

Special Legislative Policy Committee

February 27, 2025





ULCT Bill Tracker



LPC Sign-in

AGENDA:

1. Welcome
2. SB337
3. SB333
4. Other Updates
5. Adjourn

REMINDERS:

Housing Plan survey: Mar 19

UPCOMING MEETINGS:

- **LPC - Mar 3**
- **Session Wrap Up - Mar 13**
- **Spring Training - Mar 19**
- **Spring Training - Mar 26**

RE
SPECT

OUT
COMES

COOL
LAB
ORATION

ULCT key messages:

1. Partnership, not preemption

*Housing: affordable home ownership,
sustainable infrastructure, quality of life*

2. The state doesn't have a surplus and neither do cities

1. Cities and towns within the State of Utah commit that they are **willing and ready to collaborate and partner with the State**, the business community, and other stakeholders to pursue a broad range of future economic development opportunities, including those located in proximity to State transportation infrastructure.

2. Cities and towns cannot support development proposals, task forces, commissions, districts, development authorities or other legislation that would deprive local municipalities of their traditional local land use authority on private property, or deprive them of control of tax increment generated within their jurisdiction without their consent.

Existing ULCT Policy: *ULCT Resolution 2017-001*

3. The ULCT fundamentally **opposes mandates that unnecessarily create unelected boards, commissions, authorities, or any type of entity that preempts local governments by giving authority to unelected boards/commissions by removing that authority from local elected officials.**

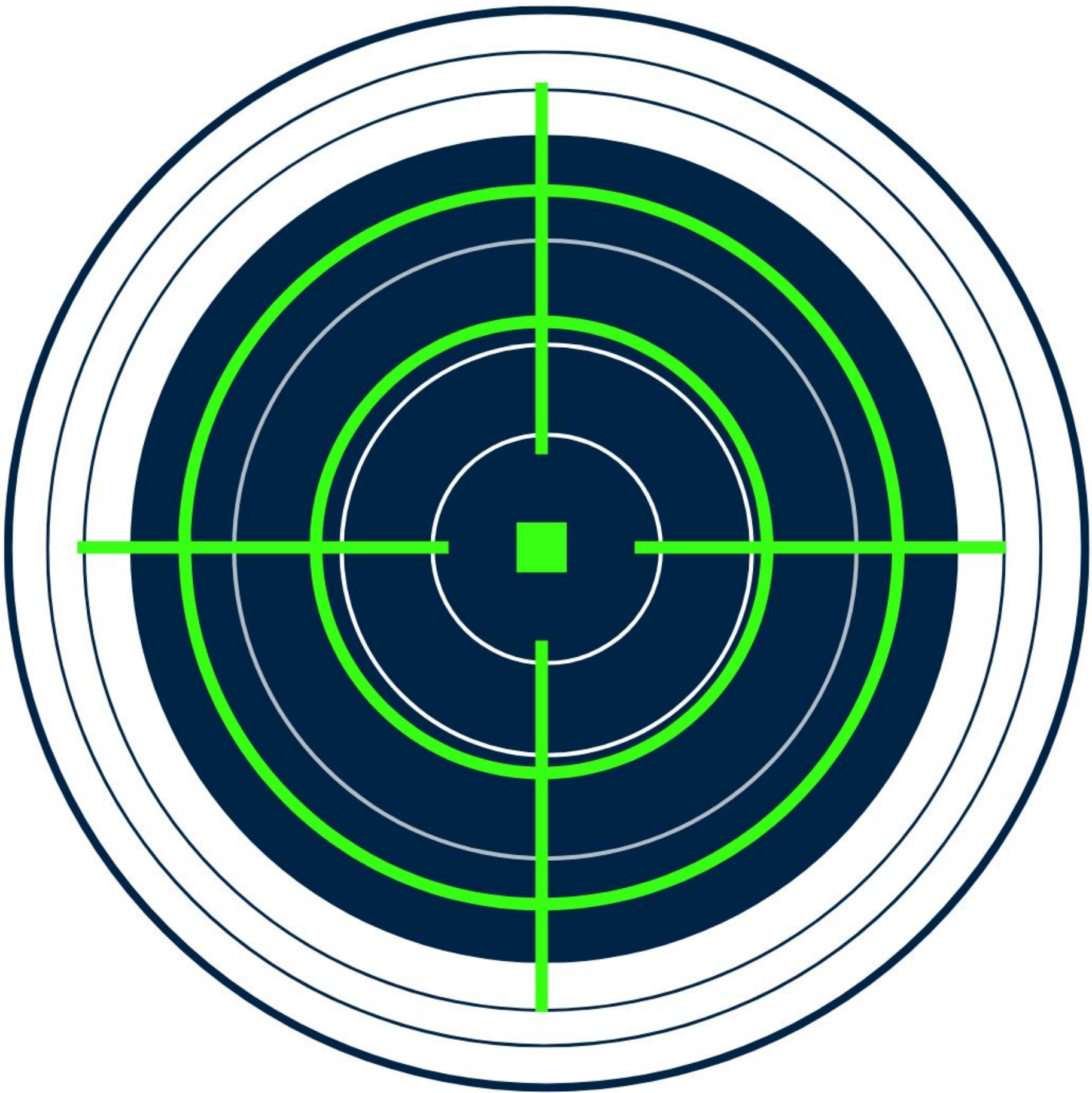
4. The ULCT fundamentally **opposes mandates that remove revenue from local governments or transfer that revenue to a board, commission, or authority that is not comprised of local elected officials.**

