



Registration is open!

# Legislative Policy Committee

November 18, 2024



## AGENDA:

1. Welcome, Introductions, Logistics and Adoption  
October 21, 2024 minutes.
2. Data and Research
3. Election Recap and State Initiatives
4. Final Interim Preview
  - a. Gravel
  - b. Water
  - c. Land Use Task Force/CHA/UEOC
  - d. Housing
  - e. Revenue and Taxation
5. Other Proposals
  - a. Quiet Zones
  - b. Libraries
  - c. Agritourism
  - d. Accommodating New Land Uses
6. Upcoming events
7. Adjourn

## REMINDERS:

- Alcohol licensing proximity/redevelopment information
- Parking survey
- Other land use/infrastructure survey

## UPCOMING MEETINGS:

- Legislative Interim Meeting - **Nov 20**
- LPC CHA subgroup - **early Dec TBA**
- Board of Directors - **December 9**
- LPC - **January 13**
- Local Officials Day - **January 22**

**Data and Research**

# Land use/infra survey coming soon!

*Dividing the fall 2024 Survey into **three sections**:*

- **Parking** (launching asap, need data by early Dec)
  - existing data about parking planning
  - unanswered Q about standard parking stall size for SF-residential and TH
- **Infrastructure**
- **Housing**

# Alcohol Proximity Ask-- CLOSING TIME

Do you have any projects in your city where state proximity requirements (e.g. no alcohol licensees near community locations like parks or schools) have precluded the development of restaurant/event centers?

# **Election Recap & State Initiatives**



# Election Recap

Contact your new legislators!

## Tell them:

- What your city does
- What services and infrastructure your city provides

## Urge them:

- To engage with ULCT on any policy issue that impacts cities



**Legislator Contact  
Information**



# Senate - 2025 Legislative Session

## Majority Leadership

- President – Sen. J. Stuart Adams
- Majority Leader – Sen. Kirk Cullimore
- Majority Whip – Sen. Chris Wilson
- Majority Assistant Whip – Sen. Michael McKell

## Minority Leadership

- Minority Leader - Sen. Luz Escamilla
- Minority Whip - Sen. Karen Kwan
- Minority Assistant Whip - Sen. Jen Plumb
- Minority Caucus Manager - Sen. Kathleen Riebe





# House - 2025 Legislative Session

## Majority Leadership

- Speaker - Mike Schultz
- Majority Leader - Jefferson Moss
- Majority Whip - Karianne Lisonbee
- Majority Assistant Whip - Casey Snider

## Minority Leadership

- Tuesday night



**Final Interim Preview**

# Gravel Pit Study

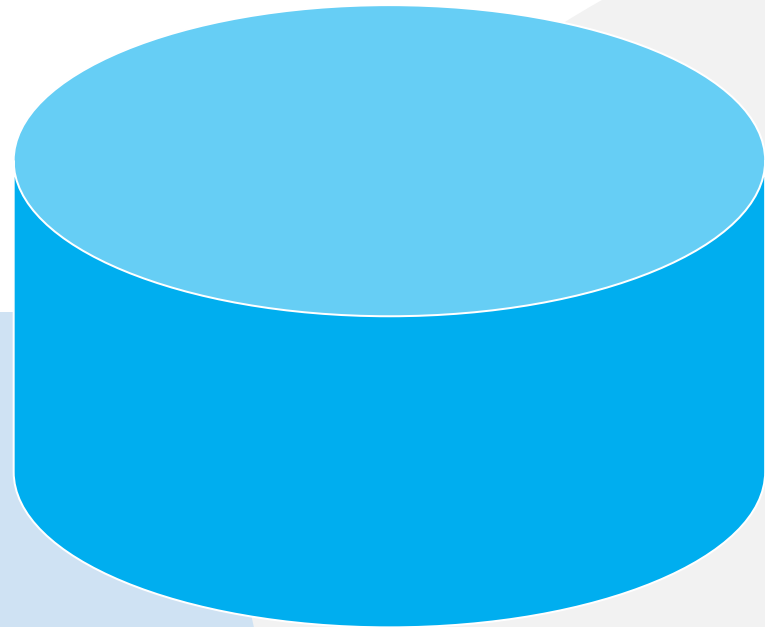
- Coming soon - hopefully very soon
- Work group update

