Mountainous Planning District Planning Commission
Public Meeting Agenda

Thursday, October 3, 2019 4:00 P.M.

Location
SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, ROOM N1-110
NORTH BUILDING, MAIN FLOOR
(385) 468-6700

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.
TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission’s agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

PUBLIC HEARING


BUSINESS MEETING

1) Approval of minutes from the August 15, 2019 meeting.
2) Unincorporated County Moderate Income Housing Plan discussion – Jake Young, Regional Development
3) Other Business Items (as needed)

ADJOURN
Conditional Use Summary and Recommendation

Public Body: Mountainous Planning District
Parcel ID: 24212840110000
Property Address: 6704 Hulse Ave, Brighton, Utah
Request: Short-Term Rental (4 bedrooms)

Community Council: Big Cottonwood
Planner: Jim Nakamura
Community Council Recommendation: see attached
Planning Staff Recommendation: conditional
Applicant Name: Greg Larson

PROJECT DESCRIPTION

Greg Larson is requesting a Short-Term rental conditional use approval.

5.19.010 - Short-term rental defined.
"Short-term" rental means any dwelling or condominium or portion thereof that is available for use or is actually used for accommodations or lodging of guests for a period of less than thirty consecutive days, wherein guests pay a fee or other compensation for said use

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located in the Silver Fork area of Big Cottonwood Canyon.
LAND USE CONSIDERATIONS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Proposed</th>
<th>Compliance Verified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Must be located in Big or Little Cottonwood Canyon east of the line between R1E and R2E.</td>
<td>Located in Big Cottonwood Canyon, east of the dividing line.</td>
<td>Yes</td>
</tr>
<tr>
<td>Sewer Connection</td>
<td>Must be connected to a public sewer system.</td>
<td>Connected to a public sewer system.</td>
<td>Yes (confirmed)</td>
</tr>
<tr>
<td>Water Connection</td>
<td>Must be connected to an approved year round drinking water supply.</td>
<td>Connection to an approved year round drinking water supply.</td>
<td>Yes (confirmed)</td>
</tr>
<tr>
<td>Parking and Maintenance</td>
<td>4 Spaces Required, Maintained year-round.</td>
<td>4 spaces existing in drive</td>
<td>Yes</td>
</tr>
</tbody>
</table>

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern. However, Planning Staff supports the recommendations from the Big Cottonwood Canyon Community Council outlined below.

NEIGHBORHOOD RESPONSE

None as of 9/20/19

COMMUNITY COUNCIL (Big Cottonwood) RESPONSE

On 9/9/19

Application #31006

Big Cottonwood Community Council recommends approval of Application #31006

The Big Cottonwood Community Council recommends approval of the Short Term Rental Conditional Use Application by Gregory Larson, 6704 Hulse Avenue, Brighton, Utah, Parcel #24-21-284-0110. Council members also recommend that the applicant post a reflective, fire resistant metal address sign to help renters find the home more easily. The applicant is also encouraged to post the attached Short Term Rental Guideline List that outlines neighborhood tips, regulations, and emergency phone contacts.
PLANNING STAFF ANALYSIS

Additional requirements for short term rentals are included in the definition of a short term rental:

**Per FR zone: 19.12.030 - Conditional uses.**

The following conditional uses are subject to the requirements of this chapter, all general and specific conditions, criteria, and approval procedures set forth in Chapter 19.84, "Conditional Uses," and for properties situated within the foothills and canyons overlay zone, the procedures and provisions of Chapter 19.72, "Foothills and Canyons Overlay Zone" and Chapter 19.73, "Foothills and Canyons Site Development and Design Standards.

Short term rentals provided that:

1. The property is located within Big or Little Cottonwood Canyons east of the dividing line between R1E and R2E, and
2. The on-site parking and the access to the site are available for use and maintained, including snow removal, throughout the entire year, and
3. The dwelling unit is served by an approved drinking water supply and public sewer system that are capable of supporting the use throughout the entire year, and are approved by the health department prior to issuance of a license;