5. The ULCT fundamentally **opposes mandates that eliminate land use and zoning authority from municipalities.**

Existing ULCT Policy: *ULCT Resolution 2023-002*

Summary of key ULCT principles:

- 1) local consent**
- 2) no preemption of land use**
- 3) no preemption of revenue**
- 4) local leader participation**



Setting our sights

*How should we allocate
the political capital we
have on the principles &
bills that matter most...*

S.B. 316 *Military Installation Development Authority and Other Development Zone Amendments*

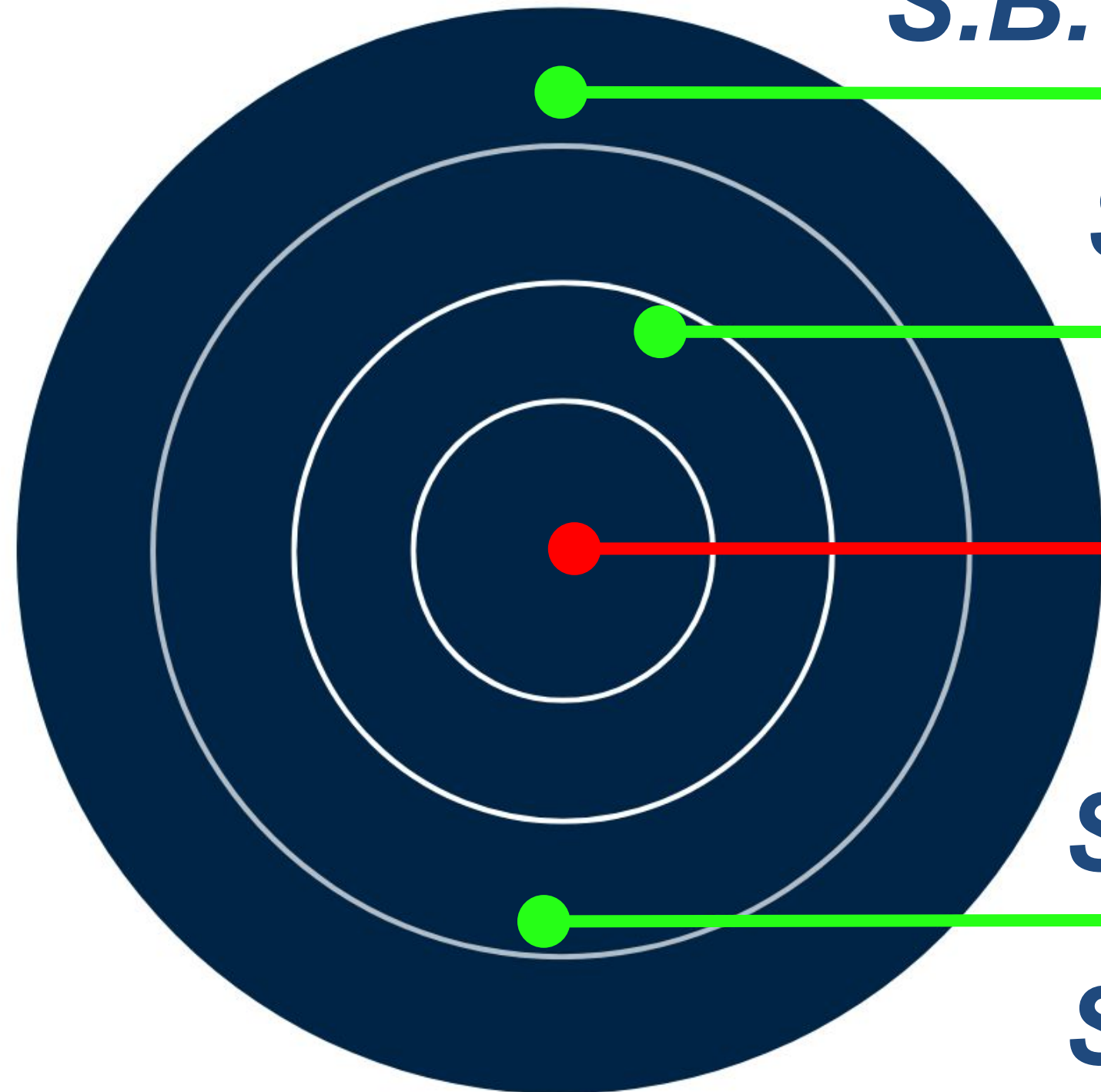
S.B. 241 *Limited Purpose Local Government Amendments*

