



## STAFF REPORT

**To:** Summit County Council  
**From:** Patrick Putt, Community Development Director  
**Date of Meeting:** April 27, 2022  
**Type of Item:** Work Session  
**Subject:** Possible Amendments to 2022 Community Development Work Program/Moderate-Income Housing & HTRZ Plan Timeline  
**Action:** Informational/Staff Direction

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### **Summary Recommendation:**

The Community Development Department asks that the County Council review, discuss, and provide direction on the CDD Work Program/Moderate Income Housing & HTRZ Plan Timeline.

### **Background:**

The purpose of this work session discussion is to review, and revise as necessary, the current 2022 Community Development Department work program taking into account recent changes to state law by the State of Utah Legislature relating to requirements for Moderate Income Housing and Housing & Transit Reinvestment Zone Plans. Following joint meetings with the Snyderville Basin and Eastern Summit County Planning Commissions in December 2021, The County Council assisted the Community Development Department in establishing a 2022 work program that focused on:

- Revising the Snyderville Basin and Eastern Summit County General Plans
- Completing amendments to the Snyderville Basin and Eastern Summit County Development Codes targeting:
  - Water Conservation (Landscaping)
  - Riparian and Wetland Area Stewardship
  - Housing
- Possible outreach/public engagement regarding community values.

The Utah State Legislature adopted Utah Housing Affordability Amendments [HB 462S2]. The new state requirements include deadlines for completing amendments to the Snyderville Basin and Eastern Summit County General Plans by the end of this year. The deadlines will have an effect on the Community Development Department work program if the target dates are to be met. Staff asks Council to:

- Review the scope of work associated with HB 462S2
- Review and provide input on Staff's proposed timeline to complete the required amendments

- Provide direction and any necessary adjustments to the current Community Development Department work program.

**Moderate-Income Housing Plan Requirements and Proposed Timeline:**

HB-462 requires that, by October 1, 2022, both the Snyderville Basin and Eastern Summit County General Plans be amended to include a “Moderate-Income Housing Element (Plan)” (MIHP). The MIHP must address three areas:

- A realistic opportunity to meet the needs for additional affordable housing in the next 5 years.
- Identification of 3 or more moderate income housing strategies from a statutory list of 23 options.
- An implementation plan outlining how the aforementioned will be achieved.

Staff has been working on a draft plan and attended a Utah League of Cities and Towns MIHP training session last week. We are prepared to advance this plan through the development, review, and adoption process using the following timeline:

First Draft Review to Eastern Summit County Planning Commission:	June 16, 2022
First Draft Review to Snyderville Basin Planning Commission:	June 28, 2022
Planning Commission Recommendations to County Council by:	August 17, 2022
Council Action:	September 28, 2022

To accomplish this work within the necessary timeframes, Staff recommends that MIHP work be the Department’s primary work plan assignment until such time as it is completed.

**Housing Transit and Reinvestment Zone Requirements and Timeline:**

HB 462 requires the County to prepare and submit to the Governor's Office of Economic Opportunity a proposal to create a housing and transit reinvestment zone on or before December 31, 2022. Should the County move ahead with a proposal for a HTRZ, state code includes certain mandatory standards in terms of size of zone, uses, and densities.

Staff has also begun to explore possible options and scenarios for HTRZ area(s). We are prepared to advance this plan through the development, review, and adoption process using the following timeline:

- First Draft Review to Eastern Summit County Planning Commission: September 1, 2022
- First Draft Review to Snyderville Basin Planning Commission: September 13, 2022
- Planning Commission Recommendations to County Council by: November 30, 2022
- Council Action: December 22, 2022

As with the Moderate-Income Housing Plan, Staff recommends that HTRZ work be an element of the Department’s primary work assignment until such as time as it is completed.

**Additional Background Information and Materials:**

Included in Council’s packet is a related report from Economic Development & Housing Director, Jeff Jones, including but not limited to Utah Department of Workforce Services (UDWS) reporting requirements, deadlines, prioritizations, and penalties.