**19.04.547 - Short-term rental.**

A. "Short-term rental" means any dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests, paying a fee or other compensation for a period of less than thirty consecutive days.
B. A short-term rental shall not contain more than four bedrooms.
C. A short-term rental shall be maintained to the following minimum standards:
   1. Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood; and
   2. Required parking areas and access to parking areas shall be maintained and available for use at all times. Parking for this use shall be contained on the site, and shall not be allowed on the public rights-of-way; and
   3. Snow shall be removed from sidewalks and driveways within one hour after the snow has ceased falling, provided that in case of a storm between the hours of five p.m. in the afternoon and six a.m. in the morning, the sidewalk shall be cleaned before eight a.m. the morning following the storm.
D. Occupants of a short-term rental shall not create excessive noise that is incompatible with adjacent land uses.
E. A short-term rental use shall not have any signs on the premises that advertise the use.
F. The use of a dwelling as a short-term rental shall not change the appearance of the dwelling or property for residential purposes.
G. Outdoor pools, hot tubs or spas shall not be used between the hours of ten p.m. and eight a.m.
PLANNING STAFF RECOMMENDATION

Staff recommends that the Mountain Planning District Planning Commission grant approval of the Conditional Use Permit for this Short-Term Rental proposal.
Land Use Approval Contingent Upon the Following:

1. The construction activity must remain within the approved and registered Limits of Development (LOD) area. Placement of excavated materials or construction materials is not allowed outside the LOD boundary.

In order to pass the LOD inspection, your fence must meet the following criteria:

- Grading of site(s), visible materials.
- The fence must be at least 6 feet (1.8 meters) high and extend to a minimum of 3 feet (0.9 meters) above the grading level, or to a minimum of 4 feet (1.2 meters) from the ground level if no grading exists. Your building permit will not be issued until the LOD requirement has been met.
- The grading of the landscape area must be in place during construction. Any vegetation beyond the fence must be approved by the developer.
- No site grading, excavating, landscaping, planting, or construction shall be done inside the zone. No construction, grading, landscaping, material storage, or any other activity is allowed within the site zone.
- The grading must remain in place until all site work and installations are completed. Reference the grading plan for site grading, elevations, and landscape requirements.

- A site plan must be submitted showing the location of all fences. The site plan must be submitted to the City Planning Division for approval.

- No trees on the site are allowed to be removed, except for those that must be removed to meet site regulatory requirements. Trees will be removed, and the area will be cleaned and restored to meet the City Planning Division’s requirements.

- This site plan must be approved by the City Planning Division, and the City Planning Division may require additional information before approval is granted.

- All site work, grading, and construction activities must be done in accordance with the approved plans and specifications. Any modifications to the approved plans, specifications, or requirements must be submitted to the City Planning Division for approval prior to construction.
EXISTING MAIN FLOOR
EXISTING UPPER FLOOR
EXISTING RIDGE
ELEV. 8201'-5.5"
ELEV. 8210'-6"
ELEV. 8222'-6"

EXISTING GRADE UNCHANGED

NEW LOWER FLOOR
ELEV. 8192'-4"
30' - 0" ABOVE EXISTING GRADE

EXISTING TONGUE AND GROOVE CEDAR SIDING
EXISTING 3/4" THICK CEDAR SHINGLES
REFINISH WITH "FLAME OFF" CLASS A1 HOUR RATED INTUMESCENT PAINT.
UL 263 OR EQUAL

EXTERIOR FINISH KEY
CORRUGATED WEATHERING STEEL
S4S STONE OR SIMILAR

NEW EXTERIOR WALLS AND UNDERSIDE OF UNENCLOSED LIVING SPACES SHALL BE CONSTRUCTED PER U303 TO ACHIEVE EXTERIOR 1 HOUR RATING REQUIRED BY 2006 IWUIC SECTIONS 504.5 AND 504.6. SEE DETAIL 3/A6.1

ALL NEW EXTERIOR COLORS AND MATERIALS SHALL BE IN A NATURAL PALLET, SUCH AS GRAYS, BROWNS, GREENS, ETC. PER FCOZ TABLE 19.72.1 SECTIONS L AND M

ALL EXISTING EXTERIOR MATERIALS NOT PART OF THE REMODEL SHALL BE ALLOWED TO REMAIN

DECKS SHALL BE CONSTRUCTED WITH APPROVED FIRE RESISTIVE MATERIALS AND ENCLOSED TO THE GROUND PER FIRE MARSHALL. UNDERSIDE OF UPPER DECK SHALL HAVE A 1 HOUR RATED SOFFIT CONSTRUCTION