S.B. 333 *Major Sporting Event Venue Financing Amendments*

S.B. 337 *Land Use Development Agreements*

S.B. 336 *Utah Fairpark Area Investment and Restoration District Modifications*

S.B. 26 *Housing and Transit Reinvestment Zone Amendments*



DRAFT LEGISLATION

SB 337 Land Use and
Development Amendments
(K. Cullimore)



Staff Recommendation:
Oppose as drafted

State overarching objectives:

- 1) Define state economic development strategy
- 2) How to make GOEO “lean and mean”
 - Focus GOEO efforts, programs
 - Shift housing programs from DWS to GOEO
- 3) Coordinate existing state authorities with state leaders
 - Fairpark/Power, Inland Port, MIDA, The Point
- 4) Create an aggressive & nimble tool--Beehive Development Agency--to facilitate a “significant community impact project” (SCIP)
 - Goals: expediency, certainty, generational

DRAFT LEGISLATION

SB 337 Land Use and
Development Amendments
(K. Cullimore)



Staff Recommendation:
Oppose as drafted

Significant Community Impact Project (SCIP)

- 1) SCIP based on state objectives
 - non-contiguous, undefined size/scope for now
- 2) max of 3 projects per calendar year
- 3) No local gov't consent req'd

Process

- 1) GOEO CEO identifies potential sites for SCIP
 - no local consent req'd from affected local gov't
 - shall consult with affected local gov't
- 2) GOEO CEO describes to Beehive the statewide concern and how potential SCIP meets state objectives
- 3) Beehive Board approves SCIP
 - no local consent req'd from affected local gov't

Unclear of local gov't role on infrastructure, land use process, or services; bill requires local gov't to "cooperate to fullest extent"

DRAFT LEGISLATION

SB 337 Land Use and
Development Amendments
(K. Cullimore)



Staff Recommendation:
Oppose as drafted

Financial Implications

*Note: this slide was added after LPC in
response to common questions*

- The Beehive Development Agency may grant infrastructure loans to
- The Beehive Development Agency may receive property tax increment from project areas
- The Beehive Development Agency may receive sales tax increment from project areas
- May issue bonds

