



MINUTES

HOUSE POLITICAL SUBDIVISIONS STANDING COMMITTEE

LEGISLATURE

Friday, February 14, 2025 | 2:00 p.m. | 220 Senate Building

Members Present:

Rep. James A. Dunnigan, Chair
Rep. Trevor Lee, Vice Chair
Rep. Gay Lynn Bennion
Rep. Jake Fitismanu
Rep. Matthew H. Gwynn
Rep. Tracy J. Miller

Rep. Karen M. Peterson
Rep. Jordan D. Teuscher
Rep. R. Neil Walter
Rep. Raymond P. Ward

Staff Present:

Nathan W. Brady, Policy Analyst
Linda Service, Committee Secretary

Note: A copy of related materials and an audio recording of the meeting can be found at www.le.utah.gov.

Acting Chair Gwynn called the meeting to order at 2:04 p.m.

1. 2nd Sub. H.B. 217 Homeowners' Association Amendments (Walter, N.)

Rep. Walter introduced the bill.

Kurt Ivie, City Council Member, Washington City, spoke in support of the bill.

Bruce Cutler, West Jordan, spoke in support of the bill.

Doug Shumway, Board President, Home Owners Association, spoke in opposition to the bill.

Jonathan Mauer, Salt Lake City, spoke in support of the bill.

Lauren Devoe, HOA lawyer, Community Association Institute, spoke in opposition to the bill.

MOTION: Rep. Peterson moved to pass 2nd Substitute H.B. 217 out favorably. The motion passed with a vote of 6 - 0 - 4.

Yeas - 6

Rep. J. Fitismanu
Rep. M. Gwynn
Rep. T. Miller
Rep. K. Peterson
Rep. R. Walter
Rep. R. Ward

Nays - 0

Absent - 4

Rep. G. Bennion
Rep. J. Dunnigan
Rep. T. Lee
Rep. J. Teuscher

2. H.B. 328 Water Usage Amendments (Owens, D.)

Rep. Owens introduced the bill assisted by Candice Hasenyager, Director, Division of Water Resources, Department of Natural Resources.

Rulon Lebaron, resident, Cottonwood Heights, spoke in support of the bill.

Justin Lee, Deputy Director, League of Cities and Towns, spoke to the bill.

Brian Steed, Great Salt Lake Commissioner, spoke in support of the bill.

Bart Forsyth, Policy Advisor, Utah Water Ways, spoke in support of the bill.

Katrice MacKay, Provo City Council, spoke to the bill.

Mark Stratford, General Counsel, Jordan Water Conservancy District, and other conservancy districts, spoke in support of the bill.

Eric Marble, Chanshare Farms, spoke in opposition to the bill.

Kirk Harris, All American Sod Farms, spoke in opposition to the bill.

Trevor Nelson, General Manager, Bear River Canal Company, spoke in support

Easton Harris, sod farmer, spoke in opposition to the bill.

MOTION: Rep. Peterson moved to amend H.B. 328 with Amendment #1. The motion passed with a vote of 8 - 0 - 2.

Amendment 1

1 . Line 120:

120 water to spray a landscaped area for a non-irrigation purpose, such as dust control for
121 a specific event{ ~~in the landscaped area~~ }.
(4)This section does not apply to a business activity regulated under Title 40, Mines and Mining.

2 . Line 215:

215 water to spray a landscaped area for a non-irrigation purpose, such as dust control for
216 a specific event{ ~~in the landscaped area~~ }.
(4)This section does not apply to a business activity regulated under Title 40, Mines and Mining.

Yeas - 8

Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter
Rep. R. Ward

Nays - 0

Absent - 2

Rep. G. Bennion
Rep. T. Lee

MOTION: Rep. Peterson moved to pass H.B. 328 out favorably as amended. The motion passed with a vote of 8 - 0 - 2.

Yeas - 8

Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter
Rep. R. Ward

Nays - 0Absent - 2

Rep. G. Bennion
Rep. T. Lee

3. S.B. 118 Political Party Procedures Amendments (*Brammer, B.*)

Sen. Brammer introduced the bill.

Rep. Dunnigan assumed the chair.

MOTION: Rep. Walter moved to pass S.B. 118 out favorably. The motion passed with a vote of 8 - 0 - 2.

Yeas - 8

Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter
Rep. R. Ward

Nays - 0Absent - 2

Rep. G. Bennion
Rep. T. Lee

MOTION: Rep. Walter moved to place S.B. 118 on the Consent Calendar. The motion passed with a vote of 8 - 0 - 2.

Yeas - 8

Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter
Rep. R. Ward

Nays - 0Absent - 2

Rep. G. Bennion
Rep. T. Lee

4. H.B. 327 Homeowners Association Modifications (*Teuscher, J.*)

Rep. Teuscher introduced the bill.

Rep. Gwynn resumed the chair.

Ross Ford, Utah Homebuilders Association, spoke in support of the bill.

Chris Gamvroulas, President, Ivory Development, and President, Property Rights Coalition, spoke in support of the bill.

MOTION: Rep. Walter moved to replace H.B. 327 with 1st Substitute H.B. 327. The motion passed with a vote of 7 - 0 - 3.

Yeas - 7

Rep. G. Bennion
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter

Nays - 0

Absent - 3

Rep. J. Dunnigan
Rep. T. Lee
Rep. R. Ward

MOTION: Rep. Walter moved to amend 1st Substitute H.B. 327 with Amendment #1. The motion passed with a vote of 7 - 0 - 3.

