

Meeting Outline

September 16, 2020 | Click [here](#) for online streaming, requests to comment, and committee information.

Political Subdivisions Interim Committee

Online Meeting, Wednesday, September 16, 2020

1:15 p.m. – 3:45 p.m.

(Outline version: 09/09/2020)

Anchor location for meeting: Room 20 House Building, State Capitol Complex, Salt Lake City, Utah
Due to public health restrictions, members of the public are not permitted to attend the meeting at the anchor location but are invited to participate [online](#).

1. Committee Business

Background

- Call to order
- [Draft minutes of the August 19, 2020, meeting](#)

Potential Action

- Approve draft minutes of the August 19, 2020 meeting

2. Draft Legislation: Eminent Domain Advisory Board Amendments

Background

In the August 19, 2020 meeting, the committee heard a sunset review of the Eminent Domain Advisory Board. The committee voted to open a committee bill file that would make the advisory board permanent. This bill repeals the Advisory Board's 7/1/2021 sunset date.

- [DRAFT LEGISLATION: Land Use and Eminent Domain Advisory Board Amendments](#)

Presenters

- **Gus Harb**, Attorney, Office of Legislative Research and General Counsel

Potential Action

- Vote to favorably recommend
- Recommend changes to the bill

3. Draft Legislation: County Classification Amendments

Background

In the [September 18, 2019 POL interim committee meeting](#), the committee received presentations on county classifications, including:

- [PRESENTATION: County Classification Overview](#)
- [POLICY BRIEF: County Classification Policy Review](#)
- [REPORT: County Classification Digest of Statutes](#)
- [STATUTES: County Classification Section of Code](#)

The presentations reviewed county classifications, how certain county classifications differed in code, and reviewed certain counties that were set to cross population thresholds for certain classifications.

In the June 17, 2020 meeting the committee voted to open a committee bill file that would increase the population thresholds for certain county classifications. This bill increases the population threshold for a 1st class county from 700,000+ people to 1,000,000+ people and a 2nd class county from 125,000+ people to 175,000+ people. These changes allow Utah County to remain a 2nd class county and Cache County to remain a 3rd class county.

- [DRAFT LEGISLATION: County Classification Amendments](#)

Presenters

- **Gus Harb**, Attorney, Office of Legislative Research and General Counsel
- **Lincoln Shurtz**, Director of Government Relations, Utah Association of Counties

Potential Action

- Vote to favorably recommend
- Recommend changes to the bill

4. Land Use Task Force Update

Background

In the 2005 Legislative General Session, [S.B. 60 Local Land Use Development and Management Amendments](#) rewrote the Land Use Development and Management Act. In the 2006 Legislative General Session, [S.B. 170 Local Government Land Use and Impact Fee Revisions](#) also had large re-writes. These two bills on land use demonstrated the need for stakeholders to discuss land use ideas and proposals prior to the start of the general legislative session. Consequently, the Land Use Task Force was created, which is comprised of a broad net of land use stakeholders.

- [ULCT PRESENTATION: LAND USE TASK FORCE UPDATE](#)

Issues

- *What issues are being discussed?*
- *What might the Legislature expect during the General Session?*

Presenters

- **Victoria Ashby**, Director of Government Relations, Utah League of Cities and Towns

Potential Action

- Request additional information
- Open a committee bill file

5. Commission on Housing Affordability – Land Use Subcommittee Update

Background

The Land Use Subcommittee is housed under the Commission on Housing Affordability and discusses potential options for future land use regulatory reform that specifically address housing affordability issues.

Housing affordability is an increasing issue of concern for Utahns. In 2018, the Utah Foundation surveyed Utahns as part of their Quality of Life Index and found the availability of quality affordable housing was the worst-performing factor on the index. Similarly, in Utah Foundation's 2020 Priorities Project, housing affordability was the second most important issue in early March 2020.

These survey findings are in line with specific data points as well. Utah housing prices have outpaced growth in every state but three since 1991. At the same time, the rate at which household income has increased, has not kept pace. Additionally, since 2011 Utah has seen a housing shortage. As of 2019, there remains a shortage of about 53,100 units.

Housing affordability will likely remain a pressing concern for policymakers at every level of government for some time to come.

- [REPORT: What's the View from your House? Housing Affordability Concerns in Utah](#)
- [REPORT: What's on Utah's Mind? Voter Issues and Concerns in 2020](#)
- [REPORT: Housing Prices and the Threat to Affordability](#)
- [REPORT: What's Keeping Utah's Real Estate Market Hot in the Time of COVID?](#)

Issues

- *What are potential areas that may need regulatory reform?*

Presenters

- **Chris Gamvroulas**, President, Ivory Homes

Potential Action

- Request additional information
- Open a committee bill file

6. 2019 S.B. 34 “Affordable Housing Modifications” Update

Background

In 2019, S.B. 34 “Affordable Housing Modifications” passed during the General Legislative Session. S.B. 34 requires local communities to plan for housing for residents of all income levels by developing moderate income housing plans as part of their general plan and coordinate that housing with transportation plans.

- [2019 BILL: S.B. 34 “Affordable Housing Modifications”](#)
- [REPORT: ULCT S.B. 34 Summary](#)
- [ULCT PRESENTATION: Senate Bill 34 “Affordable Housing Modifications” Update](#)

Issues

- *How are cities and towns doing with implementation?*

Presenters

- **Victoria Ashby**, Director of Government Relations, Utah League of Cities and Towns
- **Karson Eilers**, Legislative Research Analyst, Utah League of Cities and Towns

Potential Action

- Request additional information
- Open a committee bill file

7. Other Items/Adjourn