SALT LAKE COUNTY
PLANNING & DEVELOPMENT SERVICES

Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City,
Phone: (385) 468-6700 • Fax: (385) 468-66
www.pwpds.slco.org

County Council Zoning Meeting

Public Meeting Agenda

Tuesday, May 22, 2018 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 County Council Public Meeting is a public forum where the Council receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Council's agenda. In addition, it is where the Council takes action on Zoning related items. Action may be taken by the Council on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

To be Heard –

30650 – Olympia Land LLC, on behalf of The Last Holdout LLC, is requesting approval for a rezone of 931 acres from A-2 to P-C, with an amendment to the Southwest Community general plan indicating the creation of a planned community as set forth in a proposed development agreement. **Location:** from approximately 6300-8500 West, 12400-13100 South. **Zone:** A-2 **Community**: Southwest **Planner:** Curtis Woodward

Mayor's Office: Council Agenda Item Request Form

This form and supporting documents (if applicable) are due the Wednesday before the COW meeting by noon.

Date Received (office use)	

Date of Request	May 14, 2018
Requesting Staff Member	Alison Weyher
Requested Council Date	May 22, 2018
Topic/Discussion Title	Public Hearing for Proposed Olympia Rezone and Southwest Community Plan amendment
Description	On May 1, 2018 the County Council set the date of May 22 to hold a public hearing to consider a rezone and amendment to the Southwest Community Plan on May 22, 2018. The project is located at approximately 300-8500 West and 12400-13100 South and is comprised of approximately 931 acres. The Rezone and Plan Amendment were heard by the Salt Lake County Planning Commission on May 16, 2018, at which time the Planning Commission approved the Rezone and Plan Amendment. Currently the property is zoned A-2 (Agricultural and the applicant proposes to rezone the parcels to C-C (planned community) to facilitate a planned community. A detailed explanation is attached in the staff report which follows this summary.
Requested Action[1]	Hold the Public Hearing, accept public comment and approve the re-zone request and Southwest Community Plan amendment
Presenter(s)	Curtis Woodward, Planning and Development Services x86708
Time Needed[2]	Five minutes for presentation, public hearing will be based on number of people wishing to make comments.
Time Sensitive[3]	No
Specific Time(s)[4]	No
Will You Be Providing a PowerPoint	☐ Yes ☒ ~~No~~
Will You Be Providing Back-Up Documentation or Handouts? **Please attach the supporting documentation you plan to provide for the packets to this form. While not ideal, if supporting documents are not yet ready, you can still submit them by 10 am the Friday morning prior to the COW agenda. Items without documentation may be taken off for consideration at that COW meeting.**	☒ ~~Yes~~ ☐ No see attached

Mayor or Designee approval: _____

[1] What you will ask the Council to do (e.g., discussion only, appropriate money, adopt policy/ordinance) – in specific terms. [2] Assumed to be 10 minutes unless otherwise specified. [3] Urgency that the topic to scheduled on the requested date. [4] If important to schedule at a specific time, list a few preferred times.

Ben McAdams
Mayor
Rick Graham
Deputy Mayor
Chief Operations Officer

SALT LAKE COUNTY
PLANNING & DEVELOPMENT SERVICES

Brittany Allen
Acting Division Director
Trent Sorensen
Chief Building Official

File # 30650

Rezone Summary

Public Body: County Council **Meeting Date: May 22, 2018**
Parcel ID: 26-27-300-001, 26-32-200-004, 26-32-400-001, 26-32-400-002, 26-33-100-001, 26-33-301-001, 26-34-100-001, 26-34-100-002, 26-34-200-003 **Current Zone: A-2** **Proposed Zone: P-C**

Property Address: approximately 6300-8500 W. and 12400-13100 South
Planner: Curtis Woodward
Planning Commission Recommendation: (see below)
Planning Staff Recommendation: Approval (with development agreement as approved by Council)
Applicant Name: Doug Young on behalf of Olympia Development LLC

PROJECT DESCRIPTION

This application is to rezone approximately 938 acres from A-2 (agricultural) to P-C (planned community) in the Southwest community of Salt Lake County. In conjunction with the rezone request, a general plan amendment is being proposed which will clarify the densities, transportation systems and moderate income housing strategies to be considered for the subject property. Chapter 19.69 Planned Community Zone, requires that applicants submit a P-C zone plan with a rezone application. The P-C Zone plan proposes land uses, residential densities, major infrastructure systems and amount of proposed non-residential space for the property, as well as the studies and reports needed to justify the density, commercial space, and overall infrastructure design. The applicants have submitted a P-C zone plan proposal, which is included in this packet.

EXECUTIVE SUMMARY

The P-C zone plan as proposed includes a total of 8765 residential units. 1497 detached single family units in neighborhoods with an average of 4 units per acre, 2485 village (townhome and similar) units with an average of 10 units per acre, and 4783 apartment-style units with an average of 19 units per acre (some of which may be located in mixed-use buildings and centers). The town center acreage that will house the high-density residential component will also contain retail and office space, which is not anticipated to exceed 500,000 square feet. The traffic, water, sewer, and storm drainage studies submitted with the P-C zone plan all indicate that this "maximum" buildout capacity can be reached, contingent upon system improvements being made—some of which are onsite and some of which are offsite. The major road infrastructure plan has been changed since initial plans to reflect the transportation and land use plans of South Jordan, Herriman, and the Wasatch Front Regional Council.

SITE & VICINITY DESCRIPTION (see attached map)

The site is bounded by Kennecott and Suburban Land Reserve owned property to the north, residential subdivisions within Herriman City to the east and northeast, the soon to be developed Dansie property to the

south, and Herriman Hwy/Bacchus Hwy to the west and southwest, and ranges from approximately 6300 to 8500 West and approximately 12400 to 13100 South.

GENERAL PLAN CONSIDERATIONS

As mentioned above, the P-C zone requires a rezone and general plan amendment to go hand-in-hand at the time a zone change is requested. Because the 2008 Southwest Community Plan amendment indicated the subject property should be developed as a planned community, only a minor amendment to that plan is required to accommodate the request—that of the maximum allowable density. The density across the entire acreage as proposed would be 9.35 units per acre, which is higher than that currently shown in the plan (which has a 5 unit per acre average in the planned community area). Based on state law requirements, adopted general plans are required to have a transportation component and a moderate income housing component. We have included a summary of the proposed transportation system design and analysis for inclusion in the plan, as well as potential moderate income housing strategies suggested by the Salt Lake County 2017 Moderate Income Housing Plan in the proposed amendment.

ISSUES OF CONCERN/PROPOSED MITIGATION

The main issue of concern for County staff is ensuring that the pace of development on the site does not outpace the construction of necessary system improvements to accommodate that development—particularly those improvements that are outside the boundaries of the project itself, such as widening or installation of new roads across or through adjacent lands and jurisdictions. However, at this stage of the process, it is important to note that the numbers being proposed by the developer in the P-C zone plan are maximum numbers, and that the process established by that zone, which includes the necessity of a Community Structure Plan and various Project Plans, provides a system by which each phase of development can be reviewed for impacts and infrastructure needs prior to the issuance of any permits for construction or recordation of subdivision plats.

NEIGHBORHOOD RESPONSE

As of the date of this report, the County has received one phone call from a neighbor who was opposed to the high density element of the proposal, and one email from a person who wanted more information but did not respond specifically in favor or opposition.

REVIEWING AGENCIES RESPONSE

Jordan Valley Water Conservancy District has been reviewing the development plans. It is our understanding that they have the capacity to provide water to the development, but have not committed to an approval in writing, because that commitment is generally based on specific plans rather than at the rezoning stage.

South Valley Sewer District has stated that they can provide service to the site, but that their system would need some upgrades and the western portion of the property would need to be annexed into their service district.

The County Storm Drainage Engineer reviewed initial plans, and recommended approval of the rezone, with the recommendation that detailed storm drainage plans would need to be reviewed and compared to the master storm drain plans as each phase of development is proposed.

The developer's traffic study justifying the densities for the project points to a number of improvements being made to roads on adjacent properties and in adjacent jurisdictions. Any development agreement entered into with the developer would need to indicate that impact mitigation is the responsibility of the developer to ensure that the direct impacts of this development do not result in transportation failures. Conversely, transportation systems already slated for improvements, such as widening of existing roads, should not be shifted from currently planned funding sources to the developer.

Other County agencies that have reviewed the overall plan have indicated that their concerns will be addressed at later stages of the development process when specific designs of projects and subdivisions are submitted for review.

PLANNING STAFF ANALYSIS

Two separate issues need to be dealt with for this application: the general plan amendment and the rezone. The general plan amendment is one that basically accommodates the P-C zone plan process by removing reference to a specific density (allowing the county council to set the density through the rezone process) and by updating the general plan to include the required sections (transportation and moderate income housing. The rezone decision is based on whether the Council feels that based on the reports and studies submitted by the applicant the requested amount of development can be accommodated on the property. Based on the materials submitted, it does appear that the amount of development proposed can be accommodated, but the development agreement approved by the council and the subsequent Community Structure Plan must ensure that the required improvements needed to account for the infrastructure to service the property and to avoid negative impacts on neighboring communities are provided as a condition of all future approvals.