# Water update

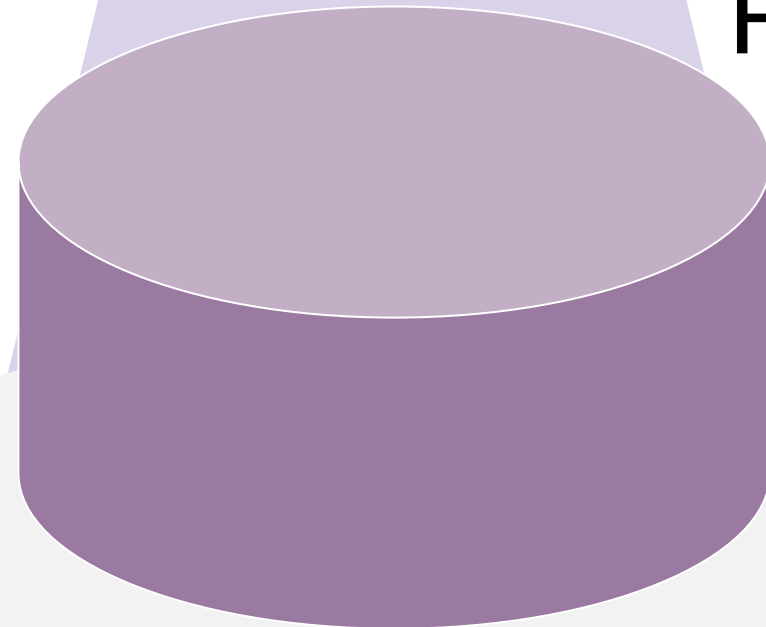
We **expect phasing out “non-functional turf”** to be a topic in the next year.

- New development
- Existing Turf

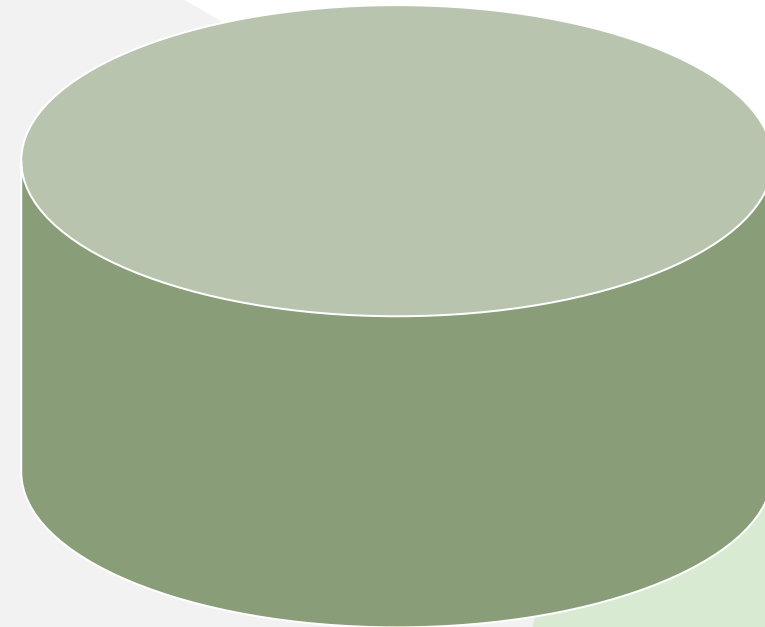
**Gov's Transition Team:**  
Session, post-session



