

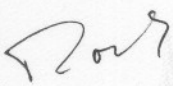
City Council Announcements


February 14, 2006

1. Attached is the Quarterly update from **Salt Lake Valley Solid Waste Management Council** for the 4th Quarter of Calendar Year 2005. **Would the Council like to request a briefing on this information?**
2. Recently the Council received a letter from **Envision Utah** regarding resources they have available for government officials to address growth issues in their communities. The letter included a request to make a presentation to the Council regarding the new '**Compact Housing Toolkit**' developed by this organization. Attached is a short summary of information provided in the toolkit.
 - The document defines compact housing as any smaller lot single-family homes, attached units, or multi-family buildings that help meet the housing needs for citizens of all ages and incomes, such as college-age students, young married couples starting out, a single mom with children, people with disabilities, and the elderly.
 - Areas that are addressed in the document include: 1) Housing Facts, 2) Markets, 3) Realities and Concerns, 4) Solutions, and 5) Model Ordinances and Zoning Regulations.

Would Council Members like to receive a presentation from Envision Utah representatives?

COUNCIL TRANSMITTAL

TO: Rocky Fluhart 
Chief Administration Officer **DATE:** February 6, 2006

FROM: Rick Graham, Director 
Public Services Department

SUBJECT: Salt Lake Valley Solid Waste Management Facility Update

STAFF CONTACT: Rick Graham 535-7774
Romney Stewart 974-6920

DOCUMENT TYPE: Information Only

RECOMMENDATION: No action requested.

BUDGET IMPACT: None

BACKGROUND AND DISCUSSION: The City Council has requested a quarterly update on the operation of the Landfill facility. Attached, is the 4th Quarter Update for the period ending FY 2005 relating to Major Goals and Programs. Also, attached is the 4th Quarter Statistical Summary on the landfill for the same fiscal year.

I have also attached a listing of the Major Goals and Programs for 2006. Several of the goals were shared with the Council when the landfill staff presented its 2006 Budget.

PUBLIC PROCESS: Not required.

SALT LAKE VALLEY SOLID WASTE MANAGEMENT FACILITY

MAJOR GOALS AND PROGRAMS FOR 2005

4th QUARTER UPDATE

Institutional and Administrative:

- 1. Staff shall monthly assess market related waste trends and their potential impact on the Long Term Strategic Plan. Steps will be initiated to adjust expenditures based on incoming tonnage revenue. The Council shall quarterly evaluate organizational structure and program budget categories to ensure that we are in line with market conditions.**

Waste volumes during the first three months were very consistent with previous years except for clean fill that is not charged a fee. With the opening of the Metro Waste Transfer Station in Salt Lake City commercial waste volumes in the second quarter were down 16% from 2004 and City and County residential waste volumes were up 5% over 2004. With the large reduction of commercial tonnage and revenue a cost reduction plan was submitted to the Landfill Council on June 23rd reducing the work force by 15 positions. In the fourth quarter waste tonnage landfilled was only 70% of the amount landfilled last year. Staff, equipment, and other costs are being reduced in accordance with the loss of revenue.

- 2. Updating the Salt Lake Valley Landfill Master Plan will enable us to professionally renew our DEQ permit in March 2005, ensure ongoing regulatory compliance, maximize landfill life capacity, follow the preferable sequence for module excavation and landfilling, and phase the development of a beneficial end use plan. The master plan will provide a valuable data base to determine the impact of increasing/decreasing the amount of tonnage landfilled or exported through the transfer station.**

The updated master plan has been submitted to DEQ for their review and the contract with EMCON/OWT was extended to the September 30th to address some additional items. Three preliminary alternative landfill end use plans were reviewed by Salt Lake City and Salt Lake County Parks for their input. Another extension was granted to November 30th to include the expected landfill life based on 70% of previous inflow of waste and to finalize the construction of the model.