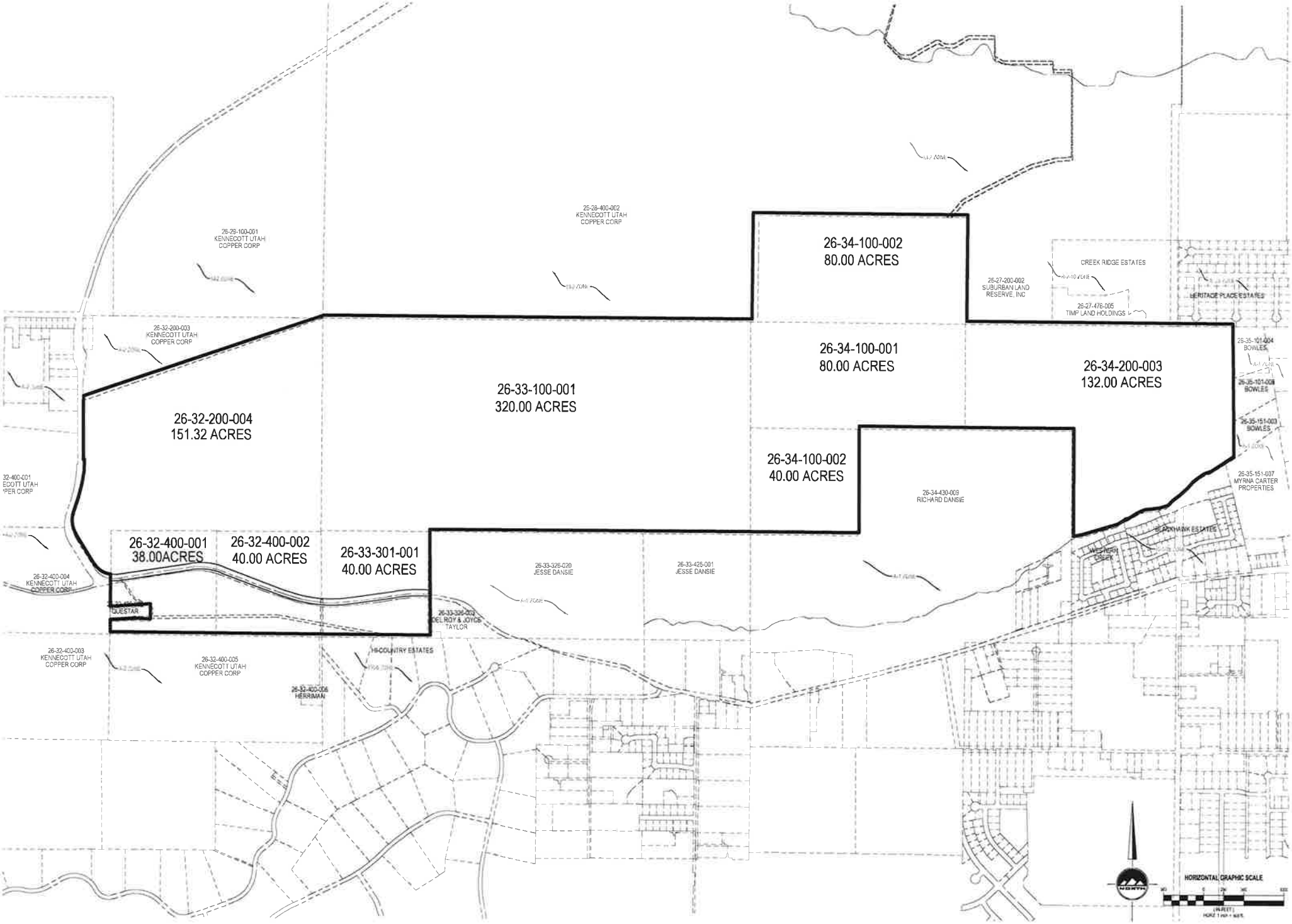
PLANNING RECOMMENDATION

Regarding the general plan amendment: The planning commission recommended approval as drafted and proposed by the planning staff.

Regarding the proposed rezone: The planning commission recommended approval of the rezone and attached P-C zone plan, subject to the following:

1. The building height limits in the Town Center and Institutional districts should be changed from "N/A" to "To be determined through the Community Structure Plan or Project Plan approval process."
2. The development agreement entered into between the County and the developer should place the responsibility on the developer to ensure that infrastructure system upgrades, including transportation, storm drainage, water, and sewer (both on and off-site) are constructed.
3. The development agreement should require that the timing of critical infrastructure improvements is such that development does not outpace the installation of the needed improvements, meaning that improvements are installed concurrently with the phase(s) of development causing the need for said improvements.
4. The development agreement should also address the need for municipal service provision to the properties as agreed upon by the Municipal Services District.
5. The development agreement should require that a plan be in place regarding the future governance of the property either through annexation or incorporation.

6. The water availability should be confirmed by the Jordan Valley Water Conservancy District before the County Council takes action on the rezone.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COPPER CORP
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COPPER CORP
25-27-200-002
SUBURBAN LAND
RESERVE, INC
CREEK RIDGE ESTATES
HERITAGE PLACE ESTATES
26-27-476-005
TIMP LAND HOLDINGS
26-35-101-004
BOWLES
26-35-101-008
BOWLES
26-35-151-003
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26-35-151-007
MYRNA CARTER
PROPERTIES
26-34-430-009
RICHARD DANSIE
BLACKHAWK ESTATES
WESTERN
CREEK
26-33-326-020
JESSE DANSIE
26-33-425-001
JESSE DANSIE
26-33-326-002
DEL ROY & JOYCE
TAYLOR
QUESTAR
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KENNECOTT UTAH
COPPER CORP
26-32-400-003
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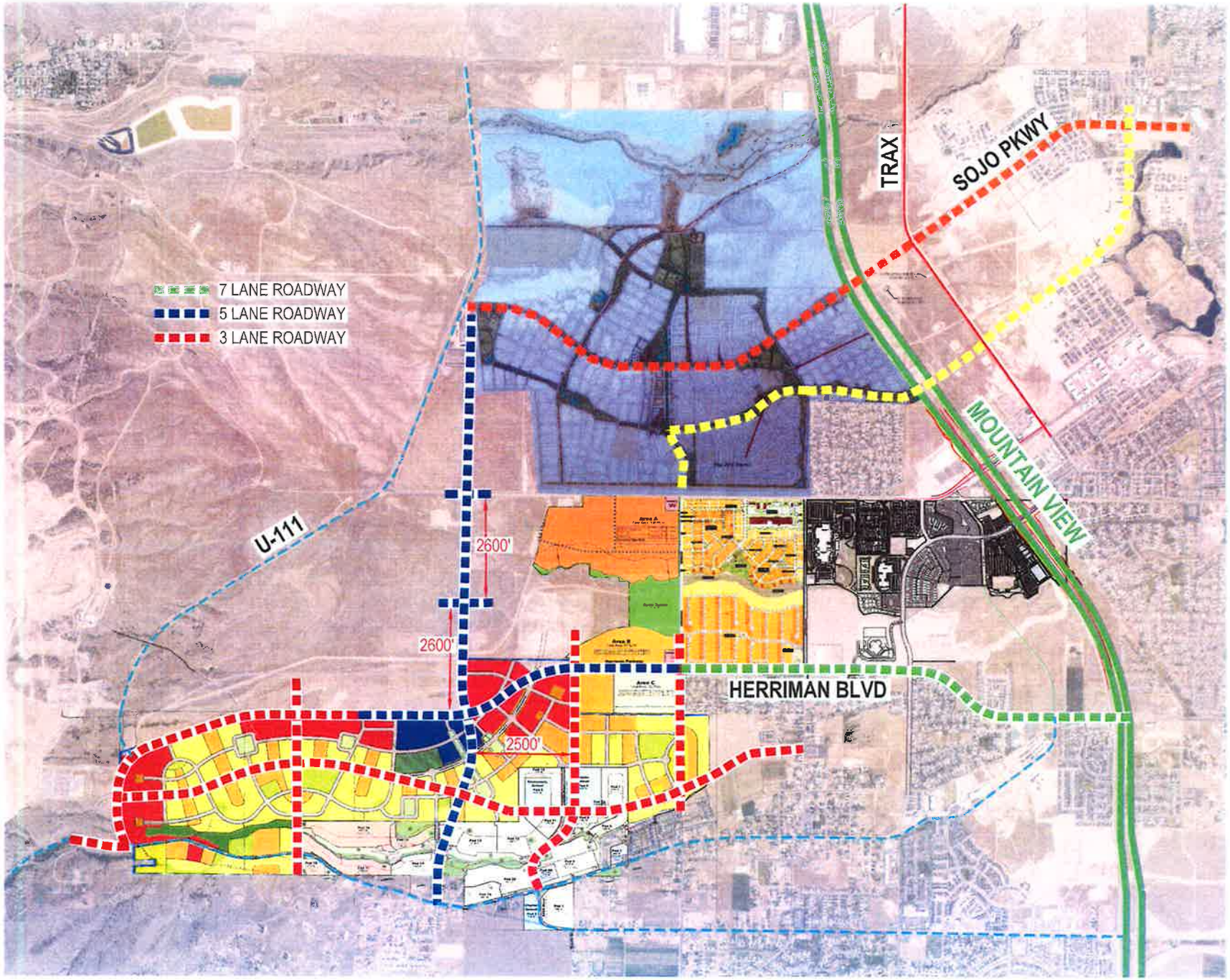
26-32-400-006
HERRIMAN
NORTH
HORIZONTAL GRAPHIC SCALE

Appendix A-1


7 LANE ROADWAY
5 LANE ROADWAY
3 LANE ROADWAY
TRAX
SOJO PKWY
MOUNTAIN VIEW
U-111
2600'
2600'
2500'
HERRIMAN BLVD

GREATER SALT LAKE
Municipal Services
District

May 15, 2018

Salt Lake County Planning Commission
2001 S State Street, #N3-600
Salt Lake City, UT 84190

Subject: Proposed Olympia development

Dear Planning Commissioners:

I have been involved in discussions regarding the proposed Olympia development for the past few months. Since the property is in the unincorporated area of Salt Lake County, it is within the service area of the Greater Salt Lake Municipal Services District.

If the County approves this project, we look forward to providing our full range of municipal services to the Olympia community.

Respectfully,

Bart Barker

MEMORANDUM

TO: Craig L. White, General Manager
Board of Trustees

FROM: Michael H Foerster, PE
District Engineer

DATE: May 1, 2018

SUBJECT: Olympia Development

Olympia is a new development currently located in Salt Lake County, west of Herriman at approximately 12900 South and 6400 West. They have proposed 8,765 Units on 937 acres which they estimate will generate peak flows of 5,881 gallons/minute.

The District injected these flows into its sewer model, to see how downstream capacities would be affected. It was determined at build out that South Valley Sewer District does not have sufficient capacity for this many units, plus the proposed surrounding densities without some downstream improvements. However, as necessary the District anticipates upsizing various pipes downstream of this development over time and will continue to collect impact fees for this purpose. Accordingly, the District does not object to the development being approved in phases over time.

