



STAFF REPORT

To: Eastern Summit County Planning Commission
From: Ray Milliner, County Planner
Date of Meeting: February 18, 2021
Type of Item: Code Amendment – Work Session
Process: Legislative

RECOMMENDATION: Staff requests that the Eastern Summit County Planning discuss the issues related to the creation of a Mixed Use/Multi-family zone and provide staff with direction.

BACKGROUND

Over the past few months, the Planning Commission has stated there is a need for a Multi-family/mixed use zone on the east side of the county. This zone is necessary to aid in solving many of the housing issues that the County currently faces and will go a long way toward creating more walkable areas, open space, and efficiency in providing necessary services. Nonetheless, there are several issues that need to be resolved/discussed prior to the creation of this zone. Primarily:

1. **The provision of sewer services.** Except for a small system in Echo, there are no public sewer systems in the unincorporated areas of Eastern Summit County. Therefore, if a multi-unit development were approved, the developer would be required to build a site-specific system for the development. Although this method could work for one or two projects, it could become problematic if there were a proliferation of systems throughout the County.
2. **The provision of water services.** There are several small water companies in the County. However, none of these companies currently have the capability of taking on large multi-unit developments. This means that either the developer would need to build a water system for the development, or the water company would need to improve their system to accommodate the new development.
3. **Jordanelle Special Service District (JSSD).** The JSSD has stated that they are willing to provide sewer and water services for developments that are near the Wasatch County Line. However, these areas are under the jurisdiction of the Eastern Summit County Service District. For a property to receive services from JSSD, it would need to deannex from the Eastern Summit County district and annex into the JSSD. This requires approval from the County Council, who have not decided whether they are in favor of this type of action.

4. **Transportation:** Studies indicate that under the current zoning density many of Eastern Summit Counties roads will increase 100% in capacity over the next 20 years. Introducing a multi-family zone will increase the number of people on the east side and because of the current lack of public transportation, bike lanes, and walkable commercial areas most of those people will be travelling in automobiles.

Because of these issues, staff has not created a draft of a zoning district, but rather would like to continue the Commission discussion on the Infrastructure / Transportation section of the General Plan. The Public Works Department has been working on analysis of both transportation and infrastructure as part of their planning efforts for the next 30 years. Staff has invited both the Public Works Director and Transportation Director to address the Commission about their plans.

The current draft version of the transportation plan can be found with this link <https://arcg.is/jCmne>

The current draft version of the utility analysis can be found with this link <https://arcg.is/Hvv1r>

The current language in the General Plan for Infrastructure / Transportation is below:

Chapter 3 - Infrastructure / Transportation

3.1 GOAL: Establish level of service expectations that are compatible with the County's ability to serve different areas of Eastern Summit County, especially the more remote areas.

- a) Educate existing and future residents regarding service and infrastructure expectations and limitations in Eastern Summit County.
- b) Provide a means by which existing and future residents understand the levels of service that will be provided by the County and other service providers in each zone district or geographic area of Eastern Summit County.
- c) Work with service providers to apply reasonable infrastructure guidelines to be utilized by the County during the development review process, and to forecast future infrastructure needs.
- d) Identify alternate locations for a future landfill and other appropriate County facilities.
- e) Nuclear waste storage facilities and transfer facilities, either wholly or partially within Eastern Summit County, are not appropriate.

3.2 GOAL: Create and implement transportation strategies to address current and future needs.

- a) Adopt the Eastern Summit County Transportation Master Plan, as amended, to continue to develop a transportation system that supports the goals of the Eastern Summit County General Plan.
- b) Investigate potential methods to bring existing Eastern Summit County roads up to County standards.
- c) Periodically review the Transportation Master Plan to ensure that the plans address the needs of residents including multiple modes of transportation, with focus on safety, infrastructure, and appropriate infrastructure size/width.
- d) Monitor the potential for public transit opportunities.

Recommendation

Staff requests that the Eastern Summit County Planning discuss the issues related to the creation of a Mixed Use/Multi-family zone and provide staff with direction.