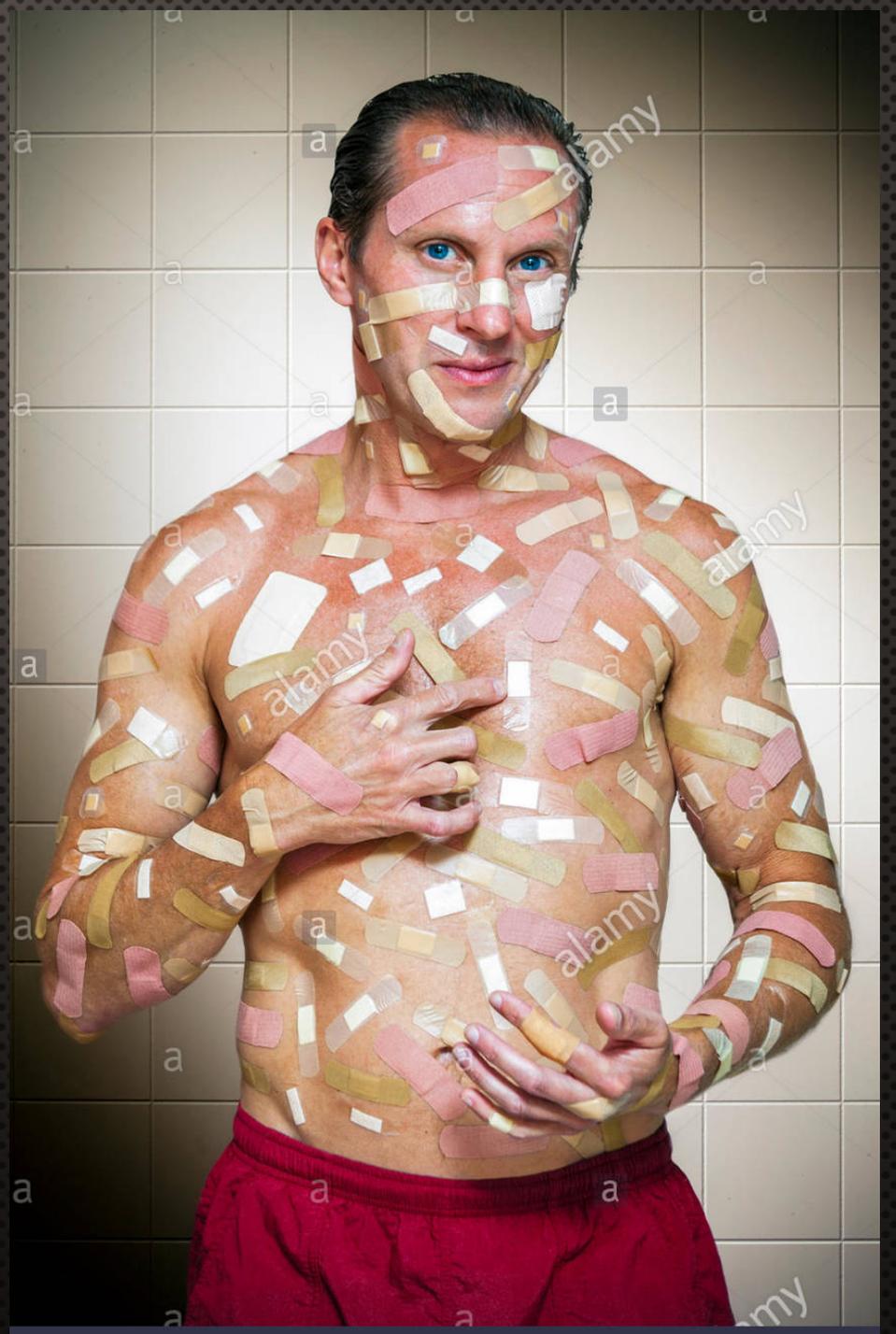


2016 UTAH LAND USE LEGISLATIVE UPDATE

“DEATH BY A THOUSAND CUTS”