- 3. Re-evaluate our designated reserve funds. Review fund objectives, cap amounts, and annual contribution amounts based on projected tonnage**

inflow and the updated landfill master plan. Consider fund adjustments if there is substantial loss of commercial waste at the Salt Lake Valley Landfill and the use of fund resources to purchase additional property to extend life of the landfill. The funding amounts required for the Closure and Post-Closure reserve funds are going up substantially. The fund balances were based on the previous master plan now being updated. There has been extensive review and lengthy discussions about the designated reserve funds. Other 'financial assurance mechanisms' are being evaluated and staff recommended using a combination of mechanisms including an insurance policy to fund the future liability. We should allow the market to stabilize before commitments are made to reduce and/or reallocate reserve funds in behalf of Salt Lake City and Salt Lake County. Staff requested and obtained approval for a fund transfer from the designated funds to the trust fund in order to be in compliance with the new permit application. Staff has received recommendations from S.L. County Risk Management on specific fund balances for the insurance and environmental designated funds. Staff met with S.L. County Auditors and requested written recommendations on the use of other financial mechanisms. Staff has also met with Utah DEQ and legal staff from the Attorney General's Office to request a written legal opinion on the proper use of fund balances.

4. **To retain our customer base and waste flow at a preferable level for Salt Lake City and Salt Lake County consider measures such as reducing & adjusting tipping fees, entering into contracts with commercial haulers, and/or modifying the Geographical Limitation Ordinance.** The Metro/Ace transfer station opened on April 28th. Waste Mgmt. and other commercial customers are taking waste to this transfer station rather than to our landfill because tipping fees are lower. Construction of the Allied Waste transfer station is now in process and will be completed in February or March 2006. Our tipping fees should be evaluated and perhaps adjusted if necessary to recover a good portion of our wastestream. A Request for Information was suggested by Council members to identify and evaluate various options.
5. **Continually assess the future impact of anticipated decreases in tonnage to be landfilled, calculate the financial impacts of revenues and expenditures, determine the pros and cons of various options and then determine the next step to take in order to keep our landfill a viable disposal operation.** A mid-year budget adjustment was approved for the purchase of 5 transport trucks and trailers. Numerous scenarios and options have been prepared, presented, and discussed. The bids for the trucks and trailers came in under budget. A bid for commercial hauling of waste from our transfer station was opened in September. The low bid was \$5.65 per ton. The selection of a commercial hauler has been deferred per the issuance of the RFP.

Environmental, Technical & Construction Services:

1. **Ensure compliance with the updated Landfill Master Plan as tonnages change due to the export or loss of incoming waste to newly developed regional landfills.** The landfill permit renewal has been submitted to DEQ with the necessary changes to ensure permit compliance to the master plan. Solid waste staff met with Parks Dept. planning staff from Salt Lake County and Salt Lake City and they have jointly blended landfill end use alternatives and their preferences were submitted to EMCON. The Landfill Master Plan update has been completed. The updated plan incorporates recent changes in tonnages now being disposed of at the Salt Lake Valley Landfill. The updated master plan will be submitted to the Utah State Department of Environmental Quality for review and acceptance in 2006.
2. **Jointly work with DTE Energy Biomass in a cooperative and aggressive manner to accommodate installing the reciprocating engines in a timely manner and to consistently maximize the collection and sale of our landfill methane gas.** We have successfully worked with DTE to amend our contract for electricity instead of direct methane gas usage. In May DTE obtained a 10 yr. contract with Murray City for purchase of the electricity in March 2006 when reciprocating engines become operational at the landfill. An interconnection agreement between DTE and Utah Power was finalized in December. Landfill Energy Systems (LES) has completed the soils analysis for the area where the reciprocating engines and electrical generators will be installed. LES has applied for air quality, building, planning and zoning permits required for their operation.
3. **Monitor closely the soils regeneration contractor's ongoing odor reduction and relocation efforts so that inbound waste assessment, soil processing, and soil amendment delivery arrangements are mutually beneficial.** E.T. Technologies, the soils regeneration site contractor, has been successful in reducing odors from their processing operation. There are fewer odor problems than in previous years. The amended soil from the soils regeneration operation continues to provide revenue and very beneficial topsoil for the landfill.
4. **Insure the proper design and timely completion of capital improvement and maintenance projects especially the installation of perforated methane gas lines in Module 6.** All capital improvement and maintenance projects are complete except for the installation of the gas collection line and

header pipe which will be completed in January 2006. The transfer station rail extension and fan installation project have both been canceled.

