

10-1-2: MAINTAINING A BALANCED COMMUNITY:

- A. The county shall strive to maintain a balanced community. By balanced, it is meant a variety of land uses, including residential development, is desirable. It is recognized that most residential development does not pay for the impact it creates. The exception to this is the large, expensive home that produces a substantial assessed valuation for tax purposes. However, it is the community desire that there be a variety of housing types. Residential development requires a variety of governmental, social and other services. It generates impacts on the school, fire, recreation, and other special districts that serve the Snyderville Basin.
- B. While it is possible to minimize the impact of residential development, it is necessary that there be an appropriate amount of commercial and industrial development to offset the impact of residential development. For this reason, the Snyderville Basin general plan has identified the type of growth pattern that the residents believe will produce the most sustainable community balance. The county will undertake an economic and community impact assessment related to the type of growth espoused in the general plan to define the baseline between revenues available and expenditures required to provide local government and special district services.
- C. Future amendments to the general plan shall, among other things, consider the impact of the proposed development on the desired community balance, as established by the economic and community impact assessment. While it is recognized that most residential development will not adequately pay for the costs associated with it, any residential development that unreasonably or inappropriately affects the desired balance between expenditures requested to support development and the resources available to pay for the associated impacts is not appropriate and will not be approved. (Ord. 647, 9-13-2006)