



MINUTES

HOUSE POLITICAL SUBDIVISIONS STANDING COMMITTEE

LEGISLATURE

Wednesday, February 26, 2025 | 4:00 p.m. | 220 Senate Building

Members Present:

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

Rep. Raymond P. Ward

Members Absent:

Rep. Karen M. Peterson
Rep. Jordan D. Teuscher

Staff Present:

Nathan W. Brady, Policy Analyst
Lorna Wells, Committee Secretary

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

Chair Dunnigan called the meeting to order at 4:15 p.m.

MOTION: Rep. Fitisemanu moved to approve the minutes of the February 25, 2025 meeting. The motion passed with a vote of 8 - 0 - 2.

Yeas - 8

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

Nays - 0

Absent - 2

Rep. K. Peterson
Rep. J. Teuscher

1. 2nd Sub. S.B. 26 Housing and Transit Reinvestment Zone Amendments (*Harper, W.*)

Sen. Wayne Harper presented the bill.

Lincoln Shurtz, Smith Entertainment Group, spoke to the bill.

Rep. Lee assumed the chair.

Hillary Jessop, Park City resident, spoke in opposition to the bill.

John Valentine, Commission Chair, Utah State Tax Commission, spoke to the bill.

MOTION: Rep. Walter moved to replace 2nd Substitute S.B. 26 with 3rd Substitute S.B. 26. The motion passed with a vote of 8 - 0 - 2.

Yeas - 8

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

Nays - 0Absent - 2

Rep. K. Peterson
Rep. J. Teuscher

MOTION: Rep. Walter moved to pass 3rd Substitute S.B. 26 out favorably. The motion passed with a vote of 8 - 0 - 2.

Yeas - 8

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

Nays - 0Absent - 2

Rep. K. Peterson
Rep. J. Teuscher

2. 1st Sub. H.B. 475 Public Funds Reporting Amendments (*Walter, N.*)

Rep. Walter presented the bill.

[HB 475 Handout](#)

Tina Cannon, Utah State Auditor, spoke to the bill.

MOTION: Rep. Ward moved to pass 1st Substitute H.B. 475 out favorably. The motion passed with a vote of 8 - 0 - 2.

Yeas - 8

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

Nays - 0Absent - 2

Rep. K. Peterson
Rep. J. Teuscher

3. S.J.R. 1 Joint Resolution Dissolving the North Logan and Hyde Park Justice Courts (*Wilson, C.*)

Sen. Chris Wilson presented the bill.

MOTION: Rep. Gwynn moved to pass S.J.R. 1 out favorably. The motion passed with a vote of 8 - 0 - 2.

Yeas - 8

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

Nays - 0Absent - 2

Rep. K. Peterson
Rep. J. Teuscher

4. 2nd Sub. S.B. 129 Higher Education Development Areas (*Wilson, C.*)

Sen. Chris Wilson presented the bill with the assistance of Jason Perry, Director, Hinckley Institute of Politics.

MOTION: Rep. Walter moved to replace 2nd Substitute S.B. 129 with 3rd Substitute S.B. 129. The motion passed with a vote of 8 - 0 - 2.

Yeas - 8

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

Nays - 0Absent - 2

Rep. K. Peterson
Rep. J. Teuscher

Nathan Brady gave clarification comparing the 2nd substitute of S.B. 129 with the 3rd substitute.

MOTION: Rep. Dunnigan moved to amend 3rd Substitute S.B. 129 with Amendment #1. The motion passed with a vote of 8 - 0 - 2.

Amendment 1

1. Line 68 through 70:

68 53B-1-102(1)(a).

69 (k)"Eligible university property" means real property owned by an eligible university [as of January 1, 2025](#).

70 (l)"Family member" means a parent, spouse, sibling, child, or grandchild.

Yeas - 8

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

Nays - 0Absent - 2

Rep. K. Peterson
Rep. J. Teuscher

MOTION: Rep. Dunnigan moved to amend 3rd Substitute S.B. 129 with Amendment #2. The motion passed with a vote of 8 - 0 - 2.

Amendment 2

1. Line 105 through 110:



105 Part 1, Community Reinvestment Project Area Plan, as that project area exists
106 on ~~{May 7, 2025}~~ January 1, 2025; or
107 (B)a housing and transit reinvestment zone created under Title 63N, Chapter 3,
108 Part 6, Housing and Transit Reinvestment Zone Act, as that zone exists on ~~{May}~~ January 1, 2025.
109 ~~{7, 2025}~~
110 (3)Within 30 days after a board of trustees' adoption of a designation resolution, the board

Yeas - 8

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

Nays - 0Absent - 2

Rep. K. Peterson
Rep. J. Teuscher

MOTION: Rep. Dunnigan moved to pass 3rd Substitute S.B. 129 as amended out favorably. The motion passed with a vote of 8 - 0 - 2.

Yeas - 8

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

Nays - 0Absent - 2

Rep. K. Peterson
Rep. J. Teuscher

5. 1st Sub. S.B. 201 Real Estate Amendments (*Harper, W.*)

Sen. Wayne Harper presented the bill.

MOTION: Rep. Bennion moved to pass 1st Substitute S.B. 201 out favorably. The motion passed with a vote of 7 - 0 - 3.

Yeas - 7

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

Nays - 0Absent - 3

Rep. M. Gwynn
Rep. K. Peterson
Rep. J. Teuscher

MOTION: Rep. Walter moved to adjourn. The motion passed with a vote of 7 - 0 - 3.



Yeas - 7

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

Nays - 0

Absent - 3

Rep. M. Gwynn
Rep. K. Peterson
Rep. J. Teuscher

Chair Lee adjourned the meeting at 5:25 p.m.

NOTE: H.B. 0398 was not discussed in the meeting.