5. **Obtain the necessary permits for continued operation of the Salt Lake Valley Landfill and the Salt Lake Valley Transfer Station.** All permits necessary for the operation of the landfill and transfer station are current.
6. **Evaluate more efficient and environmental beneficial methods for leachate treatment, storage, and disposal. Determine the pros & cons of each.** The recently completed update of the Salt Lake Valley Landfill Master Plan includes the current methods used to properly manage landfill leachate.
7. **Complete a written preventative maintenance plan for the Solid Waste Facilities. Finalize and implement the maintenance plan for the remaining facility equipment.** The preventative maintenance plans for the landfill and Transfer Station buildings are being compiled for review and approval. Most of the preventative maintenance plans for the buildings have already been started.

Operations:

1. **Continue to landfill in Module 7, complete the bottom layer and then start a second layer on Module 7. Stockpile all gravel products on Modules 3,4,& 5.** The bottom layer on Module 7 is completed and we are now working on the second layer of Module 7. Incoming gravel products were stockpiled on Modules 3, 4, & 5.
2. **Maintain a good driving surface at the tipping face for customers, keep incoming roads at the landfill in good visual appearance, and ensure proper drainage throughout the year.** This is complied with on a continual basis. During the 3rd Quarter a road was constructed in Module #7 in preparation for the winter months and was used during the 4th Quarter.
3. **Increase the recycling tonnage recovered from the landfill tipping face, citizen unloading station, and the transfer station over the amount in 2004. Evaluate new recycling opportunities and continually have premium compost available for sale.** At the end of the first quarter steel recycling is down 15% from last year because the price for metals is high and fewer citizens are brings metal to the landfill. Commercial solid waste

tonnage coming to the landfill has decreased and as a result metal recycling has also decreased. The price for metal has gone down to \$79 per ton from well over \$100 per ton. The recycling of electronics is increasing. There is a very large inventory of compost available.

- 4. Continue to work closely with Salt Lake City, Salt Lake County, and West Valley City's residential bulky waste and weekly collection services.** All bulky waste collection services began in May and ended in October. We weekly coordinated with local governments doing residential collection. Salt Lake County's bulky waste collection was completed by mid- October.
- 5. Purchase all budgeted operational equipment in a timely manner and consistently conduct preventative maintenance on all equipment.** All budgeted items are in the purchasing process but we are experiencing lengthy delays. Both service technicians doing preventative maintenance have resigned. New experienced employees have transferred into these positions. All equipment ordered was received except the grinder which is scheduled for delivery in January 2006.
- 6. Continue to maintain a good neighborly working relationship with landfill (Brashers Auto & Legacy Subdivision) and transfer station neighbors (Quikrete, Golf in the Round, and Central Valley Water Reclamation).** The City and County Attorney's completed a license agreement for Quikrete use of the transfer station road to access their work site. Quikrete and the City and County have signed the agreement. There is good ongoing litter clean up at the landfill and transfer station.
- 7. Keep the landfill office area and the transfer station free of weeds and litter. Also add new garden grade mulch to landscaped areas and keep the interior of the transfer station building clean.** Litter collection is being done daily. The weeds are a spring, summer, and fall project. County Jail trustees and volunteers are working on landscape projects.
- 8. Assess the value and cost of a GPS system to track disposal locations and purchase an appropriate system to track disposal locations.** A GPS system was purchased. Daily records are being maintained of landfill locations.