Furthermore, portions of this development are not currently within the boundaries of South Valley Sewer District and would have to be annexed in order for the District to provide sewer service.

Salt Lake County Parks & Recreation

Park Planning & Development Section

2001 South State Street, Room S4 700
Salt Lake City, Utah 84114

SALT LAKE COUNTY PARKS & RECREATION

MEMORANDUM

To: Curtis Woodward
Zoning Administrator
Salt Lake County Planning & Development Division
2001 South State Street, N3 600
SLC., UT 84114

From: Angelo Calacino, AICP
Park Development Project Manager

Date: 3 April 2018

Subject: Park, Trails, & Open Space Requirements for the Proposed Olympia Development

Salt Lake County Parks & Recreation has reviewed the proposed Olympia development plans, dated February 23, 2018, specifically sheet OS-101, Parks, Trails, & Open Space.

The drawing show areas representing park/open space areas, pedestrian, bike or equestrian trails, and major bike routes. Also, sheet LP-101 shows two calculations regarding open space. One is 17.9-acres (natural) and the other is 168.3-acres (Other). Also, a disclaimer note on the plan indicates that the parks, trails and open space areas shown on the plans are representative only, actual locations and configurations will vary.

Based on the information provided, it cannot be confirmed if the proposed development and the land intended for park, trails and open space meet current County Parks & Recreation Division Standards.

With that, if the developer intends to designate any land as Public Park, Trails and Open Space, then, the land should be deeded to the County, it shall comply with the 2015 Salt Lake County Parks & Recreation Facilities Master Plan requirements, and the land shall be improved to County Standards as well.

Park – shall meet the Class One Regional Park definition - Largest and most diverse multipurpose park type serving several jurisdictions and has county-wide attraction. Generally, these parks contain programmed or rented amenities; Variable park amenities, such as open space, trails, playgrounds, group pavilions, sports fields, and courts, unprogramed lawn, outdoor basketball, recreation centers, swimming pools, water playgrounds, disc golf, skate parks, and restrooms. Per the master plan (5 acres per 1,000 population), a minimum of 153 acres is required for public park land.

The Olympia plans indicate there is to be a maximum of 8,765 residential units. Based on an average 3.5 persons per dwelling unit in Salt Lake County, the proposed population for the development will be 30,677 (30,677 / 1,000 x 5 = 153-acres).

It is recommended that the required land area for parks be divided into two Class One Regional Parks (60+ acres), one west, and one east to equally serve the proposed community and the surrounding jurisdictions. However, in no case shall there be a public park (Class Two Regional Park) less than 20-acres.

Trails – are regional in nature, and pass through or is adjacent to multiple jurisdictions. Connected to other local and regional trials; county-wide attraction and use.

Per the County's East – West Regional Trails Plan, there is one regional trail corridor in and within close proximity to the proposed development. The trail corridor is in proximity to Butterfield Canyon Creek, running east and west. Thus, a regional trail corridor shall be preserved along the creek, and shall have a minimum width of 30 feet to accommodate a minimum 10-foot wide asphalt paved path. The corridor can remain in a natural (undisturbed state).

Open Space – Variable size, Largely undeveloped land valued for it's aesthetic, ecological, and passive recreational attributes; Contains few or no recreation amenities and little or no manicured lawn; Includes regional trails, and trailheads; Regionally important for wildlife habitat, watershed, view-shed or of other ecological significance; Preserved agricultural land.

Thank you, and feel free to contact me if you have any questions.

Attachments: Olympia Development Plans, Sheet OS-101 & LP-101Draper Recreation Center - civil and plumbing plans

pc: Project File
Draper City

SOUTHWEST COMMUNITY

General Plan

Introduction

The Southwest Community Plan was adopted by the Salt Lake County Commission April 3, 1996, representing a cooperative effort between the Salt Lake County Planning Staff, the University of Utah Geography Department, and the citizens of the Southwest Community. The intent of the plan was to balance the need to protect the rural character and natural beauty of the Southwest Community with the potential to develop the land into residential communities. It recognized that as key improvements to infrastructure were made, the potential to develop those areas would increase. The plan contained policies to guide new development in ways that would respond to this potential, while accomplishing the broader goals of preservation of the area's rural nature and open spaces. For example, slight increases in density were offered for large scale developments that provided a variety of lot sizes and set aside open spaces and park land. The Rose Creek Estates subdivision (containing parks, equestrian trails, horse properties, and various single family dwelling lot sizes) is a successful example of these policies in action.

While the 1996 plan was written with future development in mind, the growth in the southwest part of the valley has occurred much faster than predicted. This rapid growth, combined with the extension of water and sewer service to areas where they were not previously available, has created increased pressure for development in the Southwest Community—particularly the areas immediately west of Herriman City. As more and more of the rural landscape has been converted to residential subdivisions, the character of the southwest part of the valley appears to be changing. These two factors have caused a need for Salt Lake County to propose an amendment to the Southwest Community Plan to address residential, office, commercial and educational development of the northeast section of the community (see combined land use map).

Impacts of Increased Density

In recent years, the predominant development pattern of single family subdivisions adjacent to the amendment area has been that of 10,000 square foot lots, with the requirement that developers contribute land or other resources for parks and community spaces in order to receive approvals from Herriman City. To rezone the amendment area to allow 10,000 square foot lots throughout would result in an increase in density from 1 unit per acre to in excess of 3.5 to 4 units per acre as approved by the County Council in a Planned Community Zone, representing a drastic increase in
the area's residential holding capacity. As the area undergoes the transition from rural and agricultural land uses to single- and multi- family residential subdivisions, and office, commercial and educational uses, it is vital that the impacts of the increased density are taken into consideration in preserving, to the extent possible, the overall vision of the Southwest Community Plan. Factors that must be considered are:
Traffic – The increase in traffic that would accompany more residents in the area brings an increased need to plan street systems that are well connected. Policies should be in place to ensure that the new development which brings more cars to the roads also brings needed road improvements.

Home & Community – An increase in the number of suburban households can cause conflict between families new to the area and the existing residents who have horses or other animals. As the landscape changes from rural agricultural to suburban residential, office and educational, the circulation pattern for vehicles, pedestrians, bicyclists, and horse riders becomes more complex, and must be planned in greater detail. Other land uses important to quality neighborhoods, such as churches and commercial shops also must be planned.
Recreation – The need for parks and recreational facilities projected by Salt Lake County Parks and Recreation is based on standards which look to population data to determine the number, distribution, and type of facilities. Thus, as the population increases due to new developments, the number and type of recreational facilities needed to serve an area changes.
Services – Public services must be carefully planned to meet not only present but future needs as well. Issues such as fire hydrants with adequate flow, emergency response times, and adequate sewer service are critical. Other facilities, such as libraries and schools, must be planned and built as a community grows. According to Jordan School District, the schools in the Herriman/Southwest community reach capacity quickly, due to a higher student-per-household ratio than in other areas of the Salt Lake Valley.
Environment – As residential density increases, the impact on the environment increases as well. Of particular concern is the need for a master storm drain system to convey water during major storm events. Regulating development in such a way as to protect the natural beauty of the area (one of the reasons so many people are attracted to this community) is also important.

Community Vision

As is often the case, there are various strategies that could be used to address the concerns listed above. Ultimately, it is the collective vision of a community that determines which of those solutions best fit the community. The property owners and residents of the community have pointed out several key factors for Salt Lake County to consider in determining appropriate density patterns and development restrictions for the area, such as:

1. Requiring large lot sizes often leads to a lack of "affordable" or "moderate income" housing choices.
2. Appropriate measures (including buffers, where necessary) should be taken to protect current property owners who wish to maintain animals on their property from new residents who may not be accustomed to living near farm animals.
3. Residents of nearby large lot subdivisions, such as Hi-Country I &II should be protected via appropriate buffers along the perimeter.
4. While provision of land for churches, schools, and civic buildings is important, such land should not qualify as "open space." True "open space" in the form of parks, trails, and natural areas should also be a priority.
5. Consideration should be given to retail needs of the community.
6. Prominent ridgelines and sensitive slopes should be protected.
7. Restrictions placed on larger developments should not be so universal as to place undue burden on the small property owner who wishes to subdivide.

Strategies

The goals and policies of the current Southwest Community Plan have been most effectively implemented when large developments that incorporate a variety of elements have been proposed. Because past planning efforts have been based on a limited residential holding capacity, the transition from large lot agricultural properties to single- and multi- family, office, commercial, and educational uses should only occur if appropriate measures are in place to mitigate the impacts of growth. However, the strategies used to foster developments which contribute to the needs of the community must be designed and implemented in a way that is fair to both the large and small developer and which will encourage cooperative efforts among various property owners to produce a cohesive community. The Butterfield Creek area (north of Herriman Highway) should be developed as one or more planned communities with an overall density in excess of 5 units per acre as approved by the County Council in a Planned Community Zone.

Goals and policies

Goal 1: Create a cohesive community, including provisions for neighborhood centers, civic buildings, open spaces, and appropriate transitions between new single family dwelling lots and existing large lots with animal and agricultural land uses in respect of the rights and privacy of existing residents.

Policy 1 – Density increases within the Low Density Residential area from 2.5 to (up to) 4.0 units per acre should be allowed for proposals which incorporate the goals and policies of this plan into the design; including road connectivity, community spaces, a variety of lots sizes, and large lots or open space corridors as buffers between new lots and existing agricultural and horse properties to protect the privacy and other rights of the residents.

Policy 2 – Density increases within the Neighborhood/Planned Community Residential area in excess of 5 units per acre should be allowed by the County Council as part of a Planned Community Zone if large master planned communities are proposed which include provisions for neighborhood and community centers, schools, parks, trails (including a regional trail along Butterfield Creek), civic buildings, and transportation systems.

Policy 3 – The assembly of smaller parcels into larger subdivision development proposals should be encouraged through incentives such as density bonuses.

Goal 2: Create a transportation network of connected streets, pedestrian trails, and bike paths.

Policy 1 – A collector road connecting Rose Canyon Road to U-111 should be planned for and constructed as the area is developed.