**State Housing Plan** Jan.



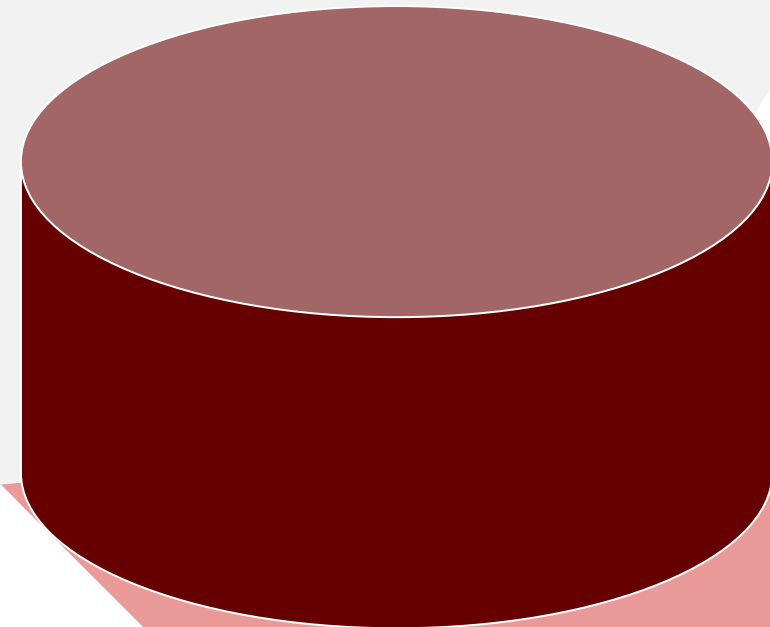
**CHA/Land Use Task Force** Jan.



**Envision Utah:**  
Infrastructure and Housing Capacity  
Post-session



**Legislators/ Other**  
(UEOC/GOEO, Vision 2034, SL Chamber Rising)  
During Session, beyond





**UEOC Update**

# **GAMEPLAN 2034**

**Carving the Course to a Thriving Utah**



**Governor's Office of  
Economic Opportunity**



**Unified Economic  
Opportunity Commission**





# Housing Update - State Housing Plan

- State effort to align government objectives and policy

# ULCT Board Direction for CHA

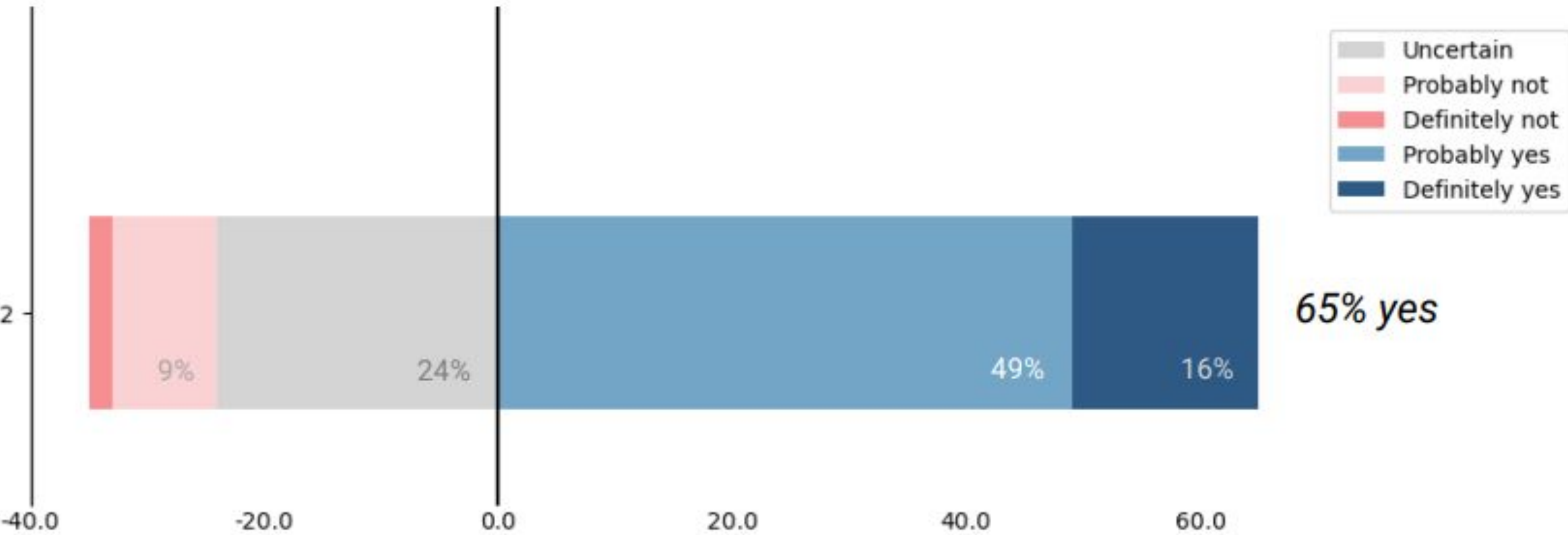
# Housing Update - ULCT Board Direction for CHA

