

**Senator Daniel W. Thatcher** proposes the following substitute bill:

**HISTORIC PRESERVATION AMENDMENTS**

2017 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: R. Curt Webb**

Senate Sponsor: Daniel W. Thatcher

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**LONG TITLE**

**General Description:**

This bill addresses administrative decisions and appeals related to land use applications in historic preservation districts or areas.

**Highlighted Provisions:**

This bill:

- ▶ defines terms;
- ▶ authorizes a legislative body to designate a historic preservation authority to make administrative decisions on land use applications related to historically significant real property;
- ▶ requires the establishment of an appeal authority to review decision of a historic preservation authority; and
- ▶ makes technical and conforming changes.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

AMENDS:



- 26 [10-9a-103](#), as last amended by Laws of Utah 2015, Chapter 327
- 27 [10-9a-503](#), as last amended by Laws of Utah 2016, Chapter 404
- 28 [10-9a-701](#), as last amended by Laws of Utah 2011, Chapter 92
- 29 [10-9a-703](#), as last amended by Laws of Utah 2008, Chapter 326
- 30 [10-9a-704](#), as last amended by Laws of Utah 2006, Chapter 240

31 ENACTS:

32 [10-9a-527](#), Utah Code Annotated 1953

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34 *Be it enacted by the Legislature of the state of Utah:*

35 Section 1. Section **10-9a-103** is amended to read:

36 **10-9a-103. Definitions.**

37 As used in this chapter:

38 (1) "Affected entity" means a county, municipality, local district, special service  
39 district under Title 17D, Chapter 1, Special Service District Act, school district, interlocal  
40 cooperation entity established under Title 11, Chapter 13, Interlocal Cooperation Act, specified  
41 public utility, property owner, property owners association, or the Utah Department of  
42 Transportation, if:

43 (a) the entity's services or facilities are likely to require expansion or significant  
44 modification because of an intended use of land;

45 (b) the entity has filed with the municipality a copy of the entity's general or long-range  
46 plan; or

47 (c) the entity has filed with the municipality a request for notice during the same  
48 calendar year and before the municipality provides notice to an affected entity in compliance  
49 with a requirement imposed under this chapter.

50 (2) "Appeal authority" means the person, board, commission, agency, or other body  
51 designated by ordinance to decide an appeal of a decision of a land use application or a  
52 variance.

53 (3) "Billboard" means a freestanding ground sign located on industrial, commercial, or  
54 residential property if the sign is designed or intended to direct attention to a business, product,  
55 or service that is not sold, offered, or existing on the property where the sign is located.

56 (4) (a) "Charter school" means:

57 (i) an operating charter school;  
58 (ii) a charter school applicant that has its application approved by a charter school  
59 authorizer in accordance with Title 53A, Chapter 1a, Part 5, The Utah Charter Schools Act; or

60 (iii) an entity that is working on behalf of a charter school or approved charter  
61 applicant to develop or construct a charter school building.

62 (b) "Charter school" does not include a therapeutic school.

63 (5) "Conditional use" means a land use that, because of its unique characteristics or  
64 potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be  
65 compatible in some areas or may be compatible only if certain conditions are required that  
66 mitigate or eliminate the detrimental impacts.

67 (6) "Constitutional taking" means a governmental action that results in a taking of  
68 private property so that compensation to the owner of the property is required by the:

69 (a) Fifth or Fourteenth Amendment of the Constitution of the United States; or

70 (b) Utah Constitution, Article I, Section 22.

71 (7) "Culinary water authority" means the department, agency, or public entity with  
72 responsibility to review and approve the feasibility of the culinary water system and sources for  
73 the subject property.

74 (8) "Development activity" means:

75 (a) any construction or expansion of a building, structure, or use that creates additional  
76 demand and need for public facilities;

77 (b) any change in use of a building or structure that creates additional demand and need  
78 for public facilities; or

79 (c) any change in the use of land that creates additional demand and need for public  
80 facilities.