Amendment 1

1. Line 145 through 148:

145 (12)(a)Except as provided in Subsection (12)(b), a rule may not restrict an individual
146 from parking a vehicle{ that is not a commercial vehicle, as defined in Section
147 {72-9-102,} in a driveway where the individual has a legal right to park, unless the vehicle is:
(i)a commercial vehicle, as defined in Section 72-9-102; or
(ii)a recreational vehicle, as defined in Section 59-12-602.
148 (b)A rule may require that an individual park in a garage appurtenant to a unit before

2. Line 393 through 396:

393 (20)(a)Except as provided in Subsection (20)(b), a rule may not restrict an individual
394 from parking a vehicle{ that is not a commercial vehicle, as defined in Section
395 {72-9-102,} in a driveway where the individual has a legal right to park, unless the vehicle is:
(i)a commercial vehicle, as defined in Section 72-9-102; or
(ii)a recreational vehicle, as defined in Section 59-12-602.
396 (b)A rule may require that an individual park in a garage appurtenant to a dwelling

Yeas - 7

Rep. G. Bennion
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter

Nays - 0

Absent - 3

Rep. J. Dunnigan
Rep. T. Lee
Rep. R. Ward

MOTION: Rep. Walter moved to amend 1st Substitute H.B. 327 with Amendment #2. The motion passed with a vote of 7 - 0 - 3.

Amendment 2

1. Line 145 through 147:

145 (12)(a)Except as provided in Subsection (12)(b), a rule may not restrict an individual
146 from parking {a} an operable vehicle that is not a commercial vehicle, as defined in Section
147 72-9-102, in a driveway where the individual has a legal right to park.

2. Line 393 through 395:

393 (20)(a)Except as provided in Subsection (20)(b), a rule may not restrict an individual
394 from parking {a} an operable vehicle that is not a commercial vehicle, as defined in Section

395 72-9-102, in a driveway where the individual has a legal right to park.

Yeas - 7

Rep. G. Bennion
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter

Nays - 0Absent - 3

Rep. J. Dunnigan
Rep. T. Lee
Rep. R. Ward

MOTION: Rep. Walter moved to pass 1st Substitute H.B. 327 out favorably as amended. The motion passed with a vote of 8 - 0 - 2.

Yeas - 8

Rep. G. Bennion
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter
Rep. R. Ward

Nays - 0Absent - 2

Rep. J. Dunnigan
Rep. T. Lee

5. H.B. 320 Municipal Ordinance Amendments (*Shepherd, L.*)

Rep. Shepard introduced the bill assisted by Katrice MacKay, Provo City, and Rep. Thurston.

Hannah Peterson, small-time landlord, Utah County, spoke in support of the bill.

Isacc Paxman, Deputy Mayor of Provo, spoke in support of the bill.

Becky Bogden, Provo City Counsel, spoke in support of the bill.

Justin Lee, Deputy Director, Utah League of Cities and Towns, spoke in support of the bill.

John Hiskey, Government Relations, Economic Development, Economic Development, spoke in support of the bill.

Jonathan Sutherland, Provo resident, spoke in support of the bill.

MOTION: Rep. Walter moved to replace H.B. 320 with 1st Substitute H.B. 320. The motion passed with a vote of 9 - 0 - 1.

Yeas - 9

Rep. G. Bennion
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. T. Lee
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter
Rep. R. Ward

Nays - 0Absent - 1

Rep. J. Dunnigan

MOTION: Rep. Walter moved to amend 1st Substitute H.B. 320 with Amendment #1. The motion passed with a vote of 10 - 0 - 0.

Amendment 1

1. Line 55 through 60:

55 provision of off-street parking, or the operation of a rental dwelling or short-term
56 rental;{-and}
57 (ii)the municipality has previously imposed a civil or criminal fine on the individual
58 for the same violation three or more times within the 12 months immediately
59 preceding the violation{; and
(iii)the fine does not exceed \$5,000.
60 (3) (a) Except as provided in Subsection (3)(b) or Section 77-7-18, a municipal officer or

Yeas - 10

Nays - 0

Absent - 0

Rep. G. Bennion
Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. T. Lee
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter
Rep. R. Ward

MOTION: Rep. Walter moved to pass 1st Substitute H.B. 320 out favorably as amended. The motion passed with a vote of 8 - 2 - 0.

Yeas - 8

Nays - 2

Absent - 0

Rep. G. Bennion
Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. T. Lee
Rep. T. Miller
Rep. K. Peterson
Rep. R. Walter
Rep. R. Ward

Rep. M. Gwynn
Rep. J. Teuscher

6. 1st Sub. H.B. 103 Public Land Access Road Amendments (Shelley, T.)

Rep. Dunnigan resumed the chair.

Rep. Shelley introduced the bill.

Justin Shannon spoke in support of the bill.

Peter Asplund, Deputy Director of Policy, Utah Department of Transportation, spoke to the bill.

Dillon Hoyt, Deputy Director, Public Lands Policy Coordinating Office, spoke to the bill.

MOTION: Rep. Walter moved to replace 1st Substitute H.B. 103 with 3rd Substitute H.B. 103. The motion passed with a vote of 9 - 0 - 1.

Yeas - 9

Rep. G. Bennion
Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. T. Lee
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter
Rep. R. Ward

Nays - 0Absent - 1

Rep. M. Gwynn

MOTION: Rep. Walter moved to pass 3rd Substitute H.B. 103 out favorably. The motion passed with a vote of 9 - 0 - 1.

Yeas - 9

Rep. G. Bennion
Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. T. Lee
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter
Rep. R. Ward

Nays - 0Absent - 1

Rep. M. Gwynn

MOTION: Rep. Lee moved to adjourn. The motion passed with a vote of 9 - 0 - 1.

Yeas - 9

Rep. G. Bennion
Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. T. Lee
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter
Rep. R. Ward

Nays - 0Absent - 1

Rep. M. Gwynn

Chair Dunnigan adjourned the meeting at 4:09 p.m.