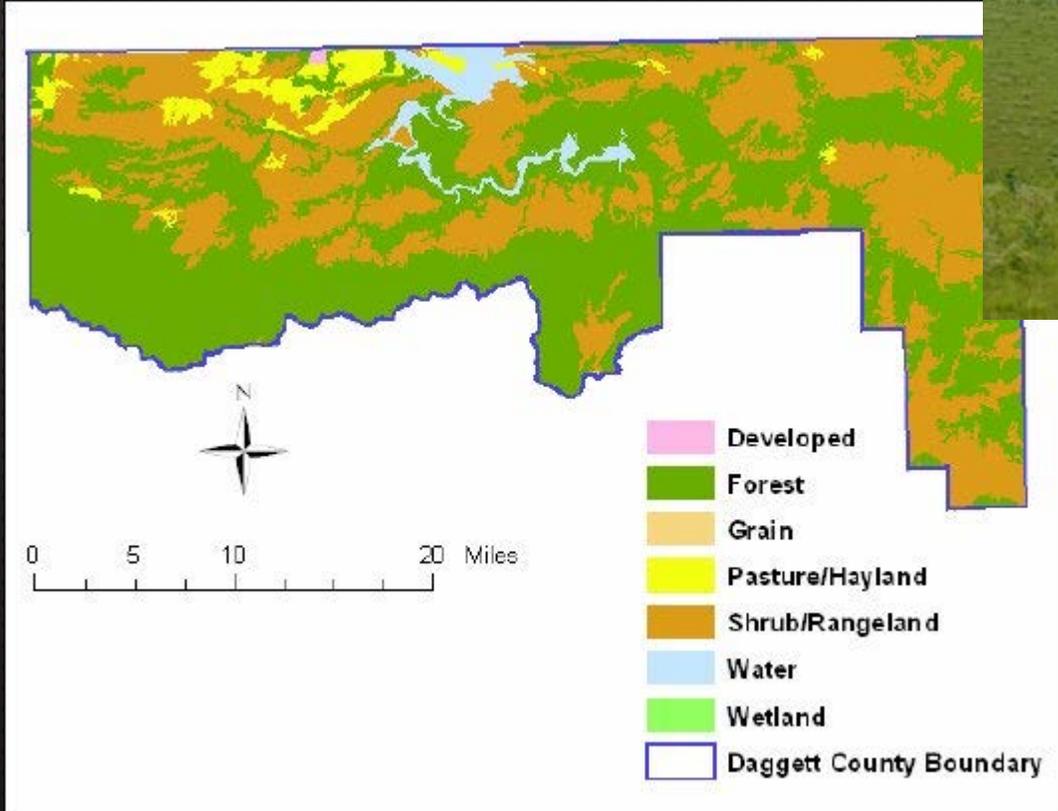
BILLS THIS SESSION

- PREMPT LOCAL AUTHORITY
 - HB115 – BEEKEEPING MODIFICATIONS
 - HB132 – BUSINESS LICENSING
 - HB145 – MUNICIPAL ENERGY TAX
 - HB223 – HISTORIC DISTRICT AMENDMENTS
 - HB409 – SHORT TERM RENTALS
 - SB73 – MEDICAL CANNABIS
 - SB92 – LANDSCAPING RESTRICTIONS
 - SB100 – TRAFFIC FINES (MANTUA)
- NO LAND USE TASK FORCE INPUT
 - HB10 – INITIATIVE/REFERENDUM
 - HB224 – IMPACT FEES
 - HB248 – MUNICIPAL DISCONNECTION
 - HB360 – LAND USE NOTIFICATION
 - HB414 – ZONING AMENDMENTS
 - SB44 – AG TEMPORARY BLDGS
 - SB169 – OLENE WALKER FUND AMDS