81 (9) (a) "Disability" means a physical or mental impairment that substantially limits one  
82 or more of a person's major life activities, including a person having a record of such an  
83 impairment or being regarded as having such an impairment.

84 (b) "Disability" does not include current illegal use of, or addiction to, any federally  
85 controlled substance, as defined in Section 102 of the Controlled Substances Act, 21 U.S.C.  
86 802.

87 (10) "Educational facility":

88 (a) means:

89 (i) a school district's building at which pupils assemble to receive instruction in a  
90 program for any combination of grades from preschool through grade 12, including  
91 kindergarten and a program for children with disabilities;

92 (ii) a structure or facility:

93 (A) located on the same property as a building described in Subsection (10)(a)(i); and

94 (B) used in support of the use of that building; and

95 (iii) a building to provide office and related space to a school district's administrative  
96 personnel; and

97 (b) does not include:

98 (i) land or a structure, including land or a structure for inventory storage, equipment  
99 storage, food processing or preparing, vehicle storage or maintenance, or similar use that is:

100 (A) not located on the same property as a building described in Subsection (10)(a)(i);  
101 and

102 (B) used in support of the purposes of a building described in Subsection (10)(a)(i); or

103 (ii) a therapeutic school.

104 (11) "Fire authority" means the department, agency, or public entity with responsibility  
105 to review and approve the feasibility of fire protection and suppression services for the subject  
106 property.

107 (12) "Flood plain" means land that:

108 (a) is within the 100-year flood plain designated by the Federal Emergency  
109 Management Agency; or

110 (b) has not been studied or designated by the Federal Emergency Management Agency  
111 but presents a likelihood of experiencing chronic flooding or a catastrophic flood event because  
112 the land has characteristics that are similar to those of a 100-year flood plain designated by the  
113 Federal Emergency Management Agency.

114 (13) "General plan" means a document that a municipality adopts that sets forth general  
115 guidelines for proposed future development of the land within the municipality.

116 (14) "Geologic hazard" means:

117 (a) a surface fault rupture;

118 (b) shallow groundwater;

- 119 (c) liquefaction;
- 120 (d) a landslide;
- 121 (e) a debris flow;
- 122 (f) unstable soil;
- 123 (g) a rock fall; or
- 124 (h) any other geologic condition that presents a risk:
- 125 (i) to life;
- 126 (ii) of substantial loss of real property; or
- 127 (iii) of substantial damage to real property.

128 (15) "Historic preservation authority" means a person, board, commission, or other  
 129 body designated by a legislative body to:

- 130 (a) recommend land use regulations to preserve local historic districts or areas; and
- 131 (b) administer local historic preservation land use regulations within a local historic  
 132 district or area.

133 [~~15~~] (16) "Hookup fee" means a fee for the installation and inspection of any pipe,  
 134 line, meter, or appurtenance that connects to a municipal water, sewer, storm water, power, or  
 135 other utility system.

136 [~~16~~] (17) "Identical plans" means building plans submitted to a municipality that:

- 137 (a) are clearly marked as "identical plans";
- 138 (b) are substantially identical to building plans that were previously submitted to and  
 139 reviewed and approved by the municipality; and
- 140 (c) describe a building that:
  - 141 (i) is located on land zoned the same as the land on which the building described in the  
 142 previously approved plans is located;
  - 143 (ii) is subject to the same geological and meteorological conditions and the same law  
 144 as the building described in the previously approved plans;
  - 145 (iii) has a floor plan identical to the building plan previously submitted to and reviewed  
 146 and approved by the municipality; and
  - 147 (iv) does not require any additional engineering or analysis.

148 [~~17~~] (18) "Impact fee" means a payment of money imposed under Title 11, Chapter  
 149 36a, Impact Fees Act.

