

Utah League of Cities and Towns
Legislative Policy Committee Minutes – January 8, 2018, 12:00PM
Utah Local Government Trust, 55 S Highway 89, North Salt Lake (and USU webcast)

1. Welcome, introduction, logistics, and adoption of December 11, 2017 minutes
 - a. Mayor Pike welcomed the committee. After all participants introduced themselves, Mayor Pike reviewed the modifications to the LPC procedures including the new quorum requirements, voting procedure, and policy recommendations. He also reminded attendees that the LPC will meet every Monday of the legislative session at the Capitol at noon, beginning on January 29th.
2. Brief update on tracking software
 - a. Brandon Smith explained how to use the ULCT's bill tracking software to the committee.
3. Land use and other legislative updates
 - a. ULCT Director of Government Relations, Rachel Otto, updated the committee on Land Use Task Force consensus legislation:
 - i. Plan Review – 14- and 21-day timelines from SB 241 will remain in place. 3rd party review is available if the technical nature of the plan exceeds the expertise of the person to regularly reviews the plans. Bill includes checklist of specific items cities enforce during construction.
 - ii. Conditional Use Permit Proposal – clarifies current statute for how cities determine conditional uses and specifies that conditional use permits are administrative decisions.
 - iii. Building Inspector License Enforcement – adds language to state that building inspectors must negligently disregard building codes or state laws in order to be punished or denied licenses.
 - iv. Ombudsman funding – proposed changes will allocate a portion of the 1% building permit surcharge to the Property Rights Ombudsman and the Land Use Academy of Utah.
4. Homelessness, affordable housing, and housing affordability
 - a. ULCT Executive Director, Cameron Diehl, briefed the committee on upcoming legislative issues.
 - i. Affordable housing and housing affordability. Diehl explained that affordable housing refers to the cost of housing as a portion of median income while housing affordability refers to the increase in median housing costs. Diehl also explained there is a growing narrative that local government regulations drive up the costs of housing. He discussed several studies, including the Gardner Institute's, attempting to quantify the affect local government regulation has on housing costs. The League has continued to work with the Gardner institute to share city input on their fees.
 - ii. Affordable Housing in other states - Diehl discussed affordable housing policy in Colorado and California that severely undermine local government land use authority. He emphasized that Utah could follow in a similar direction unless local governments stand up for their authority and take a leading role in housing affordability.

- iii. Homelessness and Affordable Housing – Diehl explained to the committee a new bill that may impose fees on cities that lack affordable housing to fund the operation and maintenance of homeless facilities. He mentioned that Representative Eliason (the bill sponsor) said cities who have a homeless shelter would not pay the fee. Diehl asked the committee to consider a few questions before the next LPC meets:
 - 1. Should the state impose a fee/tax on local governments for homeless services?
 - 2. Should local governments without a homeless resource center contribute to O&M?
 - 3. Should local governments without a homeless resource center help mitigate the impacts?
 - 4. Which homeless resource centers would qualify?
 - 5. If there is a fee, what should the formula be?
 - 6. If there is a fee, who collects, manages, and expends it and how long does it last?
- 5. General preemption
 - a. Cameron Diehl updated the committee on a number of other state preemption issues including small cell legislation, the towing advisory board, and prohibiting cities from banning or charging fees for plastic bags.
 - i. ULCT Policy Advisor, Roger Tew, explained the background on small cell legislation. In Utah, unlike other states, cities have already begun working with telecom companies to come to agreement on proper small cell placement. He anticipates that the League and the industry will be able to come to an agreement. Cameron Diehl requested cities with small cell ordinances share them with the League to demonstrate that Utah cities are on top of the issue.
- 6. Brief updates from recent LPCs
 - a. Transportation – Mayor Taylor updated the committee on transportation governance changes. He explained that the board is too large and part time to effectively provide oversight. He also expressed concern over additional debt bonding. Mayor Taylor supported the governance changes to restore local oversight to the UTA board.
 - b. Retirement - ULCT Policy Advisor, John Hiskey, explained to the committee changes to retirement systems for public safety personnel. Currently, tier 1 allows 50% of salary retirement after 20 years of service. Tier 2 allows 37.5% of salary after 25 years of service. The proposal would increase the tier 2 amount by 3.74% so after 25 years of service, tier 2 employees would reach the 50% salary level. He mentioned that there is still some uncertainty as to where the funding would come from, but the discussion is still ongoing.
- 7. Adjournment