- show Cassidy handout?
  - publicly owned land
  - legacy city and matching fund
  - STRs
  - infrastructure \$
  - locally implemented overlay

*The State of Utah is considering action to reduce the market risk of building affordable, owner-occupied condos. The State has asked whether cities would grant a density bonus to help state-supported projects.*

*Would your city be willing to enact an ordinance that provides incentives for affordable, owner-occupied condos instead of apartments in your multi-family zones where appropriate?*

**Legislative Policy  
Committee**  
n=92  
October 21<sup>st</sup>, 2024





*The State of Utah is considering action to reduce the market risk of building affordable, owner-occupied condos. The State has asked whether cities would grant a density bonus to help state-supported projects.*

**Staff recommendation:** support strategies, including:

- 1) **All cities, infrastructure:** state infrastructure investment to partner with local governments to invest in water, sewer, utility, parking, and transportation systems to unlock housing units
- 2) **All cities, technical assistance:** tools to facilitate centers and to help growing communities
- 3) **All cities, condos:** enabling legislation to provide zoning incentives for condos over apartments in centers
- 4) **All cities, short-term rentals:** a) modify Knotwell language, b) modify the prohibition on regulating “co-owned” homes differently, c) consider changes to the definition of primary residential so that short-term rentals would not qualify
- 5) **Legacy:** revolving loan fund for renovation of units that are converting from rental to ownership
  - Ogden approach
- 6) **Legacy:** expand first-time home buyer program to existing units



# State agencies and cities do an inventory and create plan for surplus land

*Potentially require public entities and cities to create an inventory of their land and review whether any surplus parcels could be used for affordable, owner-occupied housing.*

## **Board of Directors Input from October meeting**

- Open to required inventories with parameters
- For example, cities don't want to be required to develop a planned park into housing, but open to using surplus public lands for housing