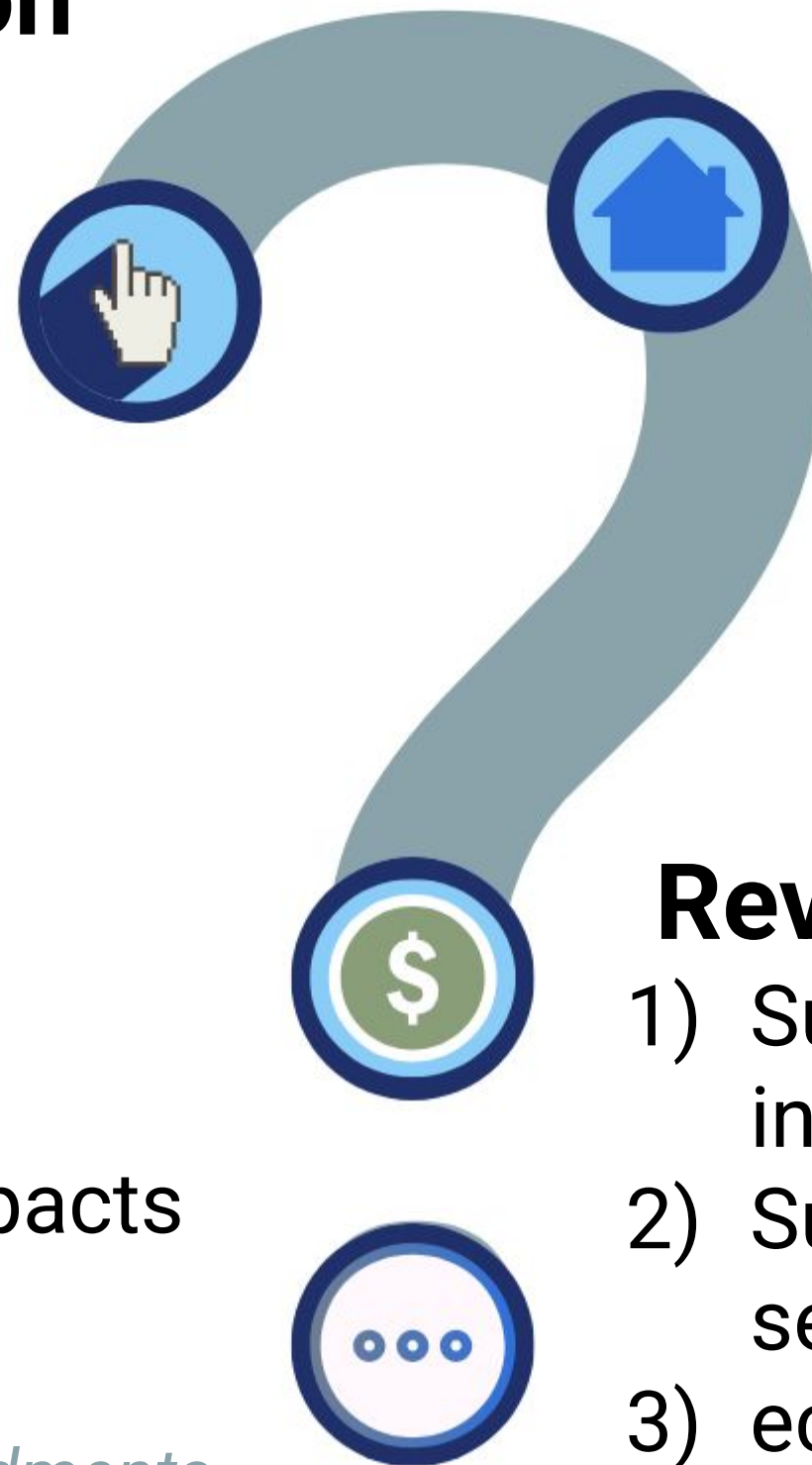
What is *meaningful local consent*?

