

## Summary of HB 347 2020 Inland Port Modifications

HB 347 enhances a sustainable smart logistics system ; removes the land use appeal process and replaces it with landowner vested rights; reduces the property tax differential to 75%; changes the board membership to give appointments to the Salt Lake City mayor and Magna mayor; and allows for the adjustment of the authority jurisdictional land boundary to fix problems with the original boundary. Specifically, it does the following:

1. **Sustainable Environmental and Economic Emphasis.** The bill allows the inland port to assist in creating battery storage, renewable energy, and microgrids (Lines 284-285), and promote the use of cost-efficient renewable energy (Lines 501-502) and high efficiency building construction and operation (Line 524). Development will focus on world-class, state-of-the-art zero-emission logistics that will promote the area as a commercially viable and efficient global center with next generation logistics solutions and facilitate the efficient movement of the goods we all purchase on roads and rails and through the air (Lines 528-535). In consultation with a municipality , the port shall establish minimum mitigation and environmental standards that a development is required to meet to qualify for the use of property tax differential (Lines 525-527). The emphasis is to mitigate noise, air pollution, light pollution, surface and groundwater pollution and other negative environmental impacts and mitigate traffic congestion (Lines 519-523). The bill also allows for the special electrical tariff in a project area without requiring the renewable energy source to be located in the project area (Lines 929-930).
2. **Land Use Appeal Repealed.** The designation of the Utah Inland Port Board as a land use appeal body is removed (Lines 99-100; 153-154; 182-184, 943-949) and replaced with a vested right for landowners in the land use regulations that were previously adopted by the applicable municipality and county if the landowners so choose and record a notice (Lines 298-349).
3. **Property Tax Differential Tax.** The property tax differential is reduced from 100% to 75% and clarifies its timing (Lines 764-816) which eliminated the need to enter into municipal service and revenue growth contracts (Lines 572-607; 745-746; 866-871). The authority still pays 10% for housing (Lines 837-838) but is given flexibility on how the remainder is used (Lines 883-888).
4. **Board Membership Changes.** The board membership remains at 11 but the governor's 2 appointments are broadened to one for economic development and one for trade, import and export, and foreign investment (Lines 651-655). The UDOT and airport appointments are replaced with appointments by the Salt Lake City mayor and the Magna township mayor (Lines 663-675).
5. **Authority Jurisdictional Land Boundary.** The inland port becomes the repository of the boundary shapefile (Lines 193-194) and the executive director can work with the local municipality and county officials to fix the authority jurisdictional land boundary where the original boundary split parcels. The northwest boundary buffer is retained (Lines 440-461).
6. **Fix and Clarify.** The bill fixes and clarifies the following:
  - a. Adds a Severability Clause (Lines 352-354).
  - b. Clarifies that legislative appropriations to the authority are nonlapsing (Line 357).
  - c. The authority may issue bonds under the Public Infrastructure District Act (Lines 415-416).
  - d. The executive director's function (Lines 644-645; 722-727).
  - e. How to identify the land previously grandfathered by having the municipality provide a list (Lines 824-828).