HB161 – AGRICULTURE PARCEL AMENDMENTS



HB219 – RESOURCE MANAGEMENT PLANNING



HB223 – LOCAL HISTORIC DISTRICT AMENDMENTS



HB316 – BUILDING CODE REVIEW AND ADOPTION



SB86 – SCHOOL BUILDING COORDINATION



SB44 – CONSTRUCTION CODE AMENDMENT



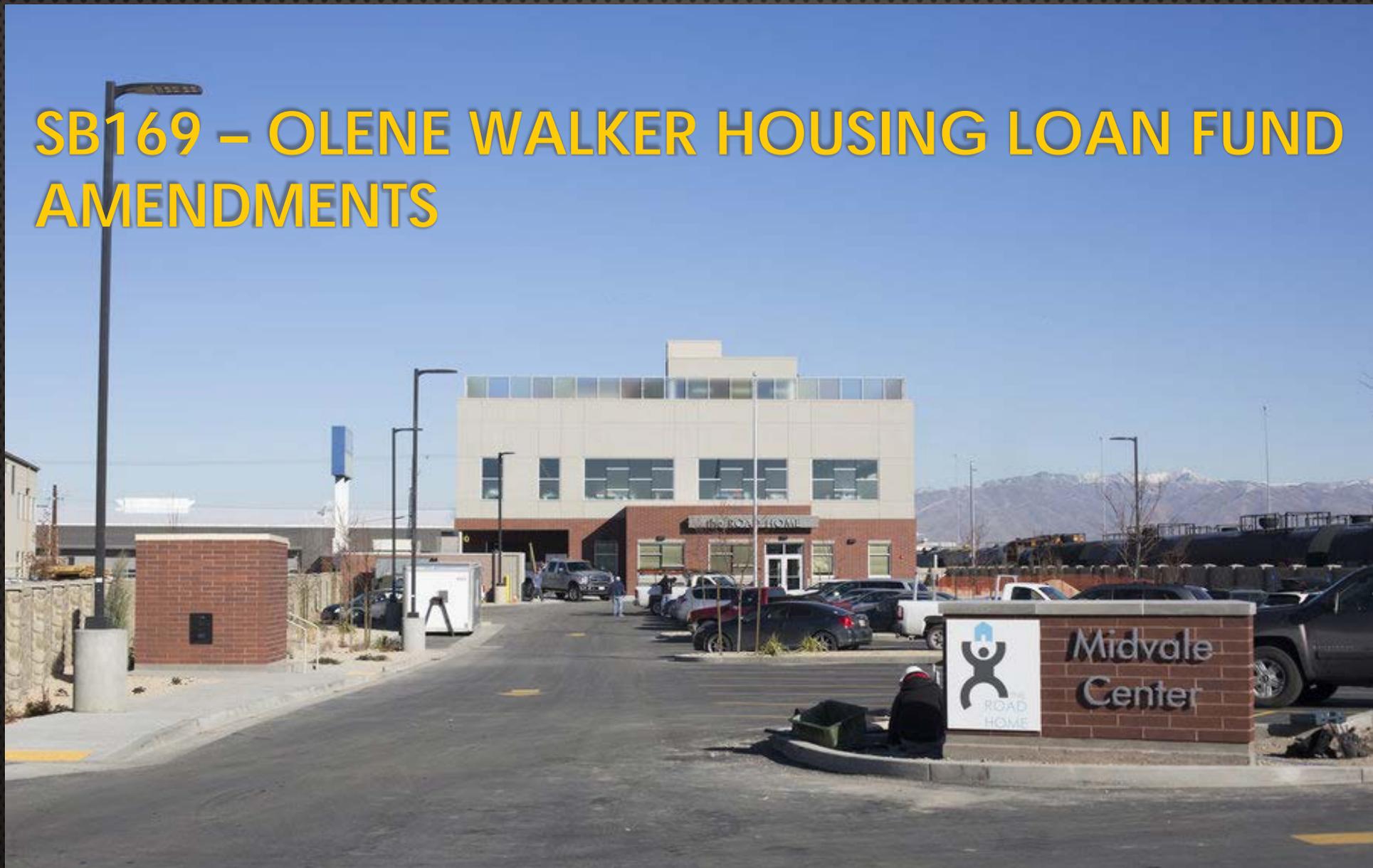
SB151 – COMMUNITY DEVELOPMENT AND RENEWAL AGENCIES ACT REVISIONS



SB161 – HIGHWAY SIGNAGE AMENDMENTS



SB169 – OLENE WALKER HOUSING LOAN FUND AMENDMENTS



HB10 – INITIATIVE & REFERENDUM AMENDMENTS