## **Staff recommendation:** support with parameters (see Meg's memo)

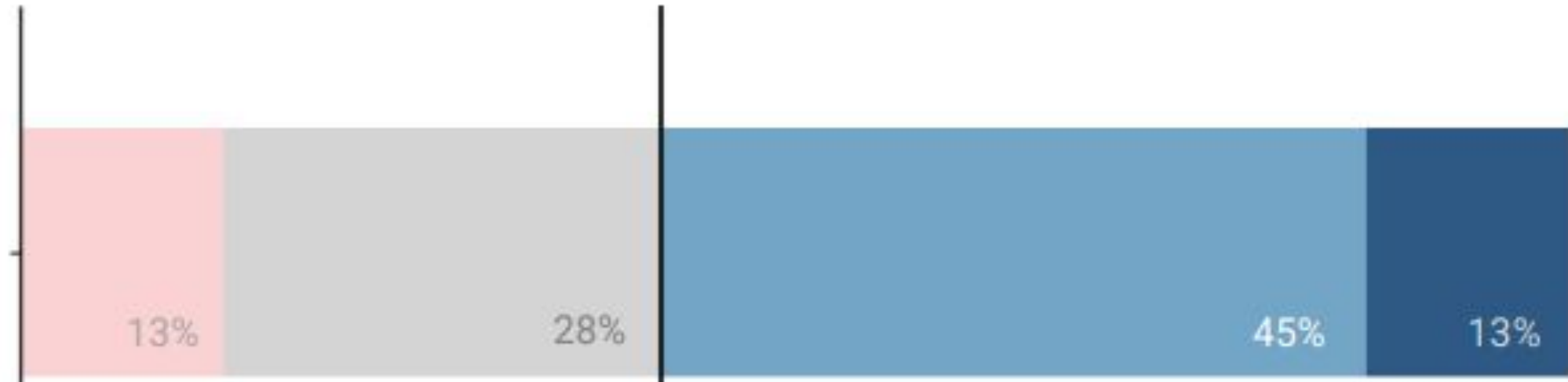
- 1) All public entities shall do an inventory of publicly owned land
- 2) State law would categorize various uses of publicly owned land to clearly identify what is surplus
- 3) For state and other public land within cities, we need to figure out how the potential development of those parcels fits within city infrastructure plans and zoning of adjacent areas



# City-initiated ownership tool

Would your city be willing to **adopt an overlay** in part of your city that **gives more incentives (density bonuses, setback reductions, etc.) to builders in exchange for guaranteed affordable owner-occupied housing?**

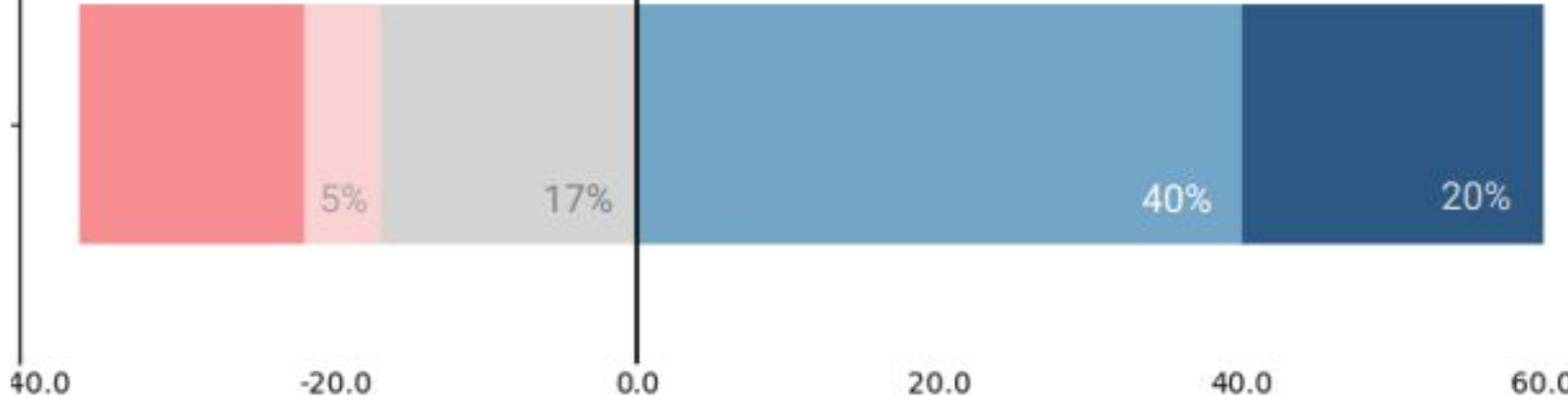
Annual Convention, n=253  
September 4<sup>th</sup>, 2024



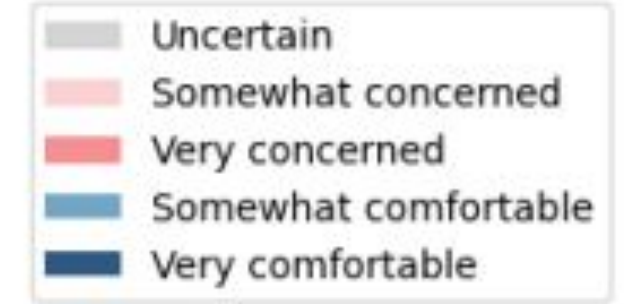
58% comfortable

Would your city be willing to enact an ordinance **allowing single family detached homes at a density of at least 6 units/acre with an affordable ownership component** and apply it in residential zones where appropriate?