Policy 2 – In keeping with the Salt Lake County Parks and Recreation Trails Master Plan, a trail along the Butterfield Creek corridor or similar east-west route, with connecting trail to Rose Canyon Road, should be constructed as the area is developed.

Policy 3 – In general, connective street patterns which limit the use of cul-de-sacs and dead-end streets should be used.
Policy 4 – All roads should be paved and should include full improvements for safe complete streets, such as curb and gutter, street lighting, sidewalks, etc.
Policy 5 – While exact alignments and road widths will be determined as master plans for development are reviewed and approved in the Neighborhood/Planned Community Residential area, plans should include the following:

- at least two north/south collector roads extending from U-111 towards the West Bench planning area.
- east-west connections between Herriman City and Bacchus Highway, and north-south connections between Herriman Highway and 11800 south (eventually connecting to Bacchus Highway), consistent with Appendix A-1, which is incorporated herein as if fully set forth.

Goal 3: Create a system of community spaces to provide buffers and to accommodate the needs of the residents of the area.
Policy 1 – Following the guidelines of the County Parks and Recreation Master Plan, land for parks should be planned for as part of the development review process for new subdivisions.
Policy 2 – The school district should be consulted and the need for school site planning and development shall be considered as part of the development review process.
Policy 3 – Other community gather places, such as government facilities, community centers, churches, etc. should be accommodated through cooperative discussion with developers, government agencies, non-profit and religious groups.

Goal 4: Allow development in pace with the provision of critical services.
Policy 1 – Develop a plan for a master storm drain system, and ensure that all new development contributes towards the cost of that system.
Policy 2 – As a requirement for subdivision or planned unit development plat approval, obtain approvals from water and sewer service providers to ensure that development occurs in pace with capacity of those systems.
Policy 3 – Involve in the review process the Unified Fire Authority, Sheriff's Department, school district, and other critical service providers.

Goal 5: Protect the natural environment and inherent beauty of the area.
Policy 1 – Avoid excessive grading on the hillsides.
Policy 2 – Coordinate and plan the design of roads, trails, and open space to be sensitive to wildlife.
Policy 3 – Locate local serving utility lines underground.

Goal 6: For the Butterfield Creek area, provide appropriate retail areas to serve the needs of the community.
Policy 1 – Neighborhood centers, including commercial, office and educational uses, should be considered as a viable land use in close proximity to key intersections of collector and arterial roads or as key components around which to base a planned community.
Policy 2 – Commercial development should incorporate design elements (building mass, design, colors and materials, etc.) to mitigate impacts to neighborhoods.

Policy 3 - Commercial development should be limited to those uses which serve the local population and educational and office personnel, such as grocery, café/restaurant, and personal services.

Goal 7: Moderate Income Housing. Salt Lake County is in the process of adopting a moderate income housing plan for the Salt Lake County region, including the Southwest Community Plan area. In 2017, Salt Lake County received a draft Moderate Income Housing Plan, which was put together by Zions Public Finance, Inc. While this plan did not make specific recommendations about the Southwest Community Plan area, it did provide a Fair Housing Action Plan and a Financial Resources section, which have application to all unincorporated areas of the County, including the Southwest Community Plan area, and which are attached hereto as Appendix A-2 and incorporated herein as if fully set forth.

Implementation

The following implementation strategies should be used by Salt Lake County to carry out the vision and goals of this plan amendment of the Southwest Community Plan:

1. Ongoing Needs Assessment:

Salt Lake County should periodically review the status of the Southwest Community with regard to the need for government services, critical facilities, parks, recreation, traffic, and education. Information from this assessment process should be combined with the information in this plan and become a major factor in the review of all rezone and development applications.

2. Neighborhood Planning

In order to encourage development plans which effectively address the needs of the community and which will be in harmony with the goals and policies of this plan, a density bonus system should be used. Zoning should be established which sets a base density and allows density bonuses to be offered to developers who are willing to: combine smaller parcels together to create more comprehensively planned subdivisions, dedicate and improve collector roads and trail systems, provide buffers between new lots and existing large lot/horse properties, and/or dedicate ground for parks, schools, and community facilities.

In establishing the base density and bonus amounts, the County shall consider the following:

a. Densities for specific developments within the Low Density Residential area may vary between 2.5 and 4.0 units per acre, based on the extent to which the development plan complies with the goals and policies of this plan.

b. The Neighborhood/Planned Community Residential should accommodate higher densities in excess of 5 units per acre, as a transition between West Bench and Southwest Community provided that a large scale (in excess of 400 acres) master plan is prepared and presented for each community which incorporates the appropriate elements listed above. Each master planned area may be developed over time in a number of phases or amended as needed, provided that each phase or amendment is in harmony with this plan.

c. Density shall be based on the gross acreage prior to subdivision and shall include all land within a subdivision boundary, including roads, common areas, and land

designated for schools, parks, church sites, open space, or other such uses.

d. The service capacity of water, sewer, and other critical services shall not be exceeded by setting density limits too high.

3. Creative Approach

Salt Lake County should take advantage of the flexibility allowed through its planned unit development and planned community ordinances to foster creative design of subdivisions in the planning area. Density shifts, variations in lots size, the creation of open space, and the institution of appropriate buffers are tools made available through the planned unit development review process. Appropriate easements and restrictive covenants can also be used to provide a cohesive community with well-planned transitions between new residential lots and existing animal/agricultural land uses.

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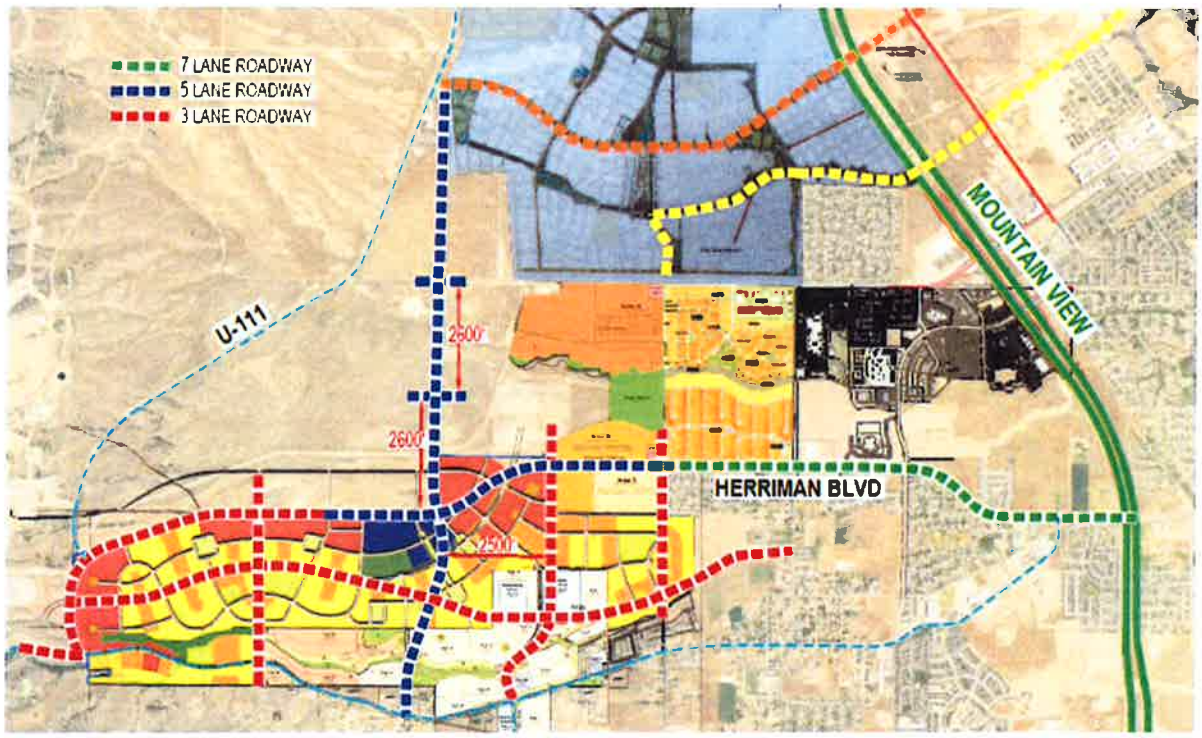
Olympia
Traffic Impact Study



Salt Lake County, Utah

April 2018

UT17-1057

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EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Olympia development located in unincorporated Salt Lake County, Utah. The proposed project is located on the northwest side of Herriman City, North of Herriman Highway and east of SR-111.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2024 and 2050 conditions were also analyzed.

The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

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TABLE ES-1
LOS Analysis - Evening Peak Hour
Salt Lake County - Olympia TIS

