

LPC Minutes

February 13, 2017

1. Welcome, logistics, & adoption of minutes (ULCT 1st Vice President Beth Holbrook)

Motion: Shelly-Saratoga Springs

Mayor from Murray

2. HB 164 Municipal Enterprise Fund Amendments Update (Cameron Diehl and Roger Tew)

Cameron: Rep. Moss-Circled the bill this morning. Thank you to those that joined with the League to present new language (transparency language) of parts 1-3. Discussed part 4 made position know-bill will not go forward until League sees the language and can review with everyone here.

Goal: Transparency process is now the goal; details will be worked out, but we are in a good position.

Questions: None

3. HB 253 Short-Term Rental Amendments (Cameron Diehl and Roger Tew)

Cameron: Background reviewed and thanked Washington County delegation-Met with Rep. Knotwell and St. George delegation. We were in a different place then today.

- Review of HB 409: on power point (moratorium type bill)
- Review of work done during the Interim. (power point)
- Review of 10 days ago HB 253 power point information
- Two primary concerns: First Philosophical concern land use authority being stripped. Second Does the Bill present workable definition to what he is presenting?
- We are anticipating a substitute bill that will have new definition of Owner Occupied
- We need details: primary residency, owner occupied definition,
- Will refine if whole house can be rented.
- Key question: What about enforcement (no additional tools or sources).
- Review of snapshot power point: Modifications of where we still need to work out issues.

DISCUSSION:

Mayor Dave from City of Moab: His position is the philosophical argument. Tears at fabric of residential neighborhoods, and opens door for degradation of neighborhoods. He is concerned. Mayor John Pike from St. George (council and managers there) This issue is tied to recreation areas, and canyons. Concerned would like League support.

Four Main Points 1-Local Regulation (zoning part of responsibility-accountability) 2-Unintended Consequences to neighborhoods (200-300 people show up) 3-Enforcement: how to establish who the owner is and how to establish if they are present. Dollars to administer that: fiscal note not attached to this. 4-One size doesn't fit all-all our cities are different and will affect everyone differently. Send a message of solidarity from the League. We should stand together. Nicole Cottle from WVC- This is an important issue for all cities. Found that sponsor is responsive to concerns and willing to work with us. Wants to find a way to work with Rep. Knotwell.

Andy Beerman-Park City-Council conflicted, has philosophical concern but wants to work on definitions. He lives in Short Term Rental neighborhood. Has decimated the neighborhood all STR's mean they no longer have affordable housing. Will impact hospitality district. Items to worry about.

Randy Sant: St. George and Washington: Stand for local government. Some cities have worked on this for years working with councils and public. Undermines the process they have worked out. Allowed under regulations now so should not be taken off of the books. Does not want to see hard work thrown out. Prefers we work on enforcement or listing on line difficult enforcement.

Online: Rani Derasary, Moab City Council: Oppose too many negatives on our ability to regulate in our communities.

John Park City Council-We will have STR bill-can only kill maybe one year. Philosophical agreement. Since likely to go forward-then we need to refine terms but accept reality

John Brems-Herriman: Complaint about unintended consequences. Oppose

Gary Hill- Bountiful City: Residential neighborhood-ski party example. There is an inability to respond to residents. Cities need that tool. Want to support our peers. What position would League staff recommend we take-recognizing we are close to some bill on this?

Roger Tew: Caution No change-zero/never will like this. We are speaking to sponsor but we are not cutting a deal. We have clearly conveyed the intensity of feeling. When he asks we respond

Kate Black-Alta: Public Safety Issues-cognizant of public safety issues-homes inaccessible.

Online: Provo city council opposes this issue-need to address locally.

Erin-Highland City Question-Where is legislature on this bill?

Aaron-John Park answered-a bill will come back regardless of one passing now. Will keep coming back.

Cameron Diehl: Mixed Bag response: The concept of what a person is

Coralee Moser-Herriman: Knotwell willing to meet with us. Taking an existing home create duplex, multiplex. Under current definition potentially. Zone full of duplexes and

Nicole Martin-Sandy: Preservation of local land control. Willing to work with cities. Restrained form of this bill-based on where we were. 3 Greatest form of power is negotiated. 4 We have fingerprints on it if we continue to negotiate.

Online Comments:

Cliff Strachan - Provo City: Council members oppose this bill. They recognize that short term rentals are a complex issue and need to be able to address the problems that arise locally.

Kim Santiago-Too many negatives. There are way too many negatives with this bill. STR would only intensify the issues we already have in a college town with over-occupancy; including noise, safety, parking, interference with receiving city services such as garbage pickup and plowing streets. Strongly opposed to this bill.

Ron Bigelow-West Valley: Short Term Rentals are not new. Immigrants-subdivide-tried taking to court-stop then start up again. Society changing. We are a little out of step/zoning not just a city issue-they don't agree on this. Issues on business and homes. We have a problem with difference of opinion. We have to correct that. There are other issues-that we have to deal with. State could take away our zoning rights. What are we accomplishing-not what we

wanted but we survive. Trend coming forward. Different concept-embrace and manage it. Get best situation. Likelihood that we will get something so much better.