Public Information and Recycling Office:

- 1. Promote and market Solid Waste Facility services and products, HHW, compost, woodchips, recycling drop-off center, wildlife overlook to the public.** The 2005 Recycling Guide was distributed in the Salt Lake Tribune, Morning Deseret News promoting recycling drop-off locations. In April Channel 4 ran a story on the landfill and recycling. In May Channel 2 featured the HHW Facility and the computer-recycling program. We sponsored a Compost Bin Sale and sold over 1,200 bins to the public to promote home composting. We also attended the Utah Arts Festival, Live Green, Greater Avenues, Fit Well Fair, Salt Lake Marathon, and Salt Lake County Fair promoting landfill services and recycling. Over 4,000 students have visited the wildlife overlook at the landfill.
- 2. Improve and update the content of tours and presentation for groups and publicize the services and programs of the Recycling Information Office.** In 2005 the education building was updated with a new message and a new display. Flyers were distributed to schools to promote our Tours and Presentation and we updated the material to better fit school curriculum. YTD we have interacted with 12,431 students.
- 3. Encourage and support valley-wide recycling activities, e.g. America Recycles Day, Christmas Tree Recycling, and Earth Day.** The Recycling Information Office sponsored an Earth Day celebration for the community involving non-profit and governmental agencies to promote environmental topics. The main attraction was our "recycled fashion show"! The week of America Recycles Day the Recycling Information Office provided recycling awareness displays at the City and County Libraries. Our office assisted in the planning of the SLC Cans for Cash contest raising recycling awareness through a creative commercial contest. The RIO made and donated a recycled tree to the Festival of Trees and passed out Christmas tree recycling reminders to the commercial tree lots encouraging buyers to recycle their trees.
- 4. Continue developing programs with local government entities and increase the frequency of events to reduce the amount of electronic waste e.g. computers, monitors, televisions, etc. coming to the landfill for disposal.** In October, 539 items were collected from the public including 34 TV's and 90 monitors. Residents utilize the electronic waste drop-off locations at the Landfill and Transfer Station daily. YTD 2,103 electronic items have been collected at our quarterly events.

5. **Educate businesses on the advantages of recycling and alternatives to disposing of recyclable materials in the landfill.** Provide handouts with recycling options and a list of recycling companies to businesses who inquire about recycling and waste reduction on the phone or at fairs. Created an Action Plan to increase participation of business recycling for implementation in 2006.
6. **Evaluate more efficient ways to save space in the landfill and implement new and updated recycling programs for the landfill, citizen unloading facility and break room.** Implemented an in-office recycling and paper reduction program with new recycling signs and recycle bins for each groups work station. The break room is also equipped with more recycling bins and better signage. The Citizen Unloading Facility has new stickers to encourage recycling and a detailed explanation of recycling and safety duties to follow at the CUP.

SALT LAKE VALLEY SOLID WASTE MANAGEMENT FACILITY
Statistical Summary
January → December 2005 Year End Report

	WASTE VOLUMES		
	<u>2003</u>	<u>2004</u>	<u>2005</u>
<u>Tonnage Crossing Scales</u>	1,067,769	1,092,987	970,761
Landfilled MSW Tons	569,248	633,451	513,103
Transfer Station MSW Tons	+164,470	+154,300	+140,197
 Total Landfill & Transfer	733,718	787,751	653,300
 Station MSW Tons			
Clean Fill Tons	141,792	138,034	147,341
Other Diverted Tonnage	192,259	167,202	170,119
=====	=====	=====	=====
Citizen Loads	98,692	102,555	94,891

Other diverted tonnage is waste crossing scales that is not landfilled but is used beneficially on or off site. It includes auto fluff, E.T. waste, yard waste, broken concrete, metals, carpet pad, batteries, and cardboard.

In comparison with 2004 there was a 9% decrease in Transfer Station tons because of closures due to delays in rail car delivery and MBI truck arrival. Salt Lake City Sanitation tonnage is 1% below 2004 and Salt Lake County Sanitation tonnage is nearly 1% above 2004. Commercial waste has decreased 20% below 2004 because the new Metro Waste transfer station opened up in May. Citizen loads have decreased by 7% and yard/wood waste inflow decreased by 19%. Auto fluff tonnage increased by 3% in 2005. E.T. Tech wasteflow increased by 13%.

REVENUES

Landfill Fee Payments Received: \$12,251,515 or 86% of the \$14,280,000 budgeted in 2005. Interest earnings of \$1,493,101 doubled the budgeted amount of \$675,000. Compost sales revenue of \$406,840 and salvage sales of \$344,890 exceeded their budgeted amounts.