Intersection	Level of Service (Sec/Veh)[1]					
	Existing (2017) Background	Existing (2017) Plus Project	Future (2024) Background	Future (2024) Plus Project	Future (2040) Background	Future (2040) Plus Project
11800 South / Bacchus Highway	A (4.4) / NB	F (>50.0) / WB	A (1.6) / NB	A (7.5) / WB	A (8.4) / NB	D (31.1) / WB
11800 South / 7300 West[3]	-	-	A (5.8) / SB	E (57.5)	C (24.4)	F (>80.0)
11800 South / 6800 West[3]	-	-	-	B (14.4) / NB	-	C (18.3) / WB
11800 South / 6000 West	B (16.0)	F (>80.0)	F (>80.0)	F (>80.0)	B (16.6)	F (>80.0)
Bacchus Highway / Herriman Parkway[2]	-	D (29.7) / SB	-	A (2.7) / SB	-	C (16.8) / SB
7800 West / Herriman Parkway[2]	-	A (6.6) / NB	-	A (9.2) / SB	-	C (22.6) / SB
7300 West / Herriman Parkway[2]	-	D (53.5)	-	C (34.0)	-	E (55.8)
6800 West / Herriman Parkway[2]	-	A (5.6)	-	C (15.5)	-	F (>50.0) / SB
Herriman Parkway / 6000 West	B (10.5)	E (55.4)	C (26.2)	F (>80.0)	C (22.0)	C (29.4)
Herriman Parkway / Anthem Park Boulevard	B (15.3)	F (>80.0)	B (19.3)	D (44.7)	C (35.0)	F (>80.0)
Herriman Parkway / Main Street	B (19.3)	F (>80.0)	C (26.2)	C (23.2)	B (17.3)	D (39.1)
Herriman Parkway / Spine Road[2]	-	A (8.7) / WB	-	A (4.1) / WB	-	C (22.7) / WB
7800 West / Spine Road[2]	-	B (11.1) / WB	-	B (14.2) / WB	-	B (14.3) / WB
7300 West / Spine Road[2]	-	C (26.9)	-	C (32.2)	-	D (52.9)
6800 West / Spine Road[2]	-	A (9.2) / WB	-	A (6.9) / SB	-	A (7.8) / SB
6400 West / Spine Road[2]	-	F (>50.0) / EB	-	B (10.7) / WB	-	B (12.5) / WB
6000 West / Silver Sky Drive	-	A (6.0) / EB	-	B (13.6) / EB	-	A (4.8) / EB
Herriman Highway / Bacchus Highway	A (4.3) / EB	A (6.0) / WB	A (2.9) / EB	A (3.3) / WB	F (>80.0)	C (25.1)
7800 West / Herriman Highway[2]	-	A (8.1) / SB	-	A (6.6) / SB	-	D (29.0) / SB
7300 West / Herriman Highway[2,3]	-	-	-	F (>50.0) / SB	B (15.2)	E (73.0)
6900 West / Herriman Highway[2,3]	-	F (>50.0) / SB	-	F (>50.0) / SB	B (36.5)	F (>80.0)
Herriman Highway / 6400 West	F (>50.0) / NB	F (>50.0) / NB	F (>50.0) / NB	F (>50.0) / NB	C (21.4)	F (>80.0)
7800 West / Bacchus Highway[2]	-	-	-	A (3.2) / WB	-	A (8.0) / WB

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections.
2. This intersection is planned to be constructed as part of the proposed project and was only analyzed in "plus project" scenarios.
3. This intersection is planned to be constructed in the future and was only analyzed in future scenarios.

Source: Hales Engineering, April 2018

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TABLE ES-2
Recommended Storage Lengths
Salt Lake County - Olympia TIS

Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
11800 South / 7300 West	-	-	500	-	-	-	500	-
11800 South / 6000 West	-	-	-	-	300	-	300	-
7300 West / Herriman Parkway	-	-	275	-	300	-	275	-
Herriman Parkway / 6000 West	125	-	175	-	100	-	225	-
Herriman Parkway / Anthem Park Boulevard	225	-	200	-	250	-	175	-
Herriman Parkway / Main Street	-	-	-	-	-	325	500	-
7300 West / Herriman Highway	-	-	300	-	225	-	275	-
6900 West / Herriman Highway	200	-	500	-	300	-	225	-
Herriman Highway / 6400 West	500	-	-	-	500	-	300	-

Source: Hales Engineering, April 2018

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SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

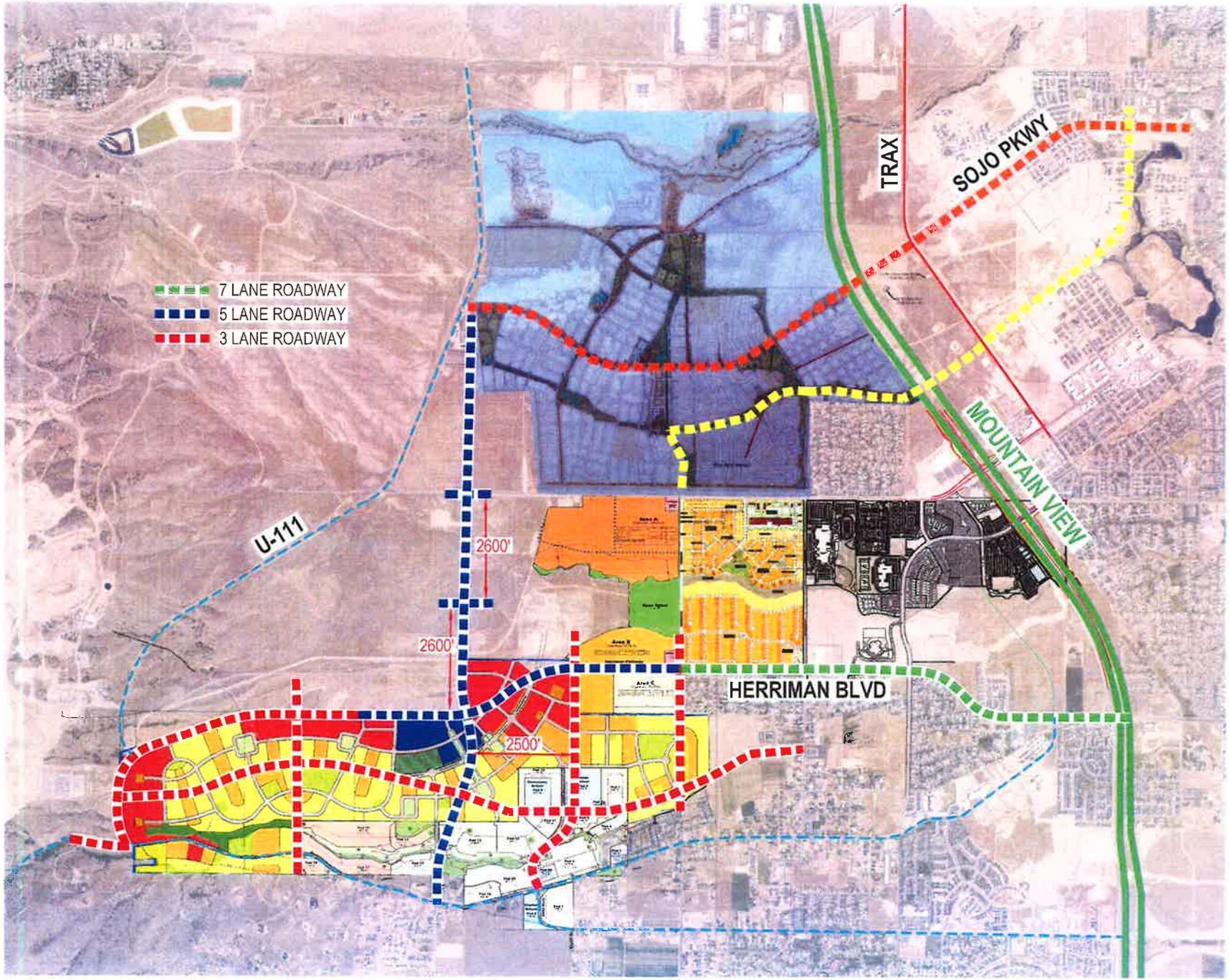
The following is a summary of key findings and recommendations:

- 11800 South / Bacchus Highway
  - Currently operating at LOS A.
  - Anticipated to operate at LOS F with project traffic added.
  - Anticipated to improve to LOS A with the construction of the 7300 West realignment of the Bacchus Highway.
- 11800 South / 7300 West
  - It is anticipated that dual left-turn lanes will be warranted on the south- and westbound approaches. A continuous flow intersection could also be considered at this location.
  - It is anticipated that 7300 West will need to have a five-lane cross section to accommodate the projected traffic.
- 11800 South / 6000 West
  - Currently operate at LOS B.
  - Anticipated to deteriorate to a poor level of service in the future and with project traffic added.
  - It is recommended that 11800 South be widened to a seven-lane cross section east of 6400 West and widened to a five-lane cross section west of 6400 West as stated in the Herriman City Transportation Master Plan.
    - These wider cross sections are anticipated to improve the levels of service at intersections along the corridor.
  - It is also recommended that left-turn capacity be improved on the westbound approach.
- 7300 West / Herriman Parkway
  - It is anticipated that this intersection will be signalized and operate at an acceptable level of service until 2050, when it is anticipated to decline to LOS E.
  - It is recommended that plans be made to construct dual left-turn lanes on the south-, east-, and westbound approaches when warranted.
- 6800 West / Herriman Parkway
  - Anticipated to operate at an acceptable level of service through 2024.
  - It is anticipated that a traffic signal will be warranted in the future.
- Herriman Parkway / 6000 West
  - It is anticipated that dual left-turn lanes will be needed on the westbound approach to accommodate the anticipated demand in 2024. This will also require two southbound receiving lanes on 6000 West.

  - It is anticipated that Herriman Parkway will need to be widened to a seven-lane cross section east of 6400 West to accommodate future demand as stated in the Herriman City Transportation Master Plan.
  - It is anticipated that Herriman Parkway will need to have a five-lane cross section west of 6400 West, and a three-lane cross section west of 7500 West.
- Herriman Parkway / Anthem Park Boulevard
  - Anticipated to deteriorate to a poor level of service with project traffic added.
  - It is anticipated that the widening of Herriman Parkway will mitigate delay issues at this intersection.
  - It is also recommended that the five-lane cross section on Anthem Park Boulevard be extended south of Herriman Parkway as shown in the Herriman City Transportation Master Plan.
- Herriman Parkway / Main Street
  - Anticipated to deteriorate to a poor level of service with project traffic added.
  - It is anticipated that dual left-turn lanes will be warranted on the westbound approach.
  - It is anticipated that the widening of Herriman Parkway will mitigate delay issues at this intersection, as shown in the Herriman City Transportation Master Plan.
  - It is recommended that capacity improvements be made for northbound right-turning vehicles, including a possible free right-turn movement.
- 7300 West / Spine Road
  - It is anticipated that this intersection will be signalized and operate at an acceptable level of service.
- Herriman Highway / Bacchus Highway
  - No mitigation measures are recommended.
- 7800 West / Herriman Highway
  - No mitigation measures are recommended.
- 7300 West / Herriman Highway
  - It is recommended that this intersection be signalized when appropriate warrants are met.
  - It is recommended that dual left-turn lanes be planned for the southbound approach, a right-turn lane be planned for the westbound approach and extending the three-lane cross section on 7300 West to the south of Herriman Highway.
- 6900 West / Herriman Highway
  - It is anticipated that the roundabout planned at this intersection as part of the adjacent Dansie project will be insufficient to accommodate the projected traffic volumes.