NEW GARAGE FLOOR
ELEV. 8192'-4"
EXISTING GRADE UNCHANGED

GENERAL NOTES
1. ON PLACE THE LOWER LEVEL WINDOW CONSTRUCTION AS PER DRAWING.
2. EXISTING MAIN FLOOR WINDOW CONSTRUCTION PER DRAWING.
3. CUT BOTTOM OF WINDOW OPENING DOWN 14".
4. SILL EXIST SILL
5. SCALE: 1/4" = 1'-0"
6. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
7. ALL EXISTING BEARING CONDITIONS SHALL BE SECURELY SUPPORTED BY TEMPORARY SUPPORTS UNTIL NEW BEARING IS CONSTRUCTED.
8. COORDINATE WITH FLOOR PLANS AND STRUCTURAL PLANS.
9. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
10. SEE NOTE SHEET G0.1 AND A2.0 FOR ADDITIONAL INFORMATION

EXISTING SIDING
SCALE: 1/4" = 1'-0"
A2.2

EXISTING GRADE
30'-0" ABOVE EXISTING GRADE
EXISTING GRADE UNCHANGED
Looking towards house (6704 S Hulse Ave) from Hulse Ave.
SHORT TERM RENTAL AGREEMENT

1. Information about quiet hours and property management contacts shall be posted at all times. Quiet hours are 10 pm to 7 am.
2. Occupants of a short-term rental shall not create excessive noise that is incompatible with adjacent land uses. Quiet hours are 10 pm to 7 am.
3. The Rental Agreement shall require compliance with Regulation 21 of the Salt Lake County Health Department, which identifies the permitted decibel level and other noise limitations for the property.
4. Owner must advise renters that they must comply with UDOT requirement regarding snow tires/chains.
5. Owner must advise renters that no dogs are allowed in Big Cottonwood Canyon due to Watershed regulations.
6. Parking for this use shall be contained on the site, and shall not be allowed on the public rights-of-way.
7. Required parking areas and access to parking areas shall be maintained and available for use at all times.
8. The on-site parking and the access to the site must be available for use and maintained, including snow removal, throughout the entire year.
9. Snow must be removed from sidewalks and driveways within one hour after the snow has ceased falling, or before 8 am.
10. The short-term rental shall not contain more than four bedrooms.
11. Structures shall be properly maintained, painted and kept in good repair, and grounds shall be properly maintained in order that the use in no way detracts from the general appearance of the neighborhood.
12. The short-term rental shall not have any signs on the premises that advertise the use.
13. The use of the dwelling as a short-term rental shall not change the appearance of the dwelling or property for residential purposes.
14. Hot tubs or spas shall not be used between the hours of ten p.m. and eight a.m. They shall be connected to the sewer.

RECYCLING

NO PLASTIC BAGS IN RECYCLE BIN
BOXES-BREAK ‘EM DOWN
No bagged items allowed

Location of Recycle Bins
Brighton Circle and Silver Fork Entry

What to Recycle
Paper, cardboard, aluminum cans, steel cans, plastic bottles/containers #1-7

What NOT to Recycle
Glass, Food, Hazardous or Green Waste

House Safety

Location of Propane Turn-Off:

Location of Water Turn-Off:

Location of Electric Turn-Off:

Owner Contact:
MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, August 15, 2019 4:00 p.m.

Approximate meeting length: 1 hour 59 minutes
Number of public in attendance: 8
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Despain

ATTENDANCE

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<tr>
<th>Commissioners</th>
<th>Public Mtg</th>
<th>Business Mtg</th>
<th>Absent</th>
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<tr>
<td>NEIL COHEN</td>
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<tr>
<td>NICOLE OMER</td>
<td></td>
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<tr>
<td>TOD YOUNG</td>
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<td>x</td>
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<tr>
<td>BROOKE DERR</td>
<td></td>
<td>x</td>
<td>x</td>
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<tr>
<td>DON DESPAIN (CHAIR)</td>
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<td>x</td>
<td></td>
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<tr>
<td>LAYNEE JONES (VICE CHAIR)</td>
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<tr>
<td>JAMES PALMER</td>
<td>x</td>
<td>x</td>
<td></td>
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<tr>
<td>CHRISTIE HUTCHINGS</td>
<td>x</td>
<td>x</td>
<td></td>
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<tr>
<td>VICTORIA REID</td>
<td>x</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>F BARTON REULING</td>
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<table>
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<tr>
<th>Planning Staff / DA</th>
<th>Public Mtg</th>
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</thead>
<tbody>
<tr>
<td>Wendy Gurr</td>
<td>x</td>
<td>x</td>
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<tr>
<td>Jake Young</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Jim Nakamura</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Zach Shaw (DA)</td>
<td>x</td>
<td>x</td>
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PUBLIC HEARINGS
Hearings began at – 4:05 p.m.