150            [~~(18)~~] (19) "Improvement completion assurance" means a surety bond, letter of credit,  
151 financial institution bond, cash, assignment of rights, lien, or other equivalent security required  
152 by a municipality to guaranty the proper completion of landscaping or an infrastructure  
153 improvement required as a condition precedent to:

- 154            (a) recording a subdivision plat; or
- 155            (b) development of a commercial, industrial, mixed use, or multifamily project.

156            [~~(19)~~] (20) "Improvement warranty" means an applicant's unconditional warranty that  
157 the applicant's installed and accepted landscaping or infrastructure improvement:

158            (a) complies with the municipality's written standards for design, materials, and  
159 workmanship; and

160            (b) will not fail in any material respect, as a result of poor workmanship or materials,  
161 within the improvement warranty period.

162            [~~(20)~~] (21) "Improvement warranty period" means a period:

163            (a) no later than one year after a municipality's acceptance of required landscaping; or

164            (b) no later than one year after a municipality's acceptance of required infrastructure,  
165 unless the municipality:

166            (i) determines for good cause that a one-year period would be inadequate to protect the  
167 public health, safety, and welfare; and

168            (ii) has substantial evidence, on record:

169            (A) of prior poor performance by the applicant; or

170            (B) that the area upon which the infrastructure will be constructed contains suspect soil  
171 and the municipality has not otherwise required the applicant to mitigate the suspect soil.

172            [~~(21)~~] (22) "Infrastructure improvement" means permanent infrastructure that an  
173 applicant must install:

174            (a) pursuant to published installation and inspection specifications for public  
175 improvements; and

176            (b) as a condition of:

177            (i) recording a subdivision plat; or

178            (ii) development of a commercial, industrial, mixed use, condominium, or multifamily  
179 project.

180            [~~(22)~~] (23) "Internal lot restriction" means a platted note, platted demarcation, or

181 platted designation that:

182 (a) runs with the land; and

183 (b) (i) creates a restriction that is enclosed within the perimeter of a lot described on  
184 the plat; or

185 (ii) designates a development condition that is enclosed within the perimeter of a lot  
186 described on the plat.

187 [~~(23)~~] (24) "Land use application" means an application required by a municipality's  
188 land use ordinance.

189 [~~(24)~~] (25) "Land use authority" means:

190 (a) a person, board, commission, agency, or body, including the local legislative body,  
191 designated by the local legislative body to act upon a land use application; or

192 (b) if the local legislative body has not designated a person, board, commission,  
193 agency, or body, the local legislative body.

194 [~~(25)~~] (26) "Land use ordinance" means a planning, zoning, development, or  
195 subdivision ordinance of the municipality, but does not include the general plan.

196 [~~(26)~~] (27) "Land use permit" means a permit issued by a land use authority.

197 [~~(27)~~] (28) "Legislative body" means the municipal council.

198 [~~(28)~~] (29) "Local district" means an entity under Title 17B, Limited Purpose Local  
199 Government Entities - Local Districts, and any other governmental or quasi-governmental  
200 entity that is not a county, municipality, school district, or the state.

201 (30) "Local historic district or area" means a geographically definable area that:

202 (a) contains any combination of buildings, structures, sites, objects, landscape features,  
203 archeological sites, or works of art that contribute to the historic preservation goals of a  
204 legislative body; and

205 (b) is subject to land use regulations to preserve the historic significance of the local  
206 historic district or area.

207 [~~(29)~~] (31) "Lot line adjustment" means the relocation of the property boundary line in  
208 a subdivision between two adjoining lots with the consent of the owners of record.

209 [~~(30)~~] (32) "Moderate income housing" means housing occupied or reserved for  
210 occupancy by households with a gross household income equal to or less than 80% of the  
211 median gross income for households of the same size in the county in which the city is located.

212            [~~(31)~~] (33) "Nominal fee" means a fee that reasonably reimburses a municipality only  
213 for time spent and expenses incurred in:

- 214            (a) verifying that building plans are identical plans; and
- 215            (b) reviewing and approving those minor aspects of identical plans that differ from the  
216 previously reviewed and approved building plans.