Motion: Oppose Bill-allow staff to continue to work with rep.

Second: Many voices

Unanimously

4. Building Inspection Bill (Brigham City Council Member Thomas Peterson and Jodi Hoffman)

Tom Peterson: Timeframe that building departments have to review plans. Automatically approved if timeframe not met. Bramble sponsor. Many jurisdictions-taking 10 weeks to issue permits to approve single family homes.

Inspection Dept's: trying to ensure safety/minimum standard.

Goal: Set deadline 3-5 day turnaround. (Opposed)

Meeting w/President of Homebuilders to find common ground.

Robert Hensley-Lehi City: Oppose tell us number: Bramble-no number.

Create hostile work environment for our employees.

Track Building Permit Timeframe: Start if not tracking now-need to be able to explain why it took so long (why is it redlined and waiting) Can reduce noise and debate.

Plan Review: We don't know what that includes-Swift Plan-may be more than code review.

Jodi Hoffman: Realtors, Property Rights Coalition, Builders HB232 Land Use generally. Universal support-23 drafts-they agreed to run any other bill. And to oppose any other bill. Breach of agreement-not thought thru. Not outlined beforehand. There are many considerations to address:

Motion to Oppose: Mark Christiansen-Saratoga Springs Seconded: everyone
Unanimous.

5. SB 198 Utah Communications Authority Amendments (Layton City Attorney Gary Crane and Bountiful Police Chief Tom Ross)

UCA: background-created 2002 for purpose to pull everything together and run by State. Didn't work-locals bought it and entered into partnership with State for their small portion. Counties and Cities bought UCA. Has had difficulties and problems listed on slide regarding concerns.

Harper Bill:

- What is governing body? 27/76 members. Law Enforcement and reps from Utah
- Large unruly board-meeting not attended by all.
- Consolidation: 911 facilities consolidated location attempt. No physical/only functional consolidation.
- .76 cents from every 911 call.

Distribution: Based on population (this is the big issue)

Review of SB198 is suggesting.

Board-27 to 9 : Done by Geography

Criteria-for AOG is good background requirements

Locals need to make appointments.

Concern with Geographical requirement: making suggestions to add a few more onto board.-no agreement to that yet.

Consolidation: Physical consolidation incentivized (5 million) Leaves those that have consolidated out. Those with multiple Peace apps left out.

Distribution: Call volume-biggest hurdle. Don't know what result will be yet. There are winners and losers.

Compensate Losers for Loss-will add additional 4C for those will be transferred to city for If we don't change. .06cdents .04D will disappear. Chiefs concerned with this.

Trying to build this organization. Initial dollars need to be collected on the bill. 18 cent addition to the card. Would be specifically allocated to compensate radio. 4 Million dollar advantage. .20 per call increase a line item for UCA specifically

Not population-telephone lines/.20 per line.

Lynn: Dialog on consolidation moving along-good. Bill has prohibition on serving non-contiguous areas. Grandfathered or removed.

St. George: Trying to find compromise-Member owned entity-openness missing. Concerned about board make-up still. Current board is too big (recognized)

Motion: Allow staff to continue working on this.

Second: Gary Williams from Ogden

Van Tassell Box Car heads up.

6. HB 115 Solid Waste Revisions (Cameron Diehl and Roger Tew)

Review of Bill: all numbers on power point slide.

Phase in Jan 2019 Sunset earlier. New Max fee of .28 per ton.

Some waste could be charged twice.

Craig Hall-Municipal Land Fills-Raising landfill again.

-double fee to transfer stations. Excluded

Result that it will save one waste company to change. In committee today

Opposed until amended. Recommending oppose-continue working. Continue to oppose as excessive cost.

What ways are we opposing? Talking position to excessive a cost.

Fix after committee. Talking points soon.

7. Update on Redevelopment Agency/Economic Development Bills (SB 142, SB 139, and HB 339; ULCT Staff)

HB 292 passed.

SB 142 , 139 held both bills. Will watch and monitor

HB 339: Rep. Coleman

Senator Bramble-response to RDA changes. 10% low income housing fund.

1-Not appropriate place to put that. Tools to help us attract business.

2-Creates scenario less competitive.

3-Contribute to our housing to business or eat it a City.

West Jordan-some in WVC Big Deal-helped developed other areas. We need to bring those businesses now to West Jordan.

Scott:10% retroactive? Undo last year 2016 date. If possible ok-doesn't want to kill the deal.

Retroactivity Issue: Prior to last year-would not want those dollars taken away.

Lyn: 10% not just added—urban renewal context prior to last year. Challenge: Homeless services-then set aside less ourselves for low income/moderate housing. Every comm. Should help address need for affordable. Will insist on housing set aside. Salt Lake County becomes less competitive-need to study before take position.

Disparity issue

Randy Sant-20% now 10% Urban renewal-county will extract housing participation- must be negotiated will not impact SLC. Keep in community for own needs.

Motion: Greg Burton-support

Seconded

Favor: 20 Opposed: 28

8. Other legislative issues from ULCT staff or LPC membership, and approve staff recommendations

DRAFT