Salt Lake County Planning and Development Services Planner Jim Nakamura provided an analysis of the Staff Report.

Commissioner Huttings asked if there is a requirement for neighborhood response and if we know if it’s bigger than four bedrooms. Mr. Nakamura said he doesn’t know if it has more than four bedrooms, but they are restricted to four bedrooms. Commissioner Huttings asked which lot they are approving. Mr. Nakamura said the one where it shows the corner and the new picture shows the correct house. Commissioner Despain asked if this is the suggestion for both applicants. Mr. Nakamura said different. Commissioner Reuling asked if there is a requirement on how to handle trash. Mr. Nakamura said no, brought up because of bears. Commissioner Reid asked if parking in general is a problem and is overnight
parking allowed. Mr. Nakamura said would be a violation as conditional use. Commissioner Derr asked if Mr. Nakamura makes a recommendation at the end of the day to the department. Mr. Nakamura advised make sure hooked up to sewer, year-round water, and parking.

Commissioner Reid said tires and chains and four-wheel drive can be strengthened. Mr. Shaw said under Utah law, conditions of approval in accordance with local standards, planning commission is not at liberty to make up conditions and consistent with standards. Administrative rule with eight sections and we could specify the refer specially to the administrative rule or link. Summarize the rule can make a determination when snow tires, chains, or four-wheel drive are required. Maybe condition to advise renters. Mr. Young said he heard from UDOT that this is top priority. Commissioner Palmer asked if we adopted a standard set of rules. Mr. Shaw said he doesn’t know if we adopted but have tried to be consistent. A condition in the rental agreement that in cases for severe winter weather advised by law enforcement should be required. Mr. Shaw confirmed Commissioner Despain lives in the Brighton area and asked how the trash handled. Commissioner Despain said waste and recycling, no trash pick-up.

Commissioner Palmer motioned to open the public hearing. Commissioner Derr seconded that motion.

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

Commissioner Palmer motioned to close the public hearing, Commissioner Hutchings seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30980 with seventeen Conditions as follows in Rental Agreement:

1. Information about quiet hours and property management contacts shall always be posted. Quiet hours are 10 pm to 7 am.
2. Occupants of a short-term rental shall not create excessive noise that is incompatible with adjacent land uses. Quiet hours are 10 pm to 7 am.
3. The Rental Agreement shall require compliance with Regulation 21 of the Salt Lake County Health Department, which identifies the permitted decibel level and other noise limitations for the property.
4. Owner must advise renters that they must comply with UDOT (Utah Dept of Transportation) requirements regarding snow tires and chains.
5. Owner must advise renters that no dogs are allowed in Big Cottonwood Canyon due to Watershed regulations.
6. Parking for this use shall be contained on the site and shall not be allowed on the public rights-of-way.
7. Required parking areas and access to parking areas shall always be maintained and available for use.
8. The on-site parking and the access to the site must be available for use and maintained, including snow removal, throughout the entire year.
9. Snow is removed by community snow plows as soon as feasible. Owner is responsible for paying road and driveway snow plow costs. Renter is responsible for light snow removal if necessary when no plows are present. Snow shovels and brooms must be provided to the renter for that purpose.
10. The short-term rental shall not contain more than four bedrooms.
11. Structures shall be properly maintained, painted and kept in good repair, and grounds shall be properly maintained in order that the use in no way detracts from the general appearance of the neighborhood.
12. The short-term rental shall not have any signs on the premises that advertise the use.
13. The use of the dwelling as a short-term rental shall not change the appearance of the dwelling or property for residential purposes.
14. Hot tubs or spas shall not be used between the hours of 10 p.m. and 8 a.m. They shall be connected to the sewer.
15. Owner shall advise renters how trash is to be deposited (in the community dumpster) and that trash is not to be stored outside due to wildlife and environmental concerns.
16. Owner shall advise renters that in the event of severe winter weather as determined by UDOT or law enforcement in accordance with State law, snow tires, chains or 4-wheel drive is required.
17. Owner shall advise renters that to the extent prohibited by Salt Lake County Health Department Regulation 14, dogs are not allowed in the watershed.