217            [~~(32)~~] (34) "Noncomplying structure" means a structure that:

- 218            (a) legally existed before its current land use designation; and
- 219            (b) because of one or more subsequent land use ordinance changes, does not conform  
220 to the setback, height restrictions, or other regulations, excluding those regulations, which  
221 govern the use of land.

222            [~~(33)~~] (35) "Nonconforming use" means a use of land that:

- 223            (a) legally existed before its current land use designation;
- 224            (b) has been maintained continuously since the time the land use ordinance governing  
225 the land changed; and
- 226            (c) because of one or more subsequent land use ordinance changes, does not conform  
227 to the regulations that now govern the use of the land.

228            [~~(34)~~] (36) "Official map" means a map drawn by municipal authorities and recorded in  
229 a county recorder's office that:

- 230            (a) shows actual and proposed rights-of-way, centerline alignments, and setbacks for  
231 highways and other transportation facilities;
- 232            (b) provides a basis for restricting development in designated rights-of-way or between  
233 designated setbacks to allow the government authorities time to purchase or otherwise reserve  
234 the land; and
- 235            (c) has been adopted as an element of the municipality's general plan.

236            [~~(35)~~] (37) "Parcel boundary adjustment" means a recorded agreement between owners  
237 of adjoining properties adjusting their mutual boundary if:

- 238            (a) no additional parcel is created; and
- 239            (b) each property identified in the agreement is unsubdivided land, including a  
240 remainder of subdivided land.

241            [~~(36)~~] (38) "Person" means an individual, corporation, partnership, organization,  
242 association, trust, governmental agency, or any other legal entity.

243            [~~(37)~~] (39) "Plan for moderate income housing" means a written document adopted by  
244 a city legislative body that includes:

245            (a) an estimate of the existing supply of moderate income housing located within the  
246 city;

247            (b) an estimate of the need for moderate income housing in the city for the next five  
248 years as revised biennially;

249            (c) a survey of total residential land use;

250            (d) an evaluation of how existing land uses and zones affect opportunities for moderate  
251 income housing; and

252            (e) a description of the city's program to encourage an adequate supply of moderate  
253 income housing.

254            [~~(38)~~] (40) "Plat" means a map or other graphical representation of lands being laid out  
255 and prepared in accordance with Section [10-9a-603](#), [17-23-17](#), or [57-8-13](#).

256            [~~(39)~~] (41) "Potential geologic hazard area" means an area that:

257            (a) is designated by a Utah Geological Survey map, county geologist map, or other  
258 relevant map or report as needing further study to determine the area's potential for geologic  
259 hazard; or

260            (b) has not been studied by the Utah Geological Survey or a county geologist but  
261 presents the potential of geologic hazard because the area has characteristics similar to those of  
262 a designated geologic hazard area.

263            [~~(40)~~] (42) "Public agency" means:

264            (a) the federal government;

265            (b) the state;

266            (c) a county, municipality, school district, local district, special service district, or other  
267 political subdivision of the state; or

268            (d) a charter school.

269            [~~(41)~~] (43) "Public hearing" means a hearing at which members of the public are  
270 provided a reasonable opportunity to comment on the subject of the hearing.

271            [~~(42)~~] (44) "Public meeting" means a meeting that is required to be open to the public  
272 under Title 52, Chapter 4, Open and Public Meetings Act.

273            [~~(43)~~] (45) "Receiving zone" means an area of a municipality that the municipality

274 designates, by ordinance, as an area in which an owner of land may receive a transferable  
275 development right.

276 [~~(44)~~] (46) "Record of survey map" means a map of a survey of land prepared in  
277 accordance with Section 17-23-17.