  - It is recommended that this intersection be signalized when appropriate warrants are met.
  - It is recommended that a right-turn lane be planned for the westbound approach.
- Herriman Highway / 6400 West
  - It is anticipated that this intersection will warrant a traffic signal.
  - It is recommended that right- and left-turn lanes be constructed on each approach, with dual left-turn lanes on the northbound approach.
  - It is anticipated that Herriman Highway will need to be expanded to three/five-lanes as master planned.
- It is recommended that 11800 South be widened to seven lanes from Mountain View Corridor to approximately 6400 West, and five lanes from 6400 West to Bacchus Highway, as shown in the Herriman City Transportation Master Plan.
- It is recommended that the three-lane cross section on Herriman Highway be extended west of 7300 West.
- It is recommended that Herriman Parkway be widened to seven lanes east of 6400 West, constructed with a five-lane cross section from 6400 West to approximately 7500 West, and with a three-lane cross section from approximately 7500 West to Bacchus Highway.
- It is recommended that the extension of Herriman Highway connect directly to Butterfield Canyon Road, and it is anticipated that this will serve as a primary east/west route for vehicles traveling to/from Tooele County via the improved Butterfield Canyon Road connection.
- It is anticipated that a three-lane cross section will accommodate the anticipated demand on the Lower Spine Road through the proposed development.
- It is recommended that signal timing plans be updated regularly, and that traffic signals along each corridor be coordinated to maximize traffic flow.

Appendix A-1


7 LANE ROADWAY
5 LANE ROADWAY
3 LANE ROADWAY
TRAX
SOJO PKWY
MOUNTAIN VIEW
U-111
2600'
2600'
2500'
HERRIMAN BLVD

Fair Housing Action Plan

Many of the metro townships have General Plans that outline goals to improve the affordability of housing. In addition to those goals, the following goals and action items should be implemented to better provide a fair housing opportunity for those currently or seeking to live in Salt Lake County. Goals included the impediments addressed by the goal, responsible parties, time frames, and where applicable, measurable results. Though each of the goals has a corresponding time frame, many of the goals extend past a simple one-step process, and continual action will need to occur in order for positive results to occur. For example, a one-time training for landlords on accessibility requirements will likely have very little impact on increasing the number of accessible units.

Goal 1: Increase Regional Collaboration

- *Impediments Addressed:* Disparities in Opportunity, Lack of Affordable Housing, Lack of Housing Price Diversity, Segregation and R/ECAPs, Lack of Accessible Housing, Lack of Housing Supply for Larger Families, Discriminatory or Predatory Lending Practices, Inadequate Good Landlord Programs, Lack of Transportation in Low-Opportunity Areas, Limited Supply of Vouchers and Other Rental Assistance Programs
- *Responsible Parties:* Metro Township Administration, City Councils, Community Development, Planning Departments, Planning Commissions, Redevelopment Agencies, Housing Authorities, Developers, Private Partnerships

As noted, there currently is a lack of regional collaboration. The intent of the grant that funded the FHEAs and AI, the Sustainable Communities Grant, was to encourage jurisdictions to plan together since most issues do not stop at city boundaries and are common to each city. Mitigation of impediments can be most effective when coordinated well on a regional level. The current affordable housing statute in Utah encourages a jurisdictional approach, which allows for individual community preference and needs, in addition to being very broad in affordability requirements.

Action Item	Time Frame	Measurable Results
1. Work with other communities to revise their housing plans to reflect the region impediments identified in this plan	Less than 6 months	

By implementing the following goals and action items on a regional level, the impediments to fair housing choice can be better addressed and overcome, than if individual cities and agencies act alone. For example, nimbyism and the segregation that is subsequently created could be addressed if each community reviewed zoning requirements regarding high-density and mixed-use housing. More affordable units could be created if each community revised their policies regarding accessory units.

Goal 2: Encourage Development of Affordable Housing

- *Impediments Addressed:* Disparities in Opportunity, Lack of Affordable Housing, Lack of Housing Price Diversity, Segregation and R/ECAPs, Lack of Accessible Housing, Lack of Housing Supply for Larger Families, Limited Supply of Vouchers and Other Rental Assistance Programs
- *Responsible Parties:* Metro Township Administration, City Councils, Community Development, Planning Departments, Planning Commissions, Redevelopment Agencies, Housing Authorities, Developers, Private Partnerships

Action Item	Time Frame	Measurable Results
1. Collaborate with individual cities on different incentives to locate affordable housing	1 year	Number of new potential affordable housing sites
2. Examine low-density affordable options and availability, including voucher programs and other possible uses of CRA funding	1 year	
3. Implement new development standards which incentivize a variety of units by size and price for new developments	1 year	Number of new projects using incentives
4. Partner with multi-family developers to reduce development costs or incentivize builders to provide affordable units	1-5 years	Total reduction in development costs
5. Provide financial assistance and tools to developers to encourage affordable housing at TOD sites, when appropriate	1-5 years	Number of projects using financial assistance at TOD sites; total amount of financial assistance used
6. Waive fees to reduce construction and maintenance costs, allowing lower rental fees to be more feasible	1-5 years	Total fees waived or reduced

This report includes sections on financial resources, tools, and mechanisms that can be used to affirmatively further fair housing in Salt Lake County. As those tools are used, in conjunction with the following action items, the overall availability of affordable units for all income levels, but specifically low- and moderate-income households, will increase.

Goal 3: Focus Development of Affordable Housing at Transit Sites and Significant Transportation Corridors

- *Impediments Addressed:* Lack of Affordable Housing, Lack of Housing Price Diversity, Lack of Accessible Housing, Lack of Housing Supply for Larger Families, Lack of Transportation in Low Opportunity Areas
- *Responsible Parties:* Metro Township Administration, Community Development, Planning Department, Planning Commission, Redevelopment Agency, Developers

Concentration of affordable housing at TOD sites and along bus routes is highly encouraged by HUD as these sites also reduce cost of living and increase access to employment opportunity for low-income families. These are also great locations for special needs housing as they provide transportation options to populations that cannot drive. Major transportation corridors are busy areas more suited to affordable development than single-family homes, with ample access to UTA bus routes.

Furthermore, the County would prefer that developers include in new developments a mix of units of various sizes and affordable at varying AMI income thresholds, rather than stand-alone developments that are only affordable at one income threshold (for example, a development in which all units are affordable at 30 percent AMI).

Action Item	Time Frame	Measurable Results
1. Identify affordable housing development sites along major transportation corridors with access to current bus routes	Less than 6 months	Number of sites identified
2. Identify TOD Sites	Less than 6 months	Number of TOD sites identified
3. Create CRAs at each site if needed	1 year	Number of CRAs created

Action Item	Time Frame	Measurable Results
4. Partner with multi-family developers to reduce development costs or incentivize builders to provide affordable units	1-5 years	Total reduction in development costs
5. Provide financial assistance and tools to developers to encourage affordable housing at TOD sites, when appropriate	1-5 years	Number of projects using financial assistance; total amount of financial assistance used
6. Waive or reduce fees to reduce construction and maintenance costs, allowing lower rental fees to be more feasible	1-5 years	Total fees waived or reduced
7. Assist low-income families to purchase affordable units at TOD or bus route sites through a revolving loan fund with down-payment assistance and interest rate buy-downs (or deferred payment loans).	1-5 years	Number of units purchased through revolving loan funds

Goal 4: Encourage Energy Efficient Housing that Reduces Resident Costs

- *Impediments Addressed: Lack of Affordable Housing, Lack of Housing Price Diversity*
- *Responsible Parties:* Planning Department, Planning Commission, Community Development, City Council, Township Administration, Developers

Energy efficiency and green building practices are a win-win for all parties involved. Not only are they an attractive selling point, especially to Millennials, but they also reduce housing costs for low-income households. Several projects in the County have capitalized on this practice with much success.

Action Item	Time Frame	Measurable Results
1. Educate homebuilders on federal and state tax credits for energy efficient building	1 year	Number of builders educated on tax credits
2. Provide incentives for green building, such as grants, loan assistance, waived fees, or expedited approval processes to builders and developers on affordable housing projects	1-5 years	Percent of units incorporating green features
3. Provide loans to multi-family developments to install green features, such as water saving features or solar panels. These developments can use these features as a marketing tool and use the saved energy costs to pay back the loan	1-5 years	Percent of units incorporating green features
4. Provide zero interest deferred payment loans for down payments to low-income households seeking an efficient home	1-5 years	Number of households receiving assistance

Goal 5 Provide More Affordable Units through Low-Income Housing Tax Credits (LIHTC), Vouchers, and Other Assistance Programs

- *Impediments Addresses:* Lack of Affordable Housing
- *Responsible Parties:* Administration, Housing Authorities

Action Item	Time Frame	Measurable Results
1. Create a revolving loan fund with CRA funds, including provisions for disability housing and accessibility modifications for existing units	2 years	Number of additional units created through CRA funds or units made accessible through modifications
2. Collaborate with the Utah Housing Corporation (UHC) to further incentivize the location of new housing developments in high-opportunity areas through LIHTCs	1-5 years	Number of new developments using incentive
3. Collaborate with the Rocky Mountain Community Reinvestment Corporation (UCRC) to further incentivize the location of new housing developments in high-opportunity areas through LIHTCs	1-5 years	Number of new developments using incentive

Goal 6: Support Housing Needs for Special Needs Residents

- *Impediments Addressed:* Lack of Accessible Housing
- *Responsible Parties:* Planning Department, Planning Commission, Council, Community Development

Action Item	Time Frame	Measurable Results
1. Ensure all new developments meet accessibility requirements	1 year	
2. Identify units that are non-legal and non-conforming to accessibility requirements	1 year	Number of existing units made accessible through code enforcement
3. Provide education to landlords regarding fair housing laws and regulations, especially for single-family and accessory rental units	1 year	
4. Maintain CDBG grants to special needs agencies, such as South Valley Sanctuary and ASSIST.	1 year	Total CDBG grants used for special needs agencies
5. Create a revolving loan fund with CRA funds, including provisions for disability housing and accessibility modifications for existing units	2 years	Number of additional accessible units created through CRA funds or units made accessible through modifications

Goal 7: Provide More Affordable Units through Accessory Unit Support

- *Impediments Addresses:* Disparities in Opportunity, Lack of Affordable Housing
- *Responsible Parties:* Planning Department, Administration, Community Development Department

Accessory units provide low-cost rental housing without significantly impacting established neighborhoods through increased density, while providing great advantages to low-income renters to

participate in high-opportunity neighborhoods and school systems. These apartments also provide opportunities for seniors to live near family. Modifying current zoning requirements will likely require additional education and training for landlords regarding fair housing laws.