Motion by: Commissioner Reid
2nd by: Commissioner Palmer
Vote: Commissioners voted unanimous in favor (of commissioners present)


Salt Lake County Planning and Development Services Planner Jim Nakamura provided an analysis of the Staff Report.

Commissioner Palmer asked if year-round share or summer water share. Mr. Nakamura said he is relying on the applicant. Mr. Nakamura said two parking spaces are big enough to meet requirements.

Commissioner Omer motioned to open the public hearing, Commissioner Palmer seconded that motion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Ben Bennett
Address: 6270 Rivers End Road
Comments: Mr. Bennett said he’s owned the property since September, as a part time second residence and using as part time rental. Sufficient parking, roads cleared of snow. Water when purchased and isn’t aware of difference. Neighborhood has a spring that runs in summer and adding a second spring. Collective neighbors contributed half a million dollars to make that happen. Intent is the process takes a number of months to go through.

Commissioner Omer asked why there is concerns with parking and people parking in others drive ways. Mr. Bennett said there is ample parking and not familiar. Winter time you could not park on the road. Commissioner Omer said didn’t see the emails. Mr. Bennett said they were only relayed and hasn’t had anyone express concern. Commissioner Despain said he doesn’t contribute to plowing. Mr. Bennett said he is happy to provide proof. Commissioner Derr asked if he has a management. Mr. Bennett said he will manage it. Commissioner Palmer asked if we could make it a condition of approval for year-round water. Mr. Nakamura said Mr. Bennett would get him whatever he has as proof, and he will send it to the health department. Commissioner Reuling asked if it means it is connected to a pipe or spring. Mr. Nakamura said he just understands it won’t shut off in the winter months.
Speaker # 2: Citizen and president of the water company
Name: Nathan Breinholt
Address: 10863 East Moose Run
Comments: Mr. Breinholt said he can’t say it will be connected to water and willing to abide by the rules under certain circumstances. His neighborhood is changing, but going from the bedroom communities and turning in to rentals. His experience there hasn’t been complaints, he knows of complaints. He’s concerned with property owner and trespassing, and he is concerned with strangers in the neighborhood.

Commissioner Palmer asked Mr. Breinholt his role of president. Mr. Breinholt said they have a contract with Salt Lake City water and is June through December, working on a point of diversion. Hurdles with Army Corps of Engineers and forest service. Pipes and distribution lines to be replaced. Been granted a second point of diversion. Commissioner Reid asked about the easement. Mr. Breinholt said Pinetree village and Spruce estates are not on the county road. No HOA, no easement, prescriptive easement says your neighbor can drive across my property. Commissioner Reid asked how many and there is nothing written. Commissioner Palmer confirmed this is prescriptive easements. Mr. Breinholt said it has been considered the road and jointly maintained. Commissioner Hutchings said there is something labeled pole line road. Mr. Breinholt said the names have changed and not a right-of-way, power easement. Commissioner Palmer said looks like a private easement road recorded, twenty feet total. Mr. Nakamura said where the road is, may not be right on. No HOA or CC&R’s.

Speaker # 3: Applicant
Name: Ben Bennett
Address: 6270 Rivers End Road
Comments: Mr. Bennett said the plat was done in 1957, the access to the property is Front Rivers End road. Stated there are other access points. His intent is not to have renters use the other access points. The access point on the south, is gated. The concern is overstated.

Speaker # 4: Citizen and president of the water company
Name: Nathan Breinholt
Address: 10863 East Moose Run
Comments: Mr. Breinholt said the gate is a tilt and has been open.

Commissioner Hutchings motioned to close the public hearing, Commissioner Palmer seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Counsel had a brief discussion regarding water rights, sewer verification, and parking.

