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### Housing and Transit Reinvestment Zone Committee

**Summit County Proposal**

**East Senate Building, 120 E Capitol St, Salt Lake City, UT 84103**

**Aspen Conference Room, First Floor**

October 17, 2023 • 10:00 AM – 11:15 AM

#### Minutes

**Committee Members Attending:** Representative Schultz, Senator Harper, Jim Grover, Jim Evans, Caroline Rodriguez, Kirt Slaugh, Jeffrey B. Jones, Dr. Jill Gildea, Chief Bob Zanetti

**GOEO Staff Attending:** Tanner Anderson, Allison James-Garcia, Hyrum Worth

**Guests Attending:** Susan Becker (ZPFI), Chris Piper (Attorney General’s Office)

Summit County representatives: Patrick Putt, Peter Barnes, Shayne Scott, Dave Thomas

MPO representatives: LaNiece Davenport (MAG), Miranda Jones Cox (WFRC - remote) & Andrew Gruber (WFRC - remote)

1. **Welcome**

Jim Grover of the Governor’s Office of Economic Opportunity welcomed all to the HTRZ meeting. This meeting is occurring because Summit County submitted an application for the creation of an HTRZ.

1. **Oath of Office**

Tanner Anderson, GOEO staff, administered the oath of office to new members, including: Jim Evans, Caroline Rodriguez, Jeffrey B. Jones, Dr. Jill Gildea, and Chief Bob Zanetti. All five were present in-person in order to receive the oath of office.

Representative Mike Schultz, Jim Grover, Senator Wayne Harper, and Kirt Slaugh all performed their oath of office at an earlier date. Because of this, they did not need to be sworn in again.

1. **Approval of Minutes**

The minutes from the last HTRZ Committee, which took place on March 22, 2023, were approved. Senator Harper made the motion to approve the minutes and Representative Schultz seconded the motion. Representative Schultz, Senator Harper, and Jim Grover voted to approve the minutes.

New members, who were not in the March 22, 2023 meeting, abstained from voting. Abstaining votes included Jim Evans, Caroline Rodriguez, Jeffrey B. Jones, Dr. Jill Gildea, and Chief Bob Zanetti.

Kirt Slaugh was not present at the March 22, 2023 meeting and did not vote on the minutes.

1. **Overview of Proposal**

Patrick Putt, Summit County Community Development Director, and Peter Barnes, Summit County Planning, Zoning, and Design Director provided an in-depth summary of the Summit County HTRZ proposal.

* Background information
  + HTRZ objectives are the same or similar to Summit County’s objectives outlined in recent amendments to the Snyderville Basin general plan (2016) and the Kimball Junction Neighborhood plan, including:
    - Promote public transit
    - Workforce housing availability
    - Improve efficiencies in parking and transportation, walkability and public transit
    - Overcome development impediments
    - Conserve water through efficient land use
    - Improve air quality
    - Promote mixed-use development and public transit infrastructure
    - Increase multi-modal access to employment and civic areas
* Project Site
  + Located at 6525 Highway 224
  + Gateway to Kimball Junction/Snyderville Basin
  + 1.31 acre privately-owned undeveloped parcel (net developable area = 1.058 acres)
  + Moderate slopes; no significant vegetation
  + Adjacent to commercial, office, lodging and recreational uses
  + Within 1/3 mile of regional transit center
  + Site not subject to a Development Agreement
* Three Separate Development Options – Each scenario proposes a mix of 50% deed-restricted workforce housing and commercial/retail/office uses.
  + Option 1 - Two (2) buildings; 3-storeys; 22 Residential Units—12 @ 1 bedroom, 10 @ 2 bedrooms; 2,000 square feet commercial; Total Building Floor Area of 23,232 square feet+/-.
  + Option 2 - One (1) building; 3-storeys; 21 Residential Units—4 two-bedroom; 12 one-bedroom; 5 studios; 1000 sf commercial; Total Building Floor Area of 21,000 square feet+/-.
  + Option 3 - One (1) Building; 2-storeys over parking garage; 21 Residential Units--5 two-bedroom, 10 one-bedroom, 6 studios; 1,000 square feet commercial; Total Building Floor Area of 20,200 square feet+/-.

