal dwelling units in the Development Code.

**GOAL 7.2: Consider incentives such as fee-waivers and increased density to encourage private sector development of moderate-income housing.**

**Policy 7.2.1:** Explore a Fee Deferral Program and/or other incentives for Deed-Restricted ADUs.

**Policy 7.2.2:** 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 7.2.2a:** 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 7.2.2b:** 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.

**GOAL 7.3: Ensure that housing is affordable to households earning 80% of the median income for Eastern Summit County, not the median income as affected by the Snyderville Basin and Park City.**

**Policy 7.3.1:** Staff has adopted this as part of the 5-year housing needs assessment, summit county shall include calculations based on median household income for Eastern Summit County in addition to Area Median Family Income for Summit County

**GOAL 7.4: 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)).**

**Policy 7.4.1:** Create or allow for, or incentivize, development of moderate-income housing integrated within existing market rate housing development in Eastern Summit County.

**Implementation 7.4.1a:** 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.

**Goal 7.5 Create or allow for, and reduce regulations related to, internal and or detached accessory dwelling units in residential zones (Utah Code § 17-27a-403(2)(b)ii(E)).**

**Policy 7.5.1:** Ensure regulations related to internal or detached accessory dwelling units in residential units are reviewed and clarified to reduce barriers to development.

**Implementation 7.5.1a:** 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 7.5.2b:** 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 7.5.2c:** Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, begin to track ADUs approved through the Summit County Building Department.

**Policy 7.5.2:** Clarify accessory dwelling unit regulations to ensure that fee waivers, or other benefits apply only to deed-restricted long-term moderate-income housing units.

**Goal 7.6: Implement zoning incentives for moderate income units in new developments (Utah Code § 17-27a-403(2)(b)ii(J)).**

**Policy 7.6.1:** Utilize opportunities with the Village Overlay (VO) and Commercial (c) to encourage the development of moderate-income housing.

**Implementation 7.6.1a:** 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 7.6.2b:** 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.

**Goal 7.7: Demonstrate creation of, or participate participation in, a community land trust program for moderate income housing (Utah Code § 17- 27a-403(2)(b)ii(M)).**

**Policy 7.7.1:** Continue to provide support to local non-profit organizations in Summit County and explore new ways to participate in the development of moderate-income housing.

**Implementation 7.7.1a:** 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.

**Implementation 7.7.2b:** 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 7.7.3c:** 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.

## Exhibit B

# Chapter 6.1

## Moderate Income Housing Element

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### **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.*

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*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.

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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.

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**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.**

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

Policy 6.1: Identify and implement a wide range of strategies to increase housing densities and diversity in appropriate locations. Implementation measures are as follows:

**Implementation Measure 6.1.1a:** 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 6.1.1b:** Commence a study to determine the suitability of using some or a portion of various County owned properties for moderate income housing, within two years of approval of the Moderate Income Housing Plan, 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 6.1.1c:** Annually 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 6.1.1d:** Annually, after the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the Planning Commission should:

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

6.1.4.1 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 6.1.1e:** 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.

**Policy 6.1a:** Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones commercial centers, or employment centers.

*(Utah Code § 17-27a-403(2)(b)ii(F))*

**Implementation Measure 6.1a.2:** Upon completion of “Our Summit”, a community visioning project, completed in 2024, 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.a.3:** Continue to regularly review, and amend as necessary, the comprehensive long range Snyderville Basin Transportation Master Plan.

**Policy 6.1b:** 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 6.1b.1:** 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.

**Policy 6.1c:** Require commercial, industrial, and resort projects to provide housing for a percentage of their projected workforce.

**Policy 6.1d:** Require a long-term commitment to affordability.

**Policy 6.1e:** 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 6.1e.1:** Facilitate discussions with local political subdivisions to enter into a joint agreement within two years.

**Implementation Measure 6.1e.2:** Within two years, coordinate with local political subdivisions to accurately assess regional moderate income housing needs, including a regional employment study.

**Implementation Measure 6.1e.3:** Annually, coordinate with local political subdivisions in the development and implementation of regional moderate income housing strategies.

**Implementation Measure 6.1e.4:** 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.

**Policy 6.1f::** Explore the creation of a Summit County Housing Authority and/or regional housing authority.

**Implementation Measure 6.1f.1:** Within one year, begin discussions with the Summit County Council regarding the creation of a Summit County Housing Authority and/or regional housing authority.

**Policy 6.1g:** Incorporate the definition of "Middle Income Housing" in the Development Code and other policy documents.

**Policy 6.1h:** Beginning in 2024, conduct a biennial review of Chapter 5, Affordable Housing, Snyderville Basin Development Code and update the County's inclusionary housing ordinance as necessary.

**Policy 6.2:** 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 6.2a:** 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 6.2b:** 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 6.2c:** 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 6.2d:** 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 6.2e:** Annually report the County's progress toward meeting the moderate income housing demand as required by Utah law.

**Implementation Measure 6.2f:** Annually review the number of moderate-income units entitled, permitted, and constructed against the Moderate-Income Housing Assessment, as updated.

**Policy 6.3:** Support a variety of housing consisting of a balance of types of housing, styles of housing, ownership category, unit sizes, and a range of affordability.

**Policy 6.4:** Implement zoning incentives for moderate income units in new developments. (*Utah Code § 17-27a-403(2)(b)ii(J)*)

**Implementation Measure 6.4a:** 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 6.4b:** 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 6.4c:** 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.

**Policy 6.5:** Amend land use regulations to allow for single room occupancy developments.  
(*Utah Code § 17-27a-403(2)(b)ii(I)*)

Implementation Measure 6.5a: 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.

**Policy 6.6:** Allow the development of seasonal housing to address the needs of the

resort economy, through cooperation with current and future employees and housing agencies in the area.

**Policy 6.7:** 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 6.7a:** 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 6.7b:** 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.

**Policy 6.8::** 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)iii(D))*

**Implementation Measure 6.8a:** Maintain, and annually review, and amend as necessary, Development Code provisions regarding fee waivers for moderate income housing units.

**Implementation Measure 6.8b:** Maintain, and annually review, and amend as necessary, the fee in lieu of constructing moderate income housing established in the Development Code.

**Implementation Measure 6.8c:** 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.

**GOAL: Support strategies that allow persons with moderate and low incomes to benefit from and fully participate in all aspects of neighborhood and community life.**

**Policy 6.9:** Encourage in-fill housing development in mixed use areas that offer residents easy access to goods, services, jobs, transportation, and recreation.

**Policy 6.10:** Encourage and incentivize the distribution of workforce housing in the Snyderville Basin.

**Policy 6.11:** 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 6.11a:** Hold community public hearings to acquire input in the criteria that the County should consider in selecting a HTRZ within one year.

**Implementation Measure 6.11b:** 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.

**Implementation Measure 6.11c:** Establish a development permit application process for projects in the HTRZ within one year after the community public hearings are closed.

**Policy 6.12:** 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 6.12.1: Amend the Development Code in 2024 to add a definition of Internal Accessory Dwelling Unit that is consistent with State Code, and to modify regulations related to accessory dwelling units, both internal and detached, to facilitate their creation, including the removal of the minimum land size required for detached accessory dwelling units, deed restricted for workforce/employee housing.

**Policy 6.13:** Amend the Development Code, within one year, to require adequate bicycle parking requirements.