HB168 – TRANSPORTATION FUNDING MODIFICATIONS



HB232 – SCENIC BYWAY AMENDMENTS



HB248 – MUNICIPAL DISCONNECTION



HB318 – POINT OF THE MOUNTAIN DEVELOPMENT COMMISSION ACT



HB348 – MOUNTAINOUS PLANNING DISTRICT AMENDMENTS



HB431 – AFFORDABLE HOUSING REVISIONS



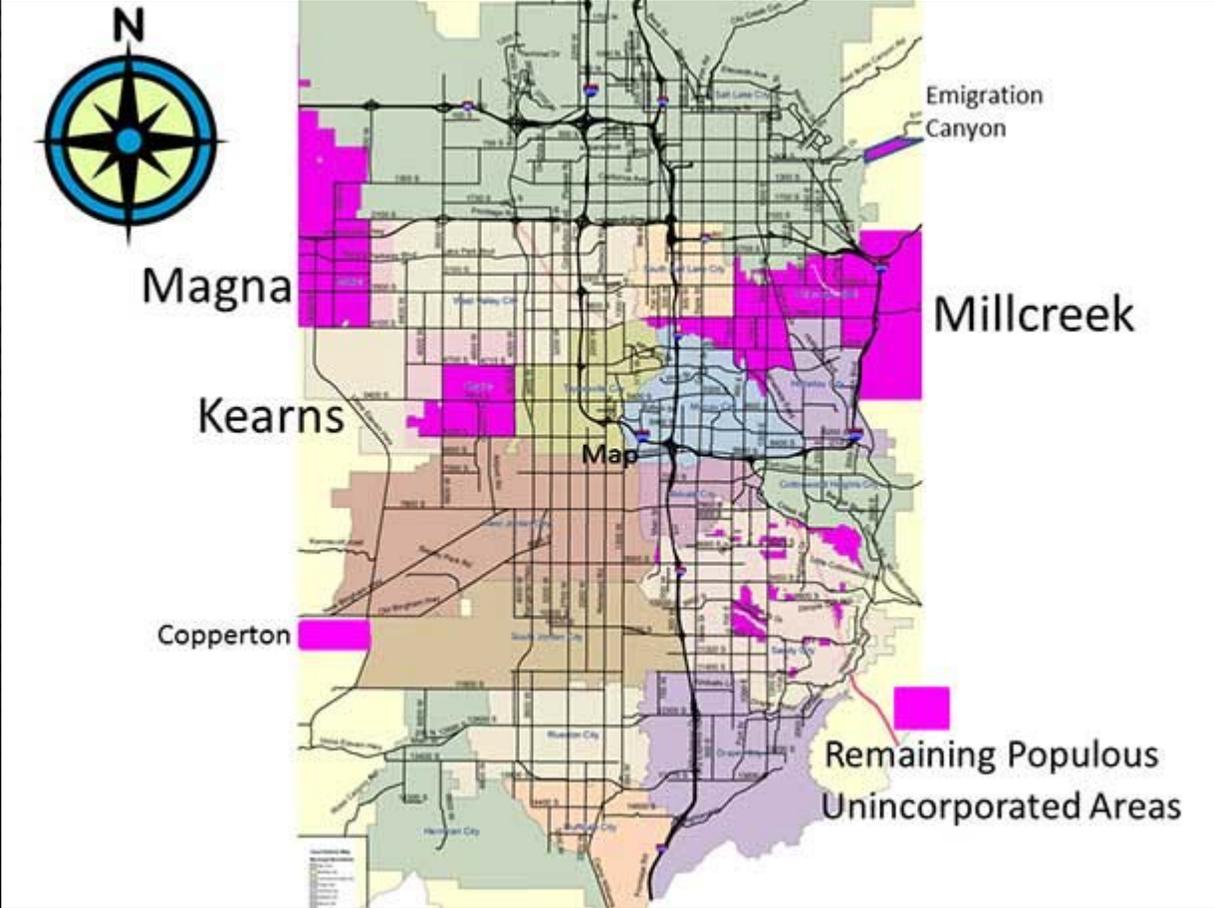
SB80 – INFRASTRUCTURE FUNDING AMENDMENTS



SB123 – OFFICE OF LICENSING AMENDMENTS



SB150 – METRO TOWNSHIP AMENDMENTS



FAILED BILLS

(NOT DEAD YET!)