LPC, n=131  
October 21<sup>st</sup>, 2024



60% comfortable

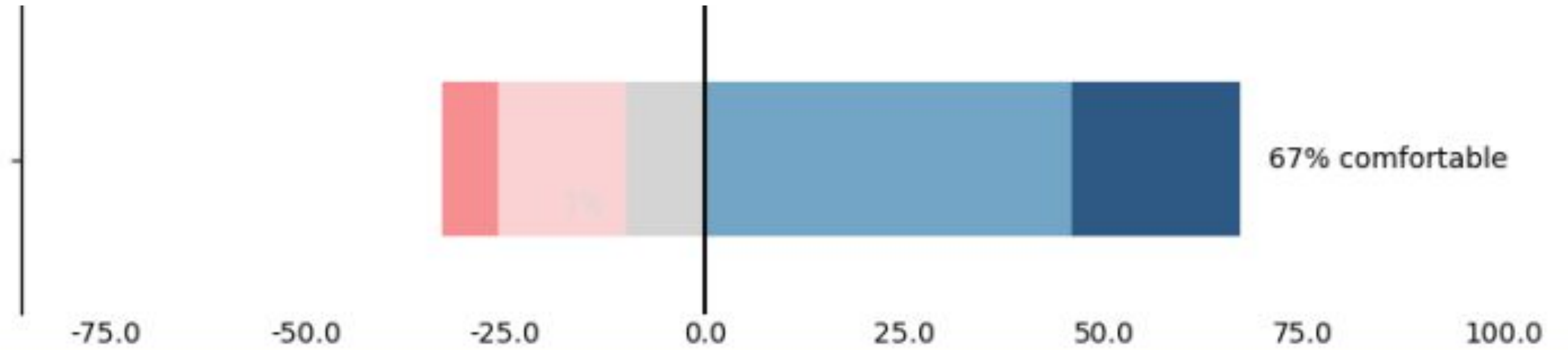


**Staff recommendation:** 1) enabling language for locally imposed ownership overlay. 2) consider a menu of ownership-focused tools and require cities to select at least one from the menu (*overlaps with MIHP changes above*). The menu could include FHIZ, HOPZ, HTRZ, approval of a project with HB 572 funds, city floating overlay for ownership, or condo overlay.



How do you feel about a proposal that states cities cannot require covered parking (carport/garage) for a one- or two-family dwelling that is owner occupied and affordable?

LPC, n=94  
October 21st, 2024



**Staff recommendation on parking:**

- a) a city may not impose a garage/carport requirement on a one- or two-family dwelling that is owner-occupied, affordable housing (city may still require on-site paved parking),
- b) if a city requires a garage/carport, then the city shall count all of the fully structurally accessible spots in a garage/carport toward the city's parking requirements,
- c) a city shall count tandem parking as two spots for a one- or two-family dwelling so long as the unit is owner-occupied and affordable, the tandem stalls are fully accessible and sufficient size, and the dwelling does not include an IADU, STR, or fractional ownership

# Commission on Housing Affordability

Sen. Lincoln Fillmore & Rep. Stephen Whyte



**Unified Economic  
Opportunity Commission**



# Commission on Housing Affordability

- Real Property Transfer to Government Entities
- Bonding Process
- Moderate Income Housing Plan – Menu Update
- Modification of the Existing Housing Incentive Zones
- Housing Audit – Overlay Zone and B&C Funding
- Condo Development
- Board Consolidation – Olene Walker and Private Activity Bond
- Property Tax for Affordable Housing–Technical Changes





