

**MINUTES OF THE  
POLITICAL SUBDIVISIONS INTERIM COMMITTEE**  
Wednesday, May 21, 2014 – 2:00 p.m. – Room 25 House Building

**Members Present:**

Sen. Daniel W. Thatcher, Senate Chair  
Rep. R. Curt Webb, House Chair  
Sen. Karen Mayne  
Sen. Aaron Osmond  
Rep. Jerry B. Anderson  
Rep. Joel K. Briscoe  
Rep. Jon Cox  
Rep. Richard A. Greenwood  
Rep. Craig Hall  
Rep. Kay L. McIff  
Rep. Jeremy A. Peterson

Rep. Jennifer M. Seelig  
Rep. Earl D. Tanner

**Members Absent:**

Sen. Wayne A. Harper  
President Wayne L. Niederhauser  
Rep. Melvin R. Brown

**Staff Present:**

Mr. Joseph T. Wade, Policy Analyst  
Ms. Victoria Ashby, Associate General Counsel  
Ms. Sara J. Thomas, Legislative Secretary

**Note:** A list of others present, a copy of related materials, and an audio recording of the meeting can be found at [www.le.utah.gov](http://www.le.utah.gov).

**1. Committee Business**

Chair Webb called the meeting to order at 2:29 p.m.

**2. Assessment Areas**

Ms. Ashby informed the committee that an assessment area is a tool for delivering a service to areas within a political subdivision and collecting money for the service. She noted that assessment areas are not independent political subdivisions, unlike local districts or special service districts. She distributed and summarized "Perceived Gaps or Deficiencies in the Assessment Area Act."

Chair Webb relinquished the chair to Rep. Greenwood.

Rep. Webb provided background information on "Discussion Draft: Assessment Area Amendments (03-10-14)," which was distributed prior to the meeting. He explained that it was a protected draft of 2014 General Session H.B. 102, "Assessment Area Amendments," which was vetoed by the governor. He outlined issues associated with designating an assessment area and stated that the committee would take up these issues during the interim. He expressed his hope that the committee can confine assessment areas and their associated fees to a true definition of a fee. He responded to questions from the committee.

Chair Greenwood relinquished the chair to Sen. Thatcher.

Mr. Gavin Anderson, Utah Association of Counties, distributed "Considerations Regarding Assessment Areas - Utah Association of Counties." He explained that assessment areas are useful, because they allow local governments to provide improvements in an insular area without creating a new government entity. He affirmed the association's interest in working with the committee to come to a resolution.

Mr. Lincoln Shurtz, Director, Legislative Affairs, Utah League of Cities and Towns, articulated the importance of understanding the differences between an assessment area and a tax. He explained that cities use assessment areas frequently and, for the most part, appropriately.

Mr. Gary Oliverson, resident, Wasatch County, described instances where assessment areas, special service districts, and local districts were used to provide core services, such as fire service and law enforcement. He expressed concern that this amounted to double taxation.

Mr. Randy Larson, attorney, Ballard Spahr, acknowledged the concerns previously discussed and expressed reservations to changing current state law. He responded to questions from the committee.

Mr. Michael Kohler, Wasatch County Councilman, informed the committee that the Wasatch County Council and he are available for questions regarding the use of assessment areas in Wasatch County.

Rep. Webb concluded that assessment areas are a useful tool and reiterated the importance of the committee addressing the issues during the interim.

### **3. Mobile Home Parks**

Mr. Wade distributed 2014 General Session 1st Substitute H.B. 108, "Mobile Home Park Task Force" and "Mobile Home Parks - Issues for Review."

Rep. Tim Cosgrove introduced 2014 General Session H.B.108, "Mobile Home Park Task Force" and explained that the legislation was sent to the committee for interim study. He outlined the issues confronting mobile home owners in Utah, particularly the state's senior population. He distributed "Parks by Interim Committee Member" and requested that the committee study the issue of mobile home parks with all interested parties in order to find ways to develop stability and security for mobile home owners.

**MOTION:** Sen. Osmond moved to create an informal ad hoc working group to discuss issues relating to mobile home parks. The motion passed unanimously. Rep. McIff and Rep. Webb were absent for the vote.

Mr. Rick Bills, Utah Housing Alliance, discussed some concerns that mobile home park owners have with H.B. 108 "Mobile Home Park Task Force." He highlighted the similarities between mobile home parks and other communities and responded to questions from the committee.

Chair Thatcher advised individuals interested in participating in the working group to provide the committee with their contact information.

Rep. Lavar Christensen briefly reviewed Utah's Mobile Home Park Residency Act and urged the committee to become familiar with it as they study the issue over the interim. He expressed his desire to be involved with the working group.

Ms. Georgia Buckley, Utah Coalition of Manufactured Home Owners, articulated the need for balancing the interests of mobile home owners and mobile home park owners. She noted that mobile homes are a long-term affordable housing solution for the state's aging population.

Ms. Barbara Stalone, Director of Policy and Public Relations, Utah Housing Coalition, expressed gratitude to the committee for establishing a working group and responded to questions from the committee.

The committee discussed issues surrounding the disposal of mobile homes.

Mr. Richard Robinson, mobile home owner, commented that the issues discussed affect not only Utah, but the entire country. He discussed the growth of the manufactured housing industry.

Mr. Leo Coleman, mobile home owner, discussed the problems he encountered when the mobile home park that houses his mobile home was sold.

Ms. Shirlene Stoven, mobile home owner, shared her experience negotiating rent as the home owner's association president in her mobile home park.

Rep. Cosgrove expressed his gratitude to the committee and reiterated the importance of resolving the issue to the satisfaction of all parties. He listed a few individuals who could assist with the working group.

#### **4. Long-Term Planning**

Mr. Wade referred to 2014 General Session H.J.R. 10, "Joint Rules Resolution Regarding a Long-Term Planning Conference," which was distributed prior to the meeting. He explained that this legislation requires each interim committee to discuss long-term planning in their May meetings.

Mr. Arie Van De Graaff, Utah Association of Counties, distributed "UAC Guiding Legislative Principles." He explained why election cycles can make long-term planning difficult, but expressed a desire to collaborate with the Legislature to achieve common goals.

Mr. Shurtz and Ms. Jodi Hoffman, Utah League of Cities and Towns, presented "Past, Present, and Future: Changing Community Dynamics - 1985, 2014, and 2025." They explained that the Utah League of Cities and Towns' objectives involve working with the Legislature and the committee through long-term planning to address underlying problems rather than the symptoms of those problems.

Mr. LeGrand Bitter, Utah Association of Special Districts, discussed the long-term planning activities of local and special service districts such as the funding and construction of water lines and treatment systems. He highlighted the differences between urban and rural districts and responded to questions from the committee.

#### **5. Future Meeting Topics**

Chair Thatcher referred committee members to "2014 Prioritization Survey," which was distributed prior to the meeting. He requested that committee members complete the surveys and return them to staff.

#### **6. Other Items/Adjourn**

**MOTION:** Rep. Anderson moved to adjourn the meeting. The motion passed unanimously. Sen. Mayne, Sen. Osmond, Rep. Briscoe, Rep. Cox, Rep. Greenwood, Rep. McIff, Rep. Peterson, Rep. Seelig, and Rep. Webb were absent for the vote.

Chair Thatcher adjourned the meeting at 4:52 p.m.