HB115 – BEEKEEPING MODIFICATIONS

HB132 – LOCAL GOV'T LICENSING AMDS

HB215 – LOCAL OPTION SALES TAX AMDS

HB224 – IMPACT FEE REVISIONS

Hb360 – LAND USE AMENDMENTS

HB409 – SHORT TERM RENTAL AMENDMENTS

HB413 – FALCONRY AMENDMENTS

HB414 – ZONING AMENDMENTS

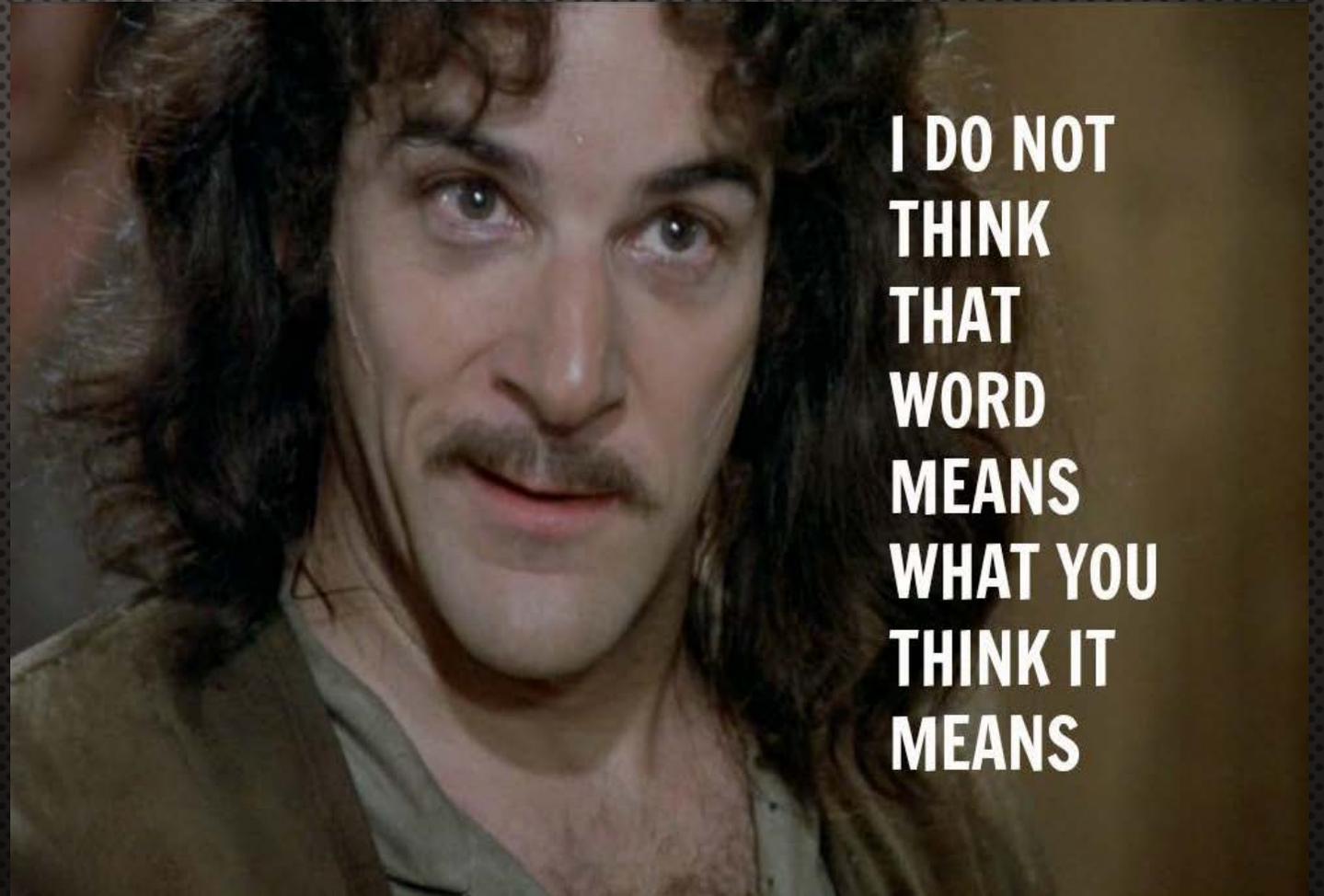
SB92 – WATER CONSERVATION AMENDMENTS





What we've got here is a
FAILURE TO COMMUNICATE

SHORT TERM RENTALS



CONDITIONAL USES

SB60 – 2005 LEGISLATIVE SESSION

Sometimes we give them a reason

HB 132

- "Business:" any enterprise for the purpose of gain or economic profit
- City may **license** for the purpose of regulation and revenue any business within the limits of the municipality and may **regulate** that business
- City A: \$40
- City B: \$89
- City C: \$200
- City D: \$350

•
Guess which cities became the targets?

Just because you can...