Patrick indicated that they provided three options for the HTRZ proposal because they wanted to receive feedback from the committee but that any of the options could work.

In the presentation, Patrick highlighted the HTRZ requirement of the number of residential units per developable area. HTRZ requires at least 51% of the Developable Area to include residential uses at 39-49 dwelling units per acre for 60% tax increment. Peter provided clarification that they read this to mean that the minimum number of dwelling for the property to acquire 60% tax increment is 21 units (1.058 x 51% x 39=21). This point was discussed at great length during the deliberation.

1. **Review of Zions Public Finance Gap Analysis**

Susan Becker of Zions Public Finance, Inc. (ZPFI) provided a review of ZPFI’s gap analysis. She indicated that this proposal is different from what has been seen so far as it is quite a small project and the only gap that is needed is for affordable housing.

Utilities were mentioned in the proposal but no amount was given so ZPFI did not include anything for potential utility improvements/development.

There was a discussion about affordable housing units. Patrick clarified that 50% of the units would be affordable at 60% AMI per Summit County code (not 80% as included in the gap analysis). Susie mentioned that it would still work the same with 60% AMI.

Susan said all three options are very similar but for the purposes of the gap analysis she went with option one, as Summit County focused on option one throughout their proposal. Patrick agreed that option one would probably be the front runner currently.

Susan reviewed the tax increment generated and at 60% the increment is $17,400 per year. While the loss in revenue for affordable housing is $56,760 per year.

1. **Deliberation on a Motion**

Jim Grover had some questions on the limitation on height – all three options meet current height zoning limitations for the area. Summit County wanted to show that the project could move forward as it is currently zoned. Jim Grover asked if there would be an appetite to go higher and Patrick did say there is a process they could go through to potentially have the zoning changed so the project could go higher. Representative Schultz agreed that density is a focus and concern of HTRZ.

Discussion included parking requirements and parking used for the commercial space.

Kirt Slaugh asked about needing to be at 60% AMI in order to go after certain incentives. Jeffrey Jones with Summit County agreed that 60% AMI is required for low-income projects but that actual reason for Summit County proposing 50% of the units at 60% AMI is due to the county’s need to provide workforce housing.

Jeffery discussed the nuances of the AMI in Summit County, the service economy, and the need for workforce housing.

The discussion returned to number of residential units per developable area. There is a disagreement on how this requirement is being read. Senator Harper and Representative Schultz read it as needing at least 40 units for the 60% tax increment. Patrick reiterated that Summit County read it differently and believe what they presented meets the requirement. Chris Piper from the Attorney General’s office commented that clearest indication of legislative intent is the plain language.

Susan remembered this issue coming up previously and she found some emails that brought up additional questions regarding the requirement of 51% residential vs. the HTRZ developable area.

Representative Schultz indicated there were a few other parcels available in the area and wondered if it would to pertinent to look into including additional parcels for a bigger impact.

Caroline Rodriguez stated she thought the project is a good balance at considering the need for housing while taking into account that this parcel is the gateway to Summit County and needs to match the reason people come to Summit County in the first place.

Jim Evans indicated he would like additional clarification about if the proposal does indeed meet statute before voting to approve.

**Funding Request: 60% of TIF over 15 consecutive years, estimated at $400,000**

**Draft Motion: The Housing and Transit Reinvestment Zone Committee will table the issue in order to get some answers and clarifications before moving forward. Summit County will look into the possibility of increasing the scope of the project and provide pros/cons on each option including around financing when the committee convenes.**

The motion was made by Representative Mike Schultz and seconded by Jim Evans. The motion passed with 8 yeas and one no (Dr. Jill Gildea).

1. **Adjourn**