

## **SB82 - Single-family Housing Modifications**

- Changes definition of single-family limit, strikes word “unrelated”
- Changes egress window requirement for bedroom for ADU, allows requiring upgrade
- Adds new Part to LUDMA - Internal Accessory Dwelling Units
- Makes internal ADUs permitted in all residential zones
  - o Option to prohibit in 25% of residentially zones areas, 67% in college towns
- Cannot regulate ADU size, minimum lot frontage, or lot size except can prohibit on lots smaller than 6,000 sf
- Allows a number of requirements to be imposed, such as one parking space, no change to exterior appearance, require business license, etc.
- Allows recording notice of ADU on property, which then allows prohibition for short-term rental
- Establishes an entire separate process for ADU notice of violation and appeals process
- Building code changes for ADUs
- HOAs cannot prohibit ADUs

## **HB98 - Local Government Building Regulation Amendments**

- Plan check and building inspection provisions
  - o Allows builder to hire own plan checker/inspector
- Defines complete building permit application in detail
- Removes residential design elements as option for moderate income housing plan strategies, including definition
- Adds new Part to LUDMA – Regulation of Building Design Elements
  - o Prohibits regulation of building design for 1- and 2-family dwellings, with a number of exceptions:
    - Historic districts established before Jan. 1, 2021
    - Floodplain requirements
    - Wildland Urban Interface requirements
    - Development agreements
    - Residential areas developed before 1950
    - Water efficient landscaping requirements
    - Cladding materials found to be defective
    - PD or overlay zone granted for increased density

## **HB107 - Subdivision Plat Amendments**

- Plats to show facilities, easements, etc. for water conveyance
- Must mail notice to owners of such facilities/easements within 20 days of plat application
- Must wait 20 days after date of mailing before taking actions on plat application

### **HB171 - Agricultural Land Use Regulation**

- Amends LUDMA, prohibits regulation of or restriction in a development agreement on crop types for agricultural zoned or designated land
- Cannot regulate licensed industrial hemp producers

### **HB256 - County Land Use and Development Amendments**

- Amends county LUDMA (17-27a)
- Stipulates any development agreement provision requiring development to annex is unenforceable

### **HB409 - Municipal and County Land Use and Development Revisions**

- Adds new section to LUDMA on Development Agreements
  - o Defines DAs
  - o Specifies that DA adoption is a legislative process
  - o Stipulates that requiring DAs as the only option to develop is not allowed
- Adds new section to LUDMA on Infrastructure Improvements Involving Roadways
  - o Specific to low-impact storm water developments (19-5-108.5)
  - o Sets maximum standards for streets and fire access
- Defines “substantial evidence” standard used in making land use decisions and appeals
- Requires PC members in communities of certain size categories to receive 4 hours land use training annually
  - o 1 hour must be on general powers and duties of LUDMA
  - o 1 hour can be met by attending 12 PC meetings in calendar year
  - o Other categories of land use training suggested
  - o Can be met by conferences, seminars, or in-house training
- Stipulates that standards for Conditional Uses must be “objective”
- Stipulates that upon recording of subdivision plat, no new land use regulations can be applied to building permit applications in that subdivision for 10 years
- Stipulates that subdivision plat amendments must preserve easements for sewer and water
- Specifies that enactment of a land use law is not subject to appeal to the appeal authority
- Makes EXTENSIVE modifications to property boundary and lot line adjustment requirements and procedures

### **SB130 - Regulation of Concentrated Animal Feeding Operations**

- Adds new Part to County LUDMA – Large Concentrated Animal Feeding Operations
- Very arcane and detailed
- Ordinance must be adopted by Feb. 1, 2022

### **SB201 - Public Notice Amendments**

- Eliminates requirement to publish notice in newspaper for hearings on general plan and land use regulation adoption or amendments

### **SB217 - Housing and Transit Reinvestment Zone Act**

- Before submitting proposal for an HTRZ, local entity must ensure property is zoned to accommodate the proposed plan

### **SB240 - County Recreational Area Amendments**

- Relates to Mountainous Planning Districts (bad name for the bill)
- Simplifies greatly, applicable to municipalities
- Only existing MPD is in SL County

### **HB23 - Voter Referendum Amendments**

- Clarifies that Land Use Law includes rezoning of individual properties (subject to referendum)
- Stipulates that Local Law does not include Land Use Decision (administrative action)

### **HB63 - Impact Fees Amendments**

- Clarifies that overhead and study costs can be included in basis for impact fee determination

### **Other bills passed**

- **HB28 - Land Use and Eminent Domain Advisory Board Amendments** – extends sunset date for Land Use and Eminent Domain Advisory Board to 2026
- **HB52 - Point of the Mountain Development Commission Act Modifications** – adds entities to coordinate with, issues to consider, and extends repeal date to 2023
- **HB151 - State Infrastructure Bank Amendments** – adds publicly owned infrastructure project, defined as sewer and water facilities
- **HB297 - Colorado River Amendments** – creates Colorado River Authority of Utah to plan for and deal with Utah share of Colorado River water
- **HB433 - Amendments Related to Infrastructure Funding** – funding and bonding for numerous infrastructure projects, including many transportation road, transit, and active transportation project
- **SB65 - Community Reinvestment Agency Amendments** – makes numerous changes to CRA rules and procedures

- **SB113 - Transportation Amendments** – among numerous provisions, stipulates that funding for public transit must directly increase transit capacity and not for ancillary facilities
- **SB194 - Utah Main Street Program** – creates Utah Main Street Program

### **Issues that May Be Back**

- Billboards
- Utah Lake Authority
- Fees
- Short Term Rentals
- Inclusionary Zoning