



LPC

November 15, 2021

Public safety