SALT LAKE VALLEY SOLID WASTE MANAGEMENT FACILITY

MAJOR GOALS AND PROGRAMS FOR 2006

Institutional and Administrative:

- 1. Staff shall monthly assess market related waste trends and their potential impact on the Long Term Strategic Plan. Steps will be initiated to continue adjusting expenditures based on incoming tonnage revenue. Monitor budget to limit expenses and stay within budget guidelines. The Council shall conduct a financial review and evaluate program budget categories at every Council Workshop Meeting. The Council shall also evaluate performance measurements and the organizational structure to ensure that we are in line with market conditions, cost effective and provide environmentally safe services.**
- 2. Determine the impact of tonnage changes on the recently updated landfill master plan and consider long term land purchases for disposal options.**
- 3. Conduct a final evaluation of designated reserve funds and lock in the dollar amounts. Review fund objectives, cap amounts, and annual contribution amounts based on projected tonnage inflow and the updated master plan.**
- 4. Successfully conduct the Request for Proposals process to establish a contract or combination thereof that stabilizes and assures at least 2/3rds of our previous inflow of waste for the long term. Consider measures such as reducing & adjusting tipping fees, entering into contracts with commercial haulers, purchasing trucks & trailers and /or modifying the Geographical Limitation Ordinance.**

Environmental, Technical & Construction Services:

- 1. Ensure compliance with the updated Salt Lake Valley Landfill Master Plan as tonnages change due to the export or loss of incoming waste to newly developed regional landfills.**

- 2. Jointly work with Landfill Energy Systems in a cooperative and aggressive manner to ensure reciprocating engines are installed and our landfill methane gas collection is maximized and collected consistently in the spring of 2006.**
- 3. Insure the proper design and timely completion of capital improvement and maintenance projects especially the installation of perforated methane gas lines in landfill Module 7.**
- 4. Obtain and renew all necessary permits for continued operation of the Salt Lake Valley Landfill and the Salt Lake Valley Transfer Station.**
- 5. Monitor and assess the soils regeneration operation's inbound waste assessment, soil processing, odor control and amended soils delivery arrangements.**

Operations:

- 1. Continue to landfill in Module 7 until the current layer is complete and then landfill in Module 6 so the gas collection system can be installed in Module 7. in accordance with the updated master plan. Stockpile all gravel products on Module 3, 4 & 5.**
- 2. Maintain a good driving surface at the tipping face for customers. Keep all solid waste facility roads in good visual appearance.**
- 3. Increase the recycling tonnage recovered from the landfill tipping face, Citizen unloading station, and the transfer station over the amount in 2005. Evaluate new recycling opportunities and continually have premium compost available for sale.**
- 4. Continue to work closely with Salt Lake City, Salt Lake County, and West Valley City's residential bulky waste and weekly collection services. Maintain good customer relations with commercial companies.**

5. **Purchase all budgeted operational equipment in a timely manner and consistently conduct preventative maintenance on all equipment. Maintain a safe and efficient operation.**
6. **Continue to maintain a good neighborly working relationship with landfill and transfer station neighbors.**
7. **Keep the landfill office area and transfer station free of weeds and litter.**
8. **Continue to use the GPS system to track disposal locations.**

Public Information and Recycling Office:

1. **Promote and market Solid Waste Facility services and products (HHW, compost, woodchips, recycling drop-off center, wildlife overlook) to the public.**
2. **Improve and update the content of tours and presentations for groups and publicize the services and programs of the Recycling Information Office.**
3. **Encourage and support valley-wide recycling activities, e.g. America Recycles Day, Christmas Tree Recycling, and Earth Day.**
4. **Continue developing programs with local government entities to reduce the amount of electronic waste e.g. computers, monitors, televisions, etc. coming to the landfill for disposal.**
5. **Increase the participation of businesses in reducing, reusing, and recycling waste materials in the Salt Lake Valley.**



COMPACT HOUSING

Markets, Realities, Concerns and Solutions
Resource Material



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Envision Utah

A Partnership for Quality Growth

Envision Utah is a public/private community partnership dedicated to encouraging dialogue and study on the effects of long-term growth in the Greater Wasatch Area. Envision Utah and its partners – with extensive input from over 18,000 residents – developed a publicly supported growth strategy that will preserve Utah's high quality of life, natural environment, and economic vitality.