# Commission on Housing Affordability

- Plan Review Processes
- Design and Development Standards
- Statewide Development and Land Use Appeals Process
- OPRO Opinion Timing
- Parking and Garage Requirements
- Private Maintenance of Public Infrastructure
- Public Lands for Housing
- Special Districts
- Noticing





# Commission on Housing Affordability

- RFA – GAP Financing for  $\leq 60\%$  AMI Households
- Existing Funds – Technical Assistance



# Housing Update - CHA draft bill

## 1) **Overlay for affordable home ownership**

- enabling language
  - density, variety of housing in exchange for affordable ownership

## 2) **Additional Reporting Metrics**

- Annual reporting on current zoning and lot sizes, amount of land zoned for at least a certain density, anticipated density of future development.

## 3) **Regional plans by Aug 2025**

- define success, metrics, goals, needs
- TBD on # of regions
- TBD on connection with State Housing Plan

# Land Use Task Force Update

## Prioritizing topics to reach final language on:

- Identical plans
- Real property transfers
- Noticing
- Bonding (still working through concepts)
- OPRO opinion timing
- Maintenance obligations for publicly accessible private amenities
- Development standards adoption process
- Landscaping plans prohibition prior to permit
- Special districts and LUDMA
- Design standards



# Land Use Task Force Update

- Bonding (done prior slido)
  - withholding of C of O
  - phased release by category
  - timing of inspection of warranty work, repair/correction, “extraordinary circumstances”
- Design standards
  - Color
  - exterior facade (visible from public view)
  - form/shape (“missing middle”)
  - form/shape of streetscape

# Other housing/land use bills - Reps Ward, Ballard

- **Rep. Ward (Poli Subs Comm)**

- ADUs by right
- small lots by right
- housing in commercial areas by right

- **Rep. Ballard**

- changes point of vesting
- An applicant would vest at the time of purchase in the current zoning and rules for two years
  - the applicant would not have to actually start the land use process in order to vest