278 [~~(45)~~] (47) "Residential facility for persons with a disability" means a residence:

279 (a) in which more than one person with a disability resides; and

280 (b) (i) which is licensed or certified by the Department of Human Services under Title  
281 62A, Chapter 2, Licensure of Programs and Facilities; or

282 (ii) which is licensed or certified by the Department of Health under Title 26, Chapter  
283 21, Health Care Facility Licensing and Inspection Act.

284 [~~(46)~~] (48) "Rules of order and procedure" means a set of rules that govern and  
285 prescribe in a public meeting:

286 (a) parliamentary order and procedure;

287 (b) ethical behavior; and

288 (c) civil discourse.

289 [~~(47)~~] (49) "Sanitary sewer authority" means the department, agency, or public entity  
290 with responsibility to review and approve the feasibility of sanitary sewer services or onsite  
291 wastewater systems.

292 [~~(48)~~] (50) "Sending zone" means an area of a municipality that the municipality  
293 designates, by ordinance, as an area from which an owner of land may transfer a transferable  
294 development right.

295 [~~(49)~~] (51) "Specified public agency" means:

296 (a) the state;

297 (b) a school district; or

298 (c) a charter school.

299 [~~(50)~~] (52) "Specified public utility" means an electrical corporation, gas corporation,  
300 or telephone corporation, as those terms are defined in Section 54-2-1.

301 [~~(51)~~] (53) "State" includes any department, division, or agency of the state.

302 [~~(52)~~] (54) "Street" means a public right-of-way, including a highway, avenue,  
303 boulevard, parkway, road, lane, walk, alley, viaduct, subway, tunnel, bridge, public easement,  
304 or other way.

305           ~~[(53)]~~ (55) (a) "Subdivision" means any land that is divided, resubdivided or proposed  
306 to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the  
307 purpose, whether immediate or future, for offer, sale, lease, or development either on the  
308 installment plan or upon any and all other plans, terms, and conditions.

309           (b) "Subdivision" includes:

310           (i) the division or development of land whether by deed, metes and bounds description,  
311 devise and testacy, map, plat, or other recorded instrument; and

312           (ii) except as provided in Subsection ~~[(53)]~~ (55)(c), divisions of land for residential and  
313 nonresidential uses, including land used or to be used for commercial, agricultural, and  
314 industrial purposes.

315           (c) "Subdivision" does not include:

316           (i) a bona fide division or partition of agricultural land for the purpose of joining one of  
317 the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if  
318 neither the resulting combined parcel nor the parcel remaining from the division or partition  
319 violates an applicable land use ordinance;

320           (ii) a recorded agreement between owners of adjoining unsubdivided properties  
321 adjusting their mutual boundary if:

322           (A) no new lot is created; and

323           (B) the adjustment does not violate applicable land use ordinances;

324           (iii) a recorded document, executed by the owner of record:

325           (A) revising the legal description of more than one contiguous unsubdivided parcel of  
326 property into one legal description encompassing all such parcels of property; or

327           (B) joining a subdivided parcel of property to another parcel of property that has not  
328 been subdivided, if the joinder does not violate applicable land use ordinances;

329           (iv) a recorded agreement between owners of adjoining subdivided properties adjusting  
330 their mutual boundary if:

331           (A) no new dwelling lot or housing unit will result from the adjustment; and

332           (B) the adjustment will not violate any applicable land use ordinance;

333           (v) a bona fide division or partition of land by deed or other instrument where the land  
334 use authority expressly approves in writing the division in anticipation of further land use  
335 approvals on the parcel or parcels; or

336 (vi) a parcel boundary adjustment.

337 (d) The joining of a subdivided parcel of property to another parcel of property that has  
338 not been subdivided does not constitute a subdivision under this Subsection [~~(53)~~] (54) as to  
339 the unsubdivided parcel of property or subject the unsubdivided parcel to the municipality's  
340 subdivision ordinance.