The Envision Utah partnership includes state and local government officials, business leaders, developers, conservationists, landowners, academicians, church groups, and general citizens. This unique and diverse coalition is working together to implement a common vision for the Greater Wasatch Area as it faces the prospect of tremendous growth in the coming decades.

Introduction

Envision Utah partnered with housing experts from the public and private sectors to create the Compact Housing Toolkit. This Toolkit is meant to assist communities that are interested in exploring new strategies to provide more housing choices for citizens of all ages and incomes. }

Throughout most of our country's history, a wide variety of housing types and prices existed in our communities. The tradition of building a mix of housing types was perceived to provide many positive benefits. While this tradition was interrupted for a period after the Second World War, there has been a resurgent interest in the housing patterns of older neighborhoods – to the point that many newer neighborhoods and homes are being built to resemble older ones.

A new generation of affordable and market rate developers are using good site planning and building design to turn the act of compact living into the art of living well. Polls show many households seek more compact homes in neighborhoods close to jobs, shopping, schools and local parks. When people work and live in the same town, civic organizations are stronger and residents can better participate. Residents of compact communities spend less getting around and have more time and resources for families and communities.

{ For this Toolkit, “compact housing” is defined as any smaller lot single-family homes, attached units, or multi-family buildings that help meet the housing needs for citizens of all ages and incomes, such as college-age students, young married couples starting out, a single mom with children, people with disabilities and the elderly. One size doesn't fit all. Compact housing helps communities meet the on-going housing needs of citizens.

Utah's population continues to rapidly grow. Construction of new housing has boomed. What types of homes are being built? What types of housing do our families need? Are we up to the challenge of providing the housing choices that we will need in the coming decades? What can we do as policymakers, citizens and communities to ensure that we have the quality and affordable housing we need now and in the future? These are some of the difficult questions answered by this Toolkit.

✱ In particular, this Toolkit will include:

- Best available research on the advantages and potential negative impacts about multi-family housing.
- Detailed ordinance approaches to regulate multi-family housing so it is an asset to the community and to mitigate potential negative impacts of compact housing;
- Basic design standards that enable affordability while improving compatibility with single-family homes;
- Suggested methods to improve professional and tenant maintenance of multi-family housing; and
- Strategies that address parking requirements and configurations, street design standards, locational requirements for different types of compact housing, especially with regard to locations near public transportation.

This Toolkit is organized into the following sections:

Section 1: Housing Facts

Five common facts regarding compacting housing in Utah are described.

Section 2: Markets

Recent construction trends indicate a growing gap between homes that are being built and the homes that families can afford. Not only do we already have a serious shortfall in housing choices, but we will continue to have a growing need for more affordable homes.

Resources:

- **Wasatch Choices 2040 Housing Demand Analysis.** Economic & Planning Systems, Inc. March 2005. *Gauges the need for various types of housing in Weber, Davis, Salt Lake and Utah Counties through the year 2040.*
- **Affordable Housing in Utah Cities: New Construction, Building Fees and Zoning.** James A. Wood, Bureau of Economic and Business Research, David Eccles School of Business, University of Utah. June 2003. *Reports construction of various housing types from 1997 to 2002, including classification of affordable homes by city in our region.*

Section 3: Realities and Concerns

This section discusses realities, concerns and public opinion surrounding affordable housing.