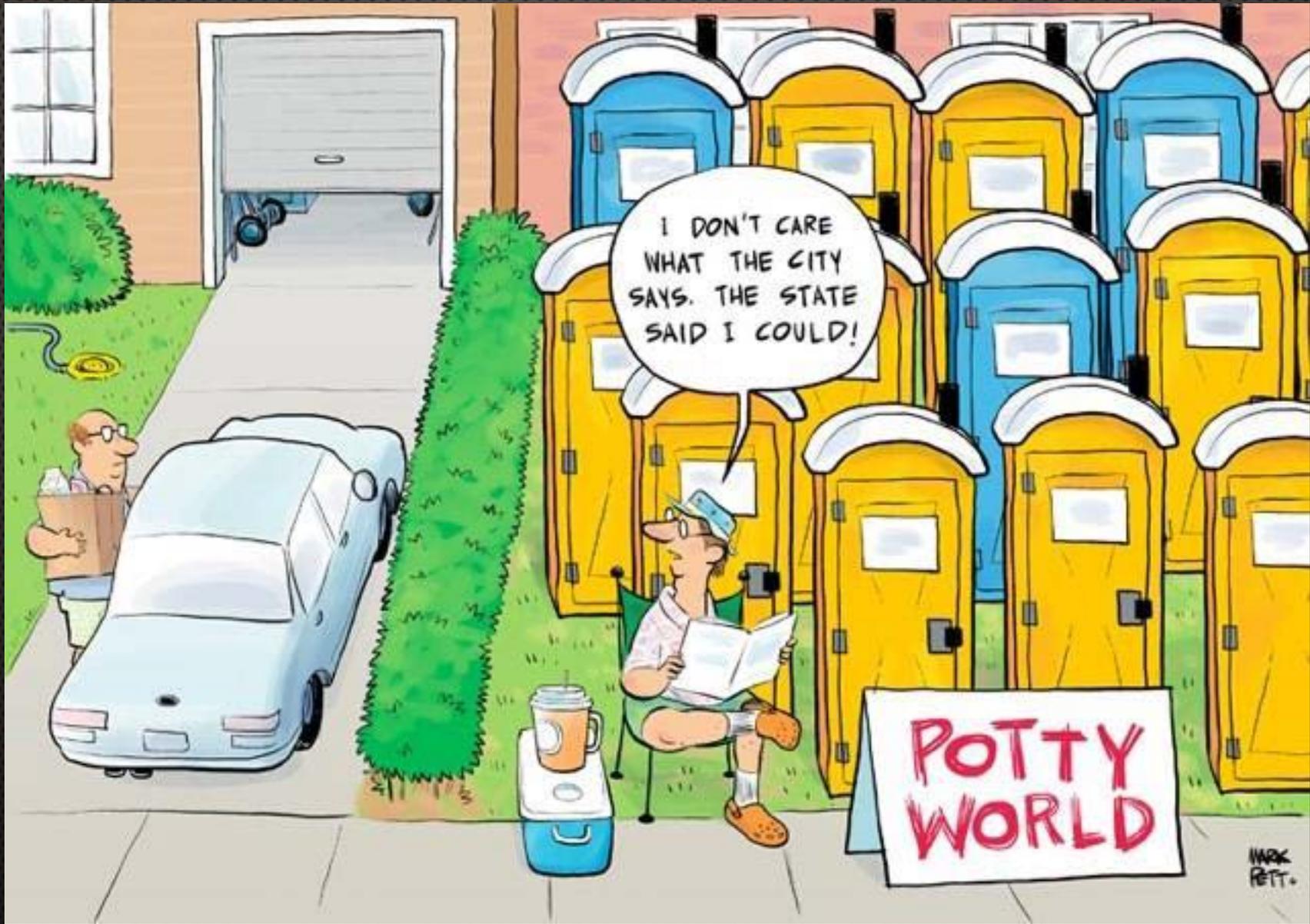
HB 132

- HB 132: no license req't for home occupation business operated *occasionally* by a minor
- HB 132: license req't for home occupation business, but city may require a fee **ONLY** if the *offsite business impact materially exceeds the residential use*
- HB 132: purpose of regulation is **NOT** revenue, but health/safety/welfare
- Rogue cities tried to amend HB 132 after ULCT negotiated compromise
- HB 132 did not pass, but ULCT expects the bill to return in 2017

Land Use Task Force 2016 ambitious agenda:

What do your codes and ordinances mean?

- Administrative/legislative
 - Standards of review
 - Judicial deference to local decision
- Impact fees/all fees
- Short term rentals
- Conditional use permits
- Subdivision/LUDMA
- Water conservation/metering



I DON'T CARE
WHAT THE CITY
SAYS. THE STATE
SAID I COULD!

POTTY
WORLD

MARK
PIT.