Action Item	Time Frame	Measurable Results
1. Ensure zoning laws allow SFRs to provide accessory apartments	1 year	Number of new accessory units as a result of zoning changes
2. Streamline permit and inspection processes for accessory units		Number of new accessory units as a result of streamlined permits and inspections
3. Provide education to landlords regarding fair housing laws and regulations, especially for single-family and accessory rental units		

Goal 8: Address Issues of Disparate Housing Impacts and Discrimination

- *Impediments Addressed:* Disparities in Opportunity, Discriminatory or Predatory Lending Practices
- *Responsible Parties:* Administration, Council, Planning Department, Community Development, Disability Law Center

The Analysis of Impediments identified that minority groups were often most vulnerable in finding adequate housing opportunities and are more likely to be concentrated in low areas of opportunity. A significant barrier to the choice of these groups to relocate to areas of high opportunity or to living quarters more suitable to family size and income levels is discrimination in home loan and rental applications - the denial rate for Hispanics is double the rate for white non-Hispanics. Data also shows that Hispanics were victims of predatory lending.

Action Item	Time Frame	Measurable Results
1. Provide translation services for County housing assistance and public notices, in addition to special needs accommodations	6 months	
2. Explore the possibility of partnerships with local lenders to provide streamlined lending opportunities for new developments	6 months	
3. Partner with the Disability Law Center to conduct discrimination testing services for both mortgage lenders and rental property management.	6 months	Positive and negative test results
4. Partner with state and regional agencies to follow-through on discrimination testing results, ensuring appropriate action is taken against patterns of discriminatory practices.	1 year	
5. Provide housing education to low income and protected class families	1 year	Number of participating households
6. Incentivize development projects and examine zoning to encourage affordable units in transit-oriented neighborhoods	1 year	Number of new units in TODs
7. Encourage mixed-income development, including the revision of zoning ordinances	1 year	Number of new units, especially those in revised zones

Action Item	Time Frame	Measurable Results
8. Implement new ordinances which incentivize a variety of units by size	1 year	Number of new units by size
9. Provide education to landlords regarding fair housing laws and regulations, especially for single-family and accessory rental units	1 year	
10. Increase housing vouchers and analyze distribution of vouchers to ensure they are able to provide a variety of housing options and economic opportunities for growth	1 year	Number of additional vouchers
11. Focus on outreach efforts to provide education to protected classes against predatory lending practices	1 year	
12. Ensure any current or future good landlord programs are equitable and do not create disparate impacts on minorities or other protected classes	1-5 years	

Goal 9: Work with UTA to Improve and Increase Bus Routes in Low-Opportunity Areas

- *Impediments Addresses:* Lack of Affordable Housing, Lack of Transportation in Low Opportunity Areas
- *Responsible Parties:* Planning Department, Administration, Community Development Department, UTA

Access to affordable transportation improves the cost of living for low-income households, as well as improving access to opportunity.

Action Item	Time Frame	Measurable Results
1. Work with UTA to conduct a transportation study to analyze ridership and access to public transit in low-opportunity areas	1-2 years	
2. Work with UTA to add more bus routes and frequency, especially between TRAX and FrontRunner, in low-opportunity areas	2-3 years	Change in ridership from new or modified routes
3. Work with UTA to promote access to commercial and residential nodes	2-3 years	Change in ridership from new or modified routes

Goal 10: Provide Opportunities for Residents to Reside in the Community throughout the Lifecycle

- *Impediments Addressed:* Lack of Affordable Housing, Segregation, Lack of Accessible Housing
- *Responsible Parties:* Planning Department, Administration, Community Development Department

The ability to age in place is a key factor for any community, especially those with aging populations, allowing residents to maintain proximity with already-formed support networks, family and friends. However, aging in place does not only apply to aging populations. Aging in place applies to individuals of all ages, races, and those with disabilities.

Action Item	Time Frame	Measurable Results
1. Ensure zoning laws allow for a variety of	6 months	

Action Item	Time Frame	Measurable Results
housing types, as well as proximity to essential services		
2. Work with UTA to conduct a transportation study to analyze ridership and access to public transit	1-2 years	Change in ridership from new or modified routes
3. Work with UTA to add more bus routes and frequency, especially between TRAX and FrontRunner	2-3 years	Change in ridership from new or modified routes

Goal 11: Maintain Existing Housing Stock Appeal and Quality

- *Impediments Addresses:* Lack of Affordable Housing, Segregation
- *Responsible Parties:* Planning Department, Public Works, Code Enforcement, Residents

The preservation of existing neighborhoods is extremely important to property owners, residents, and officials. Maintaining and improving the existing housing stock appeal and quality can allow for individuals to age in place, provide more housing opportunities for households of varying incomes, and can attract new development or redevelopment to areas with deteriorating housing inventory.

Action Item	Time Frame	Measurable Results
1. Maintain design and maintenance standards outlined in the General Plan.	6 months	
2. Ensure new development is cohesive and integrative to its community.	1-5 years	
3. Create a revolving loan fund with CRA funds, including provisions for disability housing and accessibility modifications for existing units, and other housing improvements	1 year	Number of units made accessible through revolving loan fund

Financial Resources

Listed below are various funding resources available to development within Salt Lake County and sources relevant to the County's affordable and special needs. They are from a variety of local, state and federal sources. Special mechanisms and ideas for using these funds once in County control are detailed in the following section, "Financial Tools and Mechanisms."

Local, Non-Profit, and Private Sources

Tax Increment Financing – RDA Housing Fund Account
The County currently has a portion of RDA funding set-aside in a fund dedicated to affordable housing initiatives throughout the County. As of February 2017, these funds totaled $44,984. Tools to use these funds, along with other possible monies listed here, are explored in the following tools and mechanisms section.

Green & Healthy Homes Initiative Salt Lake (GHHI Salt Lake)
Salt Lake County is part of the national movement to implement housing strategies for creating healthy, safe, energy efficient homes for low- to moderate-income families. Salt Lake County is working with other housing providers such as Salt Lake Valley Habitat for Humanity, Community Development Corporation of Utah, Assist Inc., Utah Community Action Weatherization program, Salt Lake City Rehabilitation program, and NeighborWorks Salt Lake, as well as medical providers such as the University of Utah and Intermountain Health Care, to help make low- to moderate-income homes healthy and safe. Program partners include:

Some of the resources available include:

- **Assist Inc.** provides grants up to $4,000 to cover the cost of emergency repairs and accessibility retrofits.
- **Utah Community Action Weatherization** provides grant of up to $6,500 to cover the cost of energy retrofits and furnace replacements.
- **Salt Lake Valley Habitat for Humanity** builds homes for low-income households and provides a 0 percent interest rate. They also provide grants and loans to cover the cost of making a home lead-based-paint hazard free, radon gas hazard free, and asthma trigger free.
- **Community Development Corporation of Utah** administers several programs, including a down payment assistance program, the Idea House program, which assists with the purchase and rehab of abandoned homes and provides grants and loans to make homes health and safe.
- **Lead Safe Salt Lake** provides grants to make homes lead-based paint hazard free, radon gas hazard free, and asthma trigger free.

Rocky Mountain Community Reinvestment Corporation (AKA Utah Community Reinvestment Corporation)
This multi-bank consortium provides financing for multi-family housing developments for low- and moderate-income households. Support includes loans, tax-exempt bonds and equity capital.

State Sources

Critical Needs Housing
The most useful application to the County of this appropriation is grants to be matched against other funding sources for accessibility design and down payment assistance. These funds must be used to serve those with income at or below 125 percent of the federal poverty guideline.

Olene Walker Housing Loan Fund
This State fund is the primary source of State-level housing assistance, providing funding for rehabilitation and development of affordable and special needs housing. Funds are available for individual use for low-income households, first-time home buyers, Native Americans and those with special needs. There are two programs within this fund of special interest to Salt Lake County:

1. The Community Driven Housing Fund within the Olene Walker Housing Fund is specifically intended to help cities develop affordable and special needs housing. This program helps set up partnerships with developers, guides the development process, and can assist with gap financing to make affordable housing more feasible to developers. The County can use this program in direct development assistance for needs identified in this study, and the City can use current RDA Housing Fund Account monies to leverage this assistance.
2. The HomeChoice program helps low- and moderate-income households or households with a disabled member buy affordable housing. The program funds 30 percent of the purchase price through a second mortgage with a one percent interest rate. This makes monthly payments much more affordable, reducing the housing cost burden.
3. The Multi-family program provides financial assistance for the acquisition, construction, or rehabilitation of affordable rental housing of five or more units.
4. The Transportation Oriented Development Fund will provide loan guarantees for third-party financing to multi-family developers. The Board intends for these guarantee funds to revolve as loan guarantees are fulfilled. An element of the selection process is that the project targets households at less than 80 percent of AMI.
5. Individual Development Accounts: OWHLF supports savers participating in Individual Development Accounts with AAA Fair Credit. Savers receive federal and state matching funds for use in down payments and closing costs.

Outside of participating in these programs, the County can also support regional affordable housing development by donating RDA funds to the Olene Walker Housing Loan Fund directly. This option is administratively low cost to the County, but doesn't guarantee a direct benefit to the County in expanding affordable options within County boundaries.