# Revenue & Tax Update - Property & Sales Taxes

- Property
- Sales tax
- Tourism

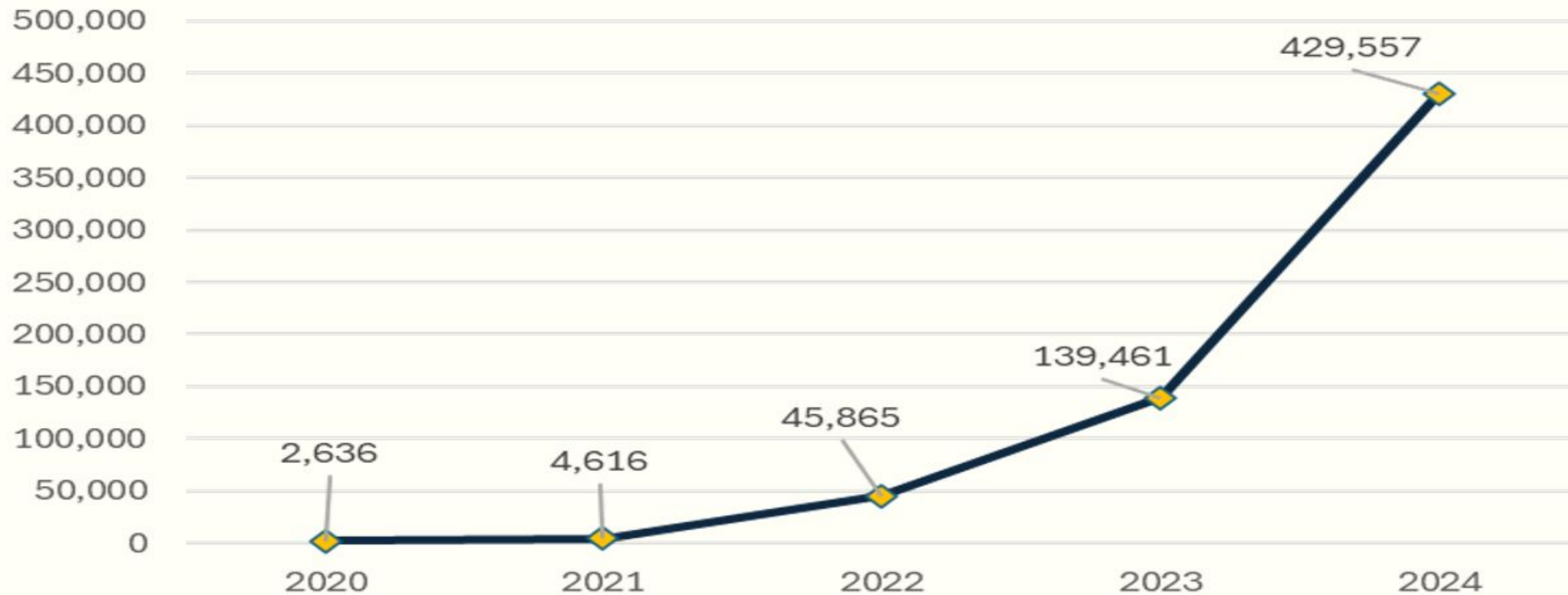
**Other Issues**

# Fentanyl Task Force

SBI - Fentanyl Pill Seizures 2020- October 15 2024



Fentanyl **PILLS** (du)



# Quiet Zones

- Quiet zones established in specific areas to avoid train horns
- Federal Railroad Administration revised standards, requiring additional improvements in and adjacent to crossings.
- Cities in the Woods Cross (Woods Cross - SLC) and Lehi Zone (Provo to SLC) are working through improvements
- Possible legislation requiring UTA to coordinate Quiet Zone improvements amongst municipalities.

# Libraries

## Issue to address:

- State law says “Library Board” shall appoint the Director
- State law only allows one city council member to be a voting member on the board (can’t be the mayor either)
- State law here hasn’t changed since 1992

## LPC next steps (if your city provides library services):

- 1) *Would your city like to see more direct involvement from the mayor and/or council in the selection of the library director?*
- 2) Contact Cam (cdiehl@ulct.org) if interested so we can do a call soon



# Agritourism Proposal

- **Would require cities and counties to allow certain agritourism and commercial accessory uses in agricultural zones.**

Some examples may include:

- Event hosting, tours
  - Educational events/classes, petting zoos, pony rides
  - Seasonal amusement (corn maze, haystack rides, etc.)
  - On site stores or agricultural markets
- **Would require cities and counties to decide whether to allow additional specified activities in agricultural zones.**

*Send feedback to Karson ([keilers@ulct.org](mailto:keilers@ulct.org))*

# Accommodating New Land Uses

**Require cities to have a process, outlined in ordinance, for how new land uses (e.g., new types of businesses) that have not been included in existing land use tables are to be considered.**

- Would require a timeline for processing applications.

*Send feedback to Karson ([keilers@ulct.org](mailto:keilers@ulct.org))*

# Elections Bill

- Proposal to **create an independent state elections office**
- Proposal to **limit vote by mail**

# Upcoming Events

# Webinars

- Powers & Duties: Strong Mayors (Tomorrow, 12 - 1)
- Tax Increment Financing and Redevelopment Areas (Dec 3, 12 - 1)
- Powers & Duties: Council Manager (Dec 17, 12 -1)

*You can RSVP for these events at [ulct.org/events](https://ulct.org/events)*

# IMPORTANT DATES

- 11/20 - Last Interim Day 2024
- 12/9 - ULCT Board Meeting
- 1/13 - LPC
- 1/21 Beginning of 2024 General Session
- 1/22 Local Officials Day at the Legislature

*LPC meets every Monday during the legislative session.*