Motion: To continue application #30981 until proof of water and sewer availability has been received.
Motion by: Commissioner Palmer
2nd by: Commissioner Reuling
Vote: Commissioners voted unanimous in favor (of commissioners present)

BUSINESS MEETING

Meeting began at – 5:15 p.m.

1) Approval of Minutes from the July 18, 2019 meeting.

Motion: To approve minutes from the July 18, 2019 meeting as presented.
Motion by: Commissioner Omer
2nd by: Commissioner Palmer
Vote: Commissioner Hutchings abstained, all other commissioners voted in favor (of commissioners present) Motion passed.

2) Wasatch Canyons General Plan review – Jake Young
   Jake Young provided an update to the draft Wasatch Canyons General Plan. Commissioners and staff had a discussion regarding transportation.

3) Other Business Items (as needed)
   No other business items to discuss.
   Commissioner Palmer motioned to adjourn, Commissioner Hutchings seconded that motion.

MEETING ADJOURNED
Time Adjourned – 6:04 p.m.
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Moderate Income Housing
Unincorporated SLCo
10/03/2019
SB 34 Requirements

• Facilitate a reasonable opportunity for a variety of housing including MIHP and shall now:
  – Meet the needs of people of various income levels living, working, or desiring to live or work in the community
  – “allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life”
  – Towns may and cities shall analyze how they will provide a realistic opportunity for the development of MIH within 5 years for cities and within the planning horizon for counties
SB 34 Requirements

• County legislative body shall annually review their MIHP and implementation of that plan; prepare and post a report of their finding on their website; and send the report to the Dept. of Workforce Services (DWS), AOG, and MPO if applicable
Annual Report Elements

• Revised estimate of the need for MIH in the next 5 years
• Description of progress made to provide MIH by analyzing and publishing data on the # of housing units that are at or below 80%, 50%, and 30% adjusted median family income
Annual Report Elements

- Description of efforts to utilize a MIH set-aside from community reinvestment agency, redevelopment agency, or community development and renewal agency
- Description of the implementation of the MIH recommendations aka ‘menu’ of planning tools
Location of Residences in Unincorporated Salt Lake County
Demographic Summary

### Key Facts
- Population: 12,262
- Median Age: 34.6
- Households: 4,124
- Median Disposable Income: $71,112

### Education
- 4% No High School Diploma
- 20% High School Graduate
- 33% Some College
- 42% Bachelor’s/Grad/Prof Degree

### Income
- Median Household Income: $89,704
- Per Capita Income: $35,785
- Median Net Worth: $289,875

### Employment
- White Collar: 73%
- Blue Collar: 17%
- Services: 10%
- Unemployment Rate: 3.3%

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*Salt Lake County Regional Development*
Existing Affordable Housing Units

Figure 6. Affordable Housing Units by AMI
## Affordable Needs

**Table 11. Current Affordable Housing Needs by Targeted Income Group in 2018**

<table>
<thead>
<tr>
<th>AMI Unincorporated</th>
<th>0%-30%</th>
<th>31%-50%</th>
<th>51%-80%</th>
<th>Cumulative Total</th>
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<tr>
<td>All Unincorporated</td>
<td>221</td>
<td>227</td>
<td>(88)</td>
<td>360</td>
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</table>

Source: SLCo Assessor (06/19/2019) and Esri estimates from ACS 2012-2016
Implementation of at least 3 Strategies

(*applicable to Canyons)

A. Rezone for densities necessary to assure the production of MIH
B. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
C. Facilitate the rehabilitation of existing uninhabitable housing stock into MIH
D. Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
E. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones*
F. Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers
G. Encourage higher density or moderate-income residential development near major transit investment corridors
H. Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
I. Allow for single room occupancy developments
J. Implement zoning incentives for low to moderate income units in new developments
Implementation of at least 3 Strategies
Continued...(*applicable to Canyons)

K. Utilize strategies that preserve subsidized low to moderate income units on a long-term basis

L. Preserve existing MIH*

M. Reduce impact fees, as defined in Section 11-36a-102, related to low and MIH

N. Participate in a community land trust program for low or MIH

O. Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality

P. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH*

Q. Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency’s funding capacity
Implementation of at least 3 Strategies

Continued

R. Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services

T. Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH

U. Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance

V. Utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency

W. Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income