



# MINUTES

## SENATE NATURAL RESOURCES, AGRICULTURE, AND ENVIRONMENT STANDING COMMITTEE

LEGISLATURE

Monday, February 5, 2024 | 3:40 p.m. | 215 Senate Building

**Members Present:**

Sen. Ronald M. Winterton, Chair  
Sen. Nate Blouin  
Sen. Keith Grover  
Sen. Derrin R. Owens  
Sen. Stephanie Pitcher

**Members Absent:**

Sen. David G. Buxton  
Sen. Scott D. Sandall  
Sen. Evan J. Vickers

**Staff Present:**

Charley Hart, Policy Analyst  
Emma Johnsen, Committee Secretary

Note: 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).

Chair Ronald Winterton called the meeting to order at 3:49 PM.

**1. S.B. 118 Water Efficiency Amendments (McKell, M.)**

Sen. Michael K. McKell presented the bill with the assistance of Clint Larson, Manager of Major Projects, Ivory Homes.

**MOTION:** Sen. Keith Grover moved to replace S.B. 118 with 1st Substitute S.B. 118. The motion passed with a vote of 5 - 0 - 3.

Yeas - 5

Sen. N. Blouin  
Sen. K. Grover  
Sen. D. Owens  
Sen. S. Pitcher  
Sen. R. Winterton

Nays - 0

Absent - 3

Sen. D. Buxton  
Sen. S. Sandall  
Sen. E. Vickers

Steve Styler, Foxley & Pignanelli, Ivory Homes, spoke in favor of the bill.

Terry Camp, Vice President of Public Policy, Utah Farm Bureau, spoke to the bill.

Chris Gamvroulas, President, Property Rights Coalition, spoke in favor of the bill.

Easton Harris, Co-owner, All American Sod Farm, spoke in opposition to the bill.

**MOTION:** Sen. Stephanie Pitcher moved to pass 1st Substitute S.B. 118 out favorably. The motion passed with a vote of 4 - 1 - 3.

Yeas - 4

Sen. N. Blouin  
Sen. K. Grover  
Sen. D. Owens  
Sen. S. Pitcher

Nays - 1

Sen. R. Winterton

Absent - 3

Sen. D. Buxton  
Sen. S. Sandall  
Sen. E. Vickers

**2. 1st Sub. H.B. 104 Property Owner Association Amendments (Thurston, N.)**

Rep. Norman K. Thurston presented the bill.

**MOTION:** Sen. Derrin R. Owens moved to amend 1st Substitute H.B. 104 with Amendment #1. The motion passed with a vote of 5 - 0 - 3.

Amendment 1  
1st Sub. H.B. 104

1. Page 4, Lines 107 through 111:

107 (iii) a health code; or

108 (iv) a fire code.

109 (c) A rule governing the placement or external appearance of modifications { ~~for radon~~

110 ~~mitigation does not apply to a unit owner's modifications if the rule would~~ } may apply to modifications for radon mitigation unless the rule would :

111 (i) unreasonably interfere with the modifications' functionality; or

Yeas - 5

Sen. N. Blouin  
Sen. K. Grover  
Sen. D. Owens  
Sen. S. Pitcher  
Sen. R. Winterton

Nays - 0

Absent - 3

Sen. D. Buxton  
Sen. S. Sandall  
Sen. E. Vickers

**MOTION:** Sen. Pitcher moved to pass 1st Substitute H.B. 104 out favorably. The motion passed with a vote of 5 - 0 - 3.

Yeas - 5

Sen. N. Blouin  
Sen. K. Grover  
Sen. D. Owens  
Sen. S. Pitcher  
Sen. R. Winterton

Nays - 0

Absent - 3

Sen. D. Buxton  
Sen. S. Sandall  
Sen. E. Vickers

**MOTION:** Sen. Nate Blouin moved to approve the minutes for the January 31, 2024 meeting. The motion passed with a vote of 5 - 0 - 3.

Yeas - 5

Sen. N. Blouin  
Sen. K. Grover  
Sen. D. Owens  
Sen. S. Pitcher  
Sen. R. Winterton

Nays - 0

Absent - 3

Sen. D. Buxton  
Sen. S. Sandall  
Sen. E. Vickers

**MOTION:** Sen. Grover moved to adjourn. The motion passed with a vote of 5 - 0 - 3.

Yeas - 5

Sen. N. Blouin  
Sen. K. Grover  
Sen. D. Owens  
Sen. S. Pitcher  
Sen. R. Winterton

Nays - 0

Absent - 3

Sen. D. Buxton  
Sen. S. Sandall  
Sen. E. Vickers

Chair Winterton adjourned the meeting at 4:10 PM.