Utah Housing Corporation
Created in 1975, the Utah Housing Corporation was created through the Legislature to provide a supply of money to make mortgage loans and reasonable interest rates. The UHC also partners with developers and investors to use State and Federal Tax Credits and bond financing on multifamily projects for low-income families, senior citizens and more. Additionally, UHC administers Low Income Housing Tax Credits. These credits are a dollar for dollar reduction of tax liability for owners and investors of low-income housing for ten years. The amount of the credit is based on the costs of the project and the number of units that will be reserved for low-income households.[49]

[49] http://utahhousingcorp.org/PDF/2011%20LIHTC.pdf

Federal Sources

Community Development Block Grant Program (CDBG)
This federal program provides communities with resources to address a wide range of community development needs, including housing projects. The County receives about $2.4 million each year in CDBG funds. Numerous local entities receive a portion of these funds, including Assist Inc. and the Community Development Corporation of Utah.

Low-income Housing Tax Credit Program (LIHTC)
This federal program can assist housing developers in the development of affordable rental projects for low- and moderate-income households. The County can assist in partnerships with developers in receiving these grants.

Section 8 Certificates and Vouchers
The Section 8 program provides assistance to individual households to subsidize housing costs where housing would otherwise be unaffordable. This program provides diversity and distribution of low-income households, rather than segregation and concentration in dedicated housing developments. The Salt Lake County Housing Authority has closed its waiting lists for Section 8 Housing Vouchers due to the extremely long length of the lists. As of August 2016, the Section 8 Housing Voucher waiting lists have a combined 8,500 households, and can take up to 6 years for households to receive assistance through the program. Due to the length, the Housing Authority often refers these households, and other households seeking assistance, to the Davis County and Utah County Housing Authorities, which have waiting lists that take less than a year to receive assistance. The Salt Lake County Housing Authority has another subsidized program for seniors over 62 years old or individuals with disabilities, which currently has a year-long waiting list.

HOME Investment Partnership Program Allocations
This federal money is appropriated through the State and county consortiums through the Utah Department of Housing and Community Development. At the State level, this program performs competitive funding rounds where developers can submit applications for assistance for affordable housing projects. These applications are bolstered through County support and can leverage the County's RDA funds as part of the project application. Each year, the County receives about $1.4 million in HOME funds.

In Salt Lake County, the County has partnered with local groups to provide affordable housing development assistance and direct rental assistance. These groups include the Community Development Corporation of Utah, NeighborWorks Salt Lake, Salt Lake Valley Habitat for Humanity, Salt Lake Community Action Program, the Housing Authority of the County of Salt Lake, Utah Nonprofit Housing Association, and West Valley City.

HUD Section 811 – Supportive Housing for Persons with Disabilities
This program provides funding to develop and subsidize rental housing with the availability of supportive services for low income adults with disabilities. Assistance through this program comes in two forms: 1) Capital Advances and 2) Project Rental Assistance. Capital Advances are interest-free capital advances to nonprofit sponsors to finance to development of rental housing. It can finance the construction, rehabilitation, or acquisition of a property. The advance does not have to be repaid if the property remains available to low-income persons with disabilities for 40 years. While the property

should provide services such as case management, independent living training, and employment assistance, use of these services is not required as a condition of occupancy. Rental assistance contracts cover the difference between the HUD approved operating cost and the amount the residents pay – usually 30 percent of adjusted income. The initial term of these contracts is three years and can be renewed if funds are available.

HUD Section 202 – Supportive Housing for the Elderly
Much like the Section 811 program, Section 202 provided capital advances for the construction, rehabilitation or acquisition for low-income elderly, including the frail elderly. Terms and options are also similar to section 811 with capital advances and rental assistance.

Other Sources Available to Individuals and Households
There are hundreds of other programs available to individuals and households needing assistance with affordability or special needs. While these programs are not available for direct involvement or use by the County, they are available to help individuals and households close the affordability gap or find funding for special needs in housing. Some of these programs include:

- Utah Technology Assistive Foundation
- Emergency Shelter Grants Program
- HUD's 203K Rehabilitation Program
- Programs through the Community Development Corporation of Utah
- Utah Affordable Housing Database
- Making Home Affordable Program
- Programs through Salt Lake Community Action Program
- Programs through the Housing Authority of the County of Salt Lake
- Programs through the Housing Authority of Salt Lake City
- Salt Lake Valley Habitat for Humanity
- Utah Nonprofit Housing Association
- HomeChoice Loan Program
- Home Energy Assistance Target Program
- Community Development Corporation of Utah
- NeighborWorks
- Wasatch Front Regional Council
- Utah Community Reinvestment Corporation
- National Association of Homebuilders
- Homebuilder Association of Utah
- Many other nonprofit agencies through Utah and the Country

Financial Tools and Mechanisms

Suggestions Specific to RDA Set-Asides
In addition to the previously detailed funding sources, there are many tools and strategies the County can use to effectively apply funding the County possesses, such as RDA set-aside funding, to affordable housing issues. Until recently, the Redevelopment Agency of Salt Lake County's only active project area was the Magna West Main RDA which predated any statutory housing set-aside requirement. In 2015, the Agency triggered the Magna Arbor Park URA and the West Millcreek URA – both project area budgets have a 20 percent housing allocation which collectively totaled $89,197.

Table 299: Salt Lake County RDA Housing Set-Asides

Area	Amount
Magna West Main Street RDA	
2015 Housing Funds	$0
2016 Housing Funds (Initial)	$0
Housing Set-Aside	N/A
Magna Arbor Park URA	
2015 Housing Funds	$30,284
2016 Housing Funds (Initial)	$33,689
Housing Set-Aside	20%
West Millcreek URA	
2015 Housing Funds	$14,700
2016 Housing Funds (Initial)	$55,508
Housing Set-Aside	20%

Suggestions Specific to RDA Set-Asides

The Utah Workforce Housing Initiative's guidebook gives the following suggestions and ideas specific to using RDA Set-Asides.

- Pass funds to the Olene Walker Housing Loan Fund. This option has low administrative time on the part of staff and pools fund to support affordable housing throughout the region.
- Set up a nonprofit or trust fund to manage allocations on a project-by-project basis. This organization can use many of the tools outlined in the next section, as well as be eligible for many grants and funding available only to nonprofits, like most HUD programs.
- Act as a developer or solicit proposals from developers to complete housing projects directly.
- Use the funds to cover the costs of infrastructure for an affordable housing development.
- Use the funds to acquire land for future development (land banking).
- Establish a housing rehabilitation program.

Specific Tools and Mechanisms

Fee Waivers

Salt Lake County can reduce the cost of development, thus reducing the rental or purchase price of a unit, by waiving fees for developments targeting affordable housing. Fees that can be waived include plan reviews, impact fees, water and sewer connections, and building permits.

Density Bonus

A density bonus incentive can take many forms.

1. Mixed income development – This can be a single-family or multi-family development that mixes unit sizes and qualities with good design practices to make units desirable at all income levels. This method prevents income segregation. A density bonus can be applied to these developments. A good rule of thumb for this is ten percent, or one affordable unit per ten market units.
2. Allowing smaller units to be constructed or relaxing set-back requirements can allow a developer to get a higher return on investment.

Zoning Regulation
Where affordable housing is meeting pushback from the neighborhood, zoning regulations can allow development to integrate into an area more smoothly. Requirements can include things like design requirements, lay out, traffic flow, amenities, management requirements and services.

Infrastructure Support
The County can reduce the cost of developing affordable housing and attract developers by constructing infrastructure in targeted locations. This reduces the cost of development, as well as reducing the construction time by making the property shovel-ready.

Rent Subsidies
Federal rent vouchers, the most common rental subsidies, do not currently come close to meeting needs in Salt Lake County. With long waiting lists, there are families without assistance for up to five years in some cases. These programs effectively pay down rental rates such that the remaining cost burden on the family is an affordable 30 percent of its income. They come in two forms: tenant-based, where the tenant is free to move and take the assistance to each new location; and project-based, where the assistance is attached to a project for periods of ten to twenty years. Project-based subsidies are less administratively burdensome and provide construction incentive to a developer, as they steady income streams and increase debt-carrying capacity. Tenant-based is flexible and can be applied to the current housing supply without necessarily building new affordable units.

Project-Based Grants
This straightforward tool would function as a grant from the County to a developer in return for developing affordable housing units. Conditions of the grant may require a certain percentage of the units to be rented or sold within specified price ranges.

Tenant Grants
Although there is no payback to the County, the County can consider the simple approach of basic grants for use in down payment or rental assistance.

Deferred Payment Loans
These loans, also known as deferred payment second mortgage loan or "soft seconds," defer all payments of principal and interest until resale of the property or conversion. Sometimes these loans are even forgiven over a period of years. They are generally used in three ways:

1. Down payment assistance for low-income homebuyers in tandem with conventional financing;
2. Major subsidies through gap financing to rental project developers; or
3. Rehabilitation loans.

Partial Loan Guarantee
The County might provide a loan guarantee to back a development's financing. This can smooth a difficult lending process or lower interest rates, effectively reducing the cost of development.

Interest Subsidies
Also known as interest rate buy-downs, these are effectively prepaid interest at the origination of the loan. The effect of these buy-downs is the same as a zero percent deferred payment loan.

Compensating Balances

A bank may be willing to reduce an interest rate for a partnership development if the County then deposits in the bank for a certain term. At the end of the term, the County regains its deposit in full, but the bank retains any interest earned to offset the original lower interest rate. This is often not an efficient use of funds due to inflation, but is a possible option.

Tax-Exempt Bonds

The County can leverage its tax-exempt bonding power to support financing of an affordable housing project. This can also reduce the housing costs in the development and increase affordability.

Revolving Loan Fund

A revolving loan fund can employ many of the tools mentioned above, such as down payment assistance, interest reduction, and deferred payment loans. A common usage of this mechanism is the zero percent deferred payment loan. The loan is due in full when the title changes and then "revolved" back into the fund to be used for another household. Like rent subsidies, this can be useful to the County to aid in affordable housing with the current housing stock.

Pros and Cons – Effects on Policy Goals

Each of the mechanisms above have pros and cons – whether it be impacts on property values, risk to the City, or impacts on culture. The following table from the Brookings Institute[50] gives a good summary of the impacts from the general types of tools in affordable housing.

[50] http://www.brookings.edu/es/urban/knight/housingreview.pdf