Partnership in SCIP selection process

- 1) Site selection w/GOEEO CEO
- 2) Beehive Board approval
- 3) Sufficient time to negotiate an agreement/no mandate
- 4) Feasibility study
- 5) Site-selection **competition**

Other

- 1) Public engagement
- 2) collaboration on adverse impacts (e.g. noise, odors)



Local land use/planning

- 1) Integration into city planning
- 2) Infrastructure design/integration into city system
- 3) Plan review/inspections for SCIP infra that city owns
- 4) Entitlement timing

Revenues

- 1) Sufficient funds to pay for ongoing infrastructure for SCIP
- 2) Sufficient funds to pay for ongoing services for SCIP
- 3) economic benefit to city and residents, not just SCIP

DRAFT LEGISLATION

SB 333 Major Sporting Event
Venue Financing
Amendments (J. Stevenson)



Staff Recommendation:
**Position Pending as we
pursue amendments**

Overview:

- Allows a Creating Entity (a municipality or county) to create a Major Sporting Event Venue Zone (MSEVZ) if there is an approved venue within their jurisdiction
- Allows for creation of secondary project area
- Allows funds to be used for affordable housing (120% AMI owner-occupied, 80% AMI rental)
- Grants the creating entity additional TIF and taxing authority within the MSEVZ

DRAFT LEGISLATION

SB 333 Major Sporting Event
Venue Financing
Amendments (J. Stevenson)



Staff Recommendation:
Position Pending as we
pursue amendments

Applicability:

Municipalities and unincorporated county with
Major Sporting Event Venues

- Venues for professional or international competitions (including Olympics) with over \$100m in capital improvements
 - non-olympic venues must be at least 50 acres
- Non-sports venues used in an official capacity to facilitate the Major Sporting Event
- Allows multiple jurisdictions to collaborate on the creation of an MSEVZ

Taxing Authority Granted by SB 333

Creating Entity	Property and Sales Tax Increment	Accommodations Tax* <i>created by SB333</i>	OR	TRT	Resort &	Add'l Resort	Municipal Telecomm. License Tax	Muni. Energy Sales & Use Tax
	Municipality	NEW 75% of increment	NEW 15%		Existing 1% NEW 5%**	Existing 1.1%	Existing 0.5%	Existing 3.5% of telecom service
County	NEW 75% of increment	NEW 15%		Existing 4.25% NEW 5%**	NEW 1.1%***	NEW 0.5%	NEW 3.5% of telecom service	NEW 6% of taxable energy

*Accommodation tax imposed on providers for amounts paid or charged for accommodations and services within the qualified development area.

**Unclear if TRT would stack in qualified development area (6% in the qualified development area) or if it would be imposed in the place of the original TRT (5% in the qualified development area)

***Summit County can impose countywide, all other counties can impose only in the qualified development area

DRAFT LEGISLATION

SB 333 Major Sporting Event
Venue Financing Amendments
(J. Stevenson)



Staff Recommendation:
**Position Pending as we
pursue amendments**

Provisions of Concern:

- Grants Counties with MSEVZ tax authority on historically municipal taxes: telecom, energy, and resort community
- Vague parameters around qualifying facility, secondary project area, and housing provisions
- Unclear how MSEVZ would interact with other special taxing districts

DRAFT LEGISLATION

HB 300 Amendments to
Election Law (J. Burton)



Staff Recommendation:
Position Pending

2nd Substitute Passed the House Tuesday

- Requires the lieutenant governor to establish procedures and requirements for improving the accuracy of voter registration roles
- Provides that an individual who is eligible to vote in Utah may obtain a state identification card, unless the individual has a Utah driver license
- Requires a registered voter who has a Utah driver license, another Utah license certificate, or a Utah state identification card (primary photo identification) to place to last four digits of the primary photo identification number on the return envelope

DRAFT LEGISLATION

HB 300 Amendments to
Election Law (J. Burton)



Staff Recommendation:
Position Pending

Beginning on January 1, 2028:

- A voter may not vote in person, or return a ballot by mail, if the voter does not have primary photo identification; and
- The identity of a voter who returns a ballot by mail will be confirmed by signature comparison and the last four digits of the voter's primary photo identification number

For an election held on or after January 1, 2028:

- A voter will not receive a ballot by mail unless the voter requests to receive ballots by mail;
- Provides that a request to receive a ballot by mail remains in effect for eight years unless the voter takes certain action that results in termination of the request or, in 2028 or later, fails to vote in a regular general election

Other issues for Monday's LPC:

- 1) HB 465*
- 2) SB 195*