Resources:

- **Aging Americans: Stranded Without Options.** Linda Bailey, Surface Transportation Policy Project, 2004. *Describes the relationship between denser neighborhoods with public transportation and improved mobility for the aging population.*
- **America's Home Forecast: The Next Decade for Housing and Mortgage Finance.** David Benson with David Lereah, Paul Merski, Frank Othafft and Davie Seiders, Homeowners Alliance, 2004. *Supply and demand home ownership trends in the next decade.*
- **Becoming a Utah Quality Growth Community: Defining Quality Growth in Our Communities.** Utah Quality Growth Commission, 2003. *Guidelines for communities to apply for status as a Quality Growth Community and associated benefits. Meeting housing affordability needs is a major component.*
- **The Case for Multi-Family Housing.** Richard M. Haughey, Washington, D.C. Urban Land Institute. *Makes the case for growing needs and preferences for multi-family housing and describes the benefits on environmental, economic, transportation, design and housing choices.* 2003
- **The Coming Demand.** Dowell Myers with Elizabeth Gearin, Tridib Banerjee and Ajay Garde, School of Policy, Planning and Development, University of

Southern California, 2002. *Analyzes market demand for housing consumers in walkable, mix-use neighborhoods.*

- **Review of the Literature on Impacts of Affordable and Multi-Family Housing on Market Values of Nearby Single-Family Homes.** George C. Galseter. Paper prepared for the Brookings Institute's Symposium on the Relationships Between Affordable Housing and Growth Management. 2003

Section 4: Solutions

This section includes innovative local zoning for buildings, subdivisions, and communities to successfully incorporate a wider variety of housing types in new developments.

Resources:

- **Design Considerations Checklist.** Affordable Housing Design Advisor – Design Advisor Sept II. *Covers parking, public open space, private open space, building location, building shape, building appearance, building lay-out, and unit lay-out.*
- **Reducing Barriers to Affordable Housing: A Resource Guidebook for Creating Partnerships to Reduce Regulatory Barriers.** Fannie Mae Policy and Outreach Group, National Housing Impact Division. *Public-private partnerships to streamline affordable housing development and increase the volume of affordable units.*
- **HUD's Initiative on Removal of Regulatory Barriers.** Federal Register Notices, Volume 68, No. 227, 2003. Department of Housing and Urban Development. *Covers America's Affordable Communities Initiative.*

Section 5: Model Ordinances and Zoning Regulations

This highlights zoning examples primarily from Utah.

Resources:

- **Affordable Housing Action Plan.** City of Ashland. Prepared by Sextant Consultants, Inc., and Cogan Owens Cogan. October, 2002. *Covers in depth the Housing Strategies and Action Plan for Affordable Housing.*
- **Central Business District Zone.** Ogden City, Utah. "Title 15- Chapter 34: Central Business District Zone." *Mixed-use zone allows residential units above ground floor retail and office space.*
- **Accessory Apartments.** Park City Municipal Corporation. "Municipal Code." Title 15- Chapter 4- Section 7. *Covers the municipal code for Park City.*
- **Live/Work Units.** Provo City Ordinance. *Describes allowance for live-work units (i.e. residential above ground floor retail) at the Village at Riverwoods*
- **Block Standards.** Springville, Utah. "Municipal Subdivision Code – Section 14-5-102." *Covers the standards for the length, width and shape of blocks.*
- **Multi-Family Residences.** Wellsville, Utah. "Municipal Code – Residential Districts – Section 17.12.180." *Specifies the allocation and design guidelines for multi-family residences.*

Acknowledgements

Envision Utah partnered with experts from the public and private sectors to create the Compact Housing Toolkit and gratefully acknowledges their involvement:

- David Adams, Tuscany Homes & Providence Realty Group
- Paul Allred, former Centerville City Planning Director
- Jeff Bennion, Fannie Mae
- Barbara Brown, University of Utah professor
- John D'Arcy, Zions Bank
- Steve Graham, Utah Community Reinvestment Corporation
- Dan Logren, Cowboy Partners, LLC
- Rodger Mitchell, Kier Corporation
- George Shaw, Sandy City Planning Director
- Jim Wood, Bureau of Economic & Business Research, University of Utah.

Envision Utah also gratefully acknowledges the sponsors of this Toolkit:

- American Express Center for Community Development
- Chevron Texaco
- Fannie Mae
- Garbett Homes
- Morgan Stanley Bank
- Wells Fargo Bank.

Call (801) 303-1458 to schedule a Compact Housing Toolkit training or go to www.envisionutah.org for more information.