341 [~~(54)~~] (56) "Suspect soil" means soil that has:

342 (a) a high susceptibility for volumetric change, typically clay rich, having more than a  
343 3% swell potential;

344 (b) bedrock units with high shrink or swell susceptibility; or

345 (c) gypsiferous silt and clay, gypsum, or bedrock units containing abundant gypsum  
346 commonly associated with dissolution and collapse features.

347 [~~(55)~~] (57) "Therapeutic school" means a residential group living facility:

348 (a) for four or more individuals who are not related to:

349 (i) the owner of the facility; or

350 (ii) the primary service provider of the facility;

351 (b) that serves students who have a history of failing to function:

352 (i) at home;

353 (ii) in a public school; or

354 (iii) in a nonresidential private school; and

355 (c) that offers:

356 (i) room and board; and

357 (ii) an academic education integrated with:

358 (A) specialized structure and supervision; or

359 (B) services or treatment related to a disability, an emotional development, a  
360 behavioral development, a familial development, or a social development.

361 [~~(56)~~] (58) "Transferable development right" means a right to develop and use land that  
362 originates by an ordinance that authorizes a land owner in a designated sending zone to transfer  
363 land use rights from a designated sending zone to a designated receiving zone.

364 [~~(57)~~] (59) "Unincorporated" means the area outside of the incorporated area of a city  
365 or town.

366 [~~(58)~~] (60) "Water interest" means any right to the beneficial use of water, including:

- 367 (a) each of the rights listed in Section 73-1-11; and
- 368 (b) an ownership interest in the right to the beneficial use of water represented by:
- 369 (i) a contract; or
- 370 (ii) a share in a water company, as defined in Section 73-3-3.5.
- 371 [(59)] (61) "Zoning map" means a map, adopted as part of a land use ordinance, that
- 372 depicts land use zones, overlays, or districts.

373 Section 2. Section 10-9a-503 is amended to read:

374 **10-9a-503. Land use ordinance or zoning map amendments -- Historic district or**  
375 **area.**

- 376 (1) The legislative body may amend:
- 377 (a) the number, shape, boundaries, or area of any zoning district;
- 378 (b) any regulation of or within the zoning district; or
- 379 (c) any other provision of a land use ordinance.
- 380 (2) The legislative body may not make any amendment authorized by this section
- 381 unless the amendment was proposed by the planning commission or was first submitted to the
- 382 planning commission for its recommendation.

383 (3) The legislative body shall comply with the procedure specified in Section  
384 10-9a-502 in preparing and adopting an amendment to a land use ordinance or a zoning map.

385 (4) (a) As used in this Subsection (4):

- 386 (i) "Condominium project" means the same as that term is defined in Section 57-8-3.
- 387 [(ii) "Local historic district or area" means a geographically or thematically definable
- 388 area that contains any combination of buildings, structures, sites, objects, landscape features,
- 389 archeological sites, or works of art that contribute to the historic preservation goals of a
- 390 legislative body.]

391 [(iii)] (ii) "Unit" means the same as that term is defined in Section 57-8-3.

392 (b) If a municipality provides a process by which one or more residents of the  
393 municipality may initiate the creation of a local historic district or area, the process shall  
394 require that:

- 395 (i) more than 33% of the property owners within the boundaries of the proposed local
- 396 historic district or area agree in writing to the creation of the proposed local historic district or
- 397 area;

398 (ii) before any property owner agrees to the creation of a proposed local historic district  
399 or area under Subsection (4)(b)(i), the municipality prepare and distribute, to each property  
400 owner within the boundaries of the proposed local historic district or area, a neutral  
401 information pamphlet that:

402 (A) describes the process to create a local historic district or area; and

403 (B) lists the pros and cons of a local historic district or area;

404 (iii) after the property owners satisfy the requirement described in Subsection (4)(b)(i),  
405 for each parcel or, if the parcel contains a condominium project, each unit, within the  
406 boundaries of the proposed local historic district or area, the municipality provide:

407 (A) a second copy of the neutral information pamphlet described in Subsection  
408 (4)(b)(ii); and

409 (B) one public support ballot that, subject to Subsection (4)(c), allows the owner or  
410 owners of record to vote in favor of or against the creation of the proposed local historic district  
411 or area;

412 (iv) in a vote described in Subsection (4)(b)(iii)(B), the returned public support ballots  
413 that reflect a vote in favor of the creation of the proposed local historic district or area:

414 (A) equal at least two-thirds of the returned public support ballots; and

415 (B) represent more than 50% of the parcels and units within the proposed local historic  
416 district or area;

417 (v) if a local historic district or area proposal fails in a vote described in Subsection  
418 (4)(b)(iii)(B), the legislative body may override the vote and create the proposed local historic  
419 district or area with an affirmative vote of two-thirds of the members of the legislative body;  
420 and

421 (vi) if a local historic district or area proposal fails in a vote described in Subsection  
422 (4)(b)(iii)(B) and the legislative body does not override the vote under Subsection (4)(b)(v), a  
423 resident may not initiate the creation of a local historic district or area that includes more than  
424 50% of the same property as the failed local historic district or area proposal for four years after  
425 the day on which the public support ballots for the vote are due.

426 (c) In a vote described in Subsection (4)(b)(iii)(B):

427 (i) a property owner is eligible to vote regardless of whether the property owner is an  
428 individual, a private entity, or a public entity;

- 429 (ii) the municipality shall count no more than one public support ballot for:
- 430 (A) each parcel within the boundaries of the proposed local historic district or area; or
- 431 (B) if the parcel contains a condominium project, each unit within the boundaries of
- 432 the proposed local historic district or area; and
- 433 (iii) if a parcel or unit has more than one owner of record, the municipality shall count
- 434 a public support ballot for the parcel or unit only if the public support ballot reflects the vote of
- 435 the property owners who own at least a 50% interest in the parcel or unit.
- 436 (d) The requirements described in Subsection (4)(b)(iv) apply to the creation of a local
- 437 historic district or area that is:
- 438 (i) initiated in accordance with a municipal process described in Subsection (4)(b); and
- 439 (ii) not complete on or before January 1, 2016.
- 440 (e) A vote described in Subsection (4)(b)(iii)(B) is not subject to Title 20A, Election
- 441 Code.

442 Section 3. Section **10-9a-527** is enacted to read:

443 **10-9a-527. Historic preservation.**

444 (1) (a) A legislative body may designate a historic preservation authority.

445 (b) A legislative body may not designate the legislative body or the municipality's  
446 governing body as a historic preservation authority.

447 (2) In making administrative decisions on land use applications, a historic preservation  
448 authority shall apply the plain language of the land use regulations to a land use application.

449 (3) If a land use regulation does not plainly restrict a land use application, the historic  
450 preservation authority shall interpret and apply the land use regulation to favor the land use  
451 application.

452 Section 4. Section **10-9a-701** is amended to read:

453 **10-9a-701. Appeal authority required -- Condition precedent to judicial review --**  
454 **Appeal authority duties.**

455 (1) Each municipality adopting a land use ordinance shall, by ordinance, establish one  
456 or more appeal authorities to hear and decide:

457 (a) requests for variances from the terms of the land use ordinances;

458 (b) appeals from decisions applying the land use ordinances; and

459 (c) appeals from a fee charged in accordance with Section **10-9a-510**.

460 (2) As a condition precedent to judicial review, each adversely affected person shall  
461 timely and specifically challenge a land use authority's decision, in accordance with local  
462 ordinance.

463 (3) An appeal authority:

464 (a) shall:

465 (i) act in a quasi-judicial manner; and

466 (ii) serve as the final arbiter of issues involving the interpretation or application of land  
467 use ordinances; and

468 (b) may not entertain an appeal of a matter in which the appeal authority, or any  
469 participating member, had first acted as the land use authority.

470 (4) By ordinance, a municipality may:

471 (a) designate a separate appeal authority to hear requests for variances than the appeal  
472 authority it designates to hear appeals;

473 (b) designate one or more separate appeal authorities to hear distinct types of appeals  
474 of land use authority decisions;

475 (c) require an adversely affected party to present to an appeal authority every theory of  
476 relief that it can raise in district court;

477 (d) not require an adversely affected party to pursue duplicate or successive appeals  
478 before the same or separate appeal authorities as a condition of the adversely affected party's  
479 duty to exhaust administrative remedies; and

480 (e) provide that specified types of land use decisions may be appealed directly to the  
481 district court.

482 (5) If the municipality establishes or, prior to the effective date of this chapter, has  
483 established a multiperson board, body, or panel to act as an appeal authority, at a minimum the  
484 board, body, or panel shall:

485 (a) notify each of its members of any meeting or hearing of the board, body, or panel;

486 (b) provide each of its members with the same information and access to municipal  
487 resources as any other member;

488 (c) convene only if a quorum of its members is present; and

489 (d) act only upon the vote of a majority of its convened members.

490 (6) (a) Each municipality that designates a historic preservation district or area shall, by

491 ordinance, establish or designate a historic preservation appeal authority.

492 (b) A historic preservation appeal authority shall:

493 (i) be comprised of the members of the governing body;

494 (ii) exercise only administrative authority and act in a quasi-judicial manner; and

495 (iii) hear and decide appeals from administrative decisions of the historic preservation  
496 authority.

497 (c) An applicant appealing an administrative decision of the historic preservation  
498 authority may appeal to either:

499 (i) the historic preservation appeal authority; or

500 (ii) the land use appeal authority established under Subsection (1).

501 Section 5. Section **10-9a-703** is amended to read:

502 **10-9a-703. Appealing a land use authority's decision -- Panel of experts for**  
503 **appeals of geologic hazard decisions -- Automatic appeal for certain decisions.**

504 (1) The applicant, a board or officer of the municipality, or any person adversely  
505 affected by the land use authority's decision administering or interpreting a land use ordinance  
506 may, within the applicable time period [~~provided by ordinance~~], appeal that decision to the  
507 appeal authority by alleging that there is error in any order, requirement, decision, or  
508 determination made by the land use authority in the administration or interpretation of the land  
509 use ordinance.

510 (2) (a) An applicant who has appealed a decision of the land use authority  
511 administering or interpreting the municipality's geologic hazard ordinance may request the  
512 municipality to assemble a panel of qualified experts to serve as the appeal authority for  
513 purposes of determining the technical aspects of the appeal.

514 (b) If an applicant makes a request under Subsection (2)(a), the municipality shall  
515 assemble the panel described in Subsection (2)(a) consisting of, unless otherwise agreed by the  
516 applicant and municipality:

517 (i) one expert designated by the municipality;

518 (ii) one expert designated by the applicant; and

519 (iii) one expert chosen jointly by the municipality's designated expert and the  
520 applicant's designated expert.

521 (c) A member of the panel assembled by the municipality under Subsection (2)(b) may

522 not be associated with the application that is the subject of the appeal.

523 (d) The applicant shall pay:

524 (i) 1/2 of the cost of the panel; and

525 (ii) the municipality's published appeal fee.

526 Section 6. Section **10-9a-704** is amended to read:

527 **10-9a-704. Time to appeal.**

528 (1) The municipality shall enact an ordinance establishing a reasonable time of not less  
529 than 10 days to appeal to an appeal authority a written decision issued by a land use authority.

530 (2) In the absence of an ordinance establishing a reasonable time to appeal, an  
531 adversely affected party shall have 10 calendar days to appeal to an appeal authority a written  
532 decision issued by a land use authority.

533 (3) Notwithstanding Subsections (1) and (2), for an appeal from a decision of a historic  
534 preservation authority regarding a land use application, the applicant may appeal the decision  
535 within 30 days after the day on which the historic preservation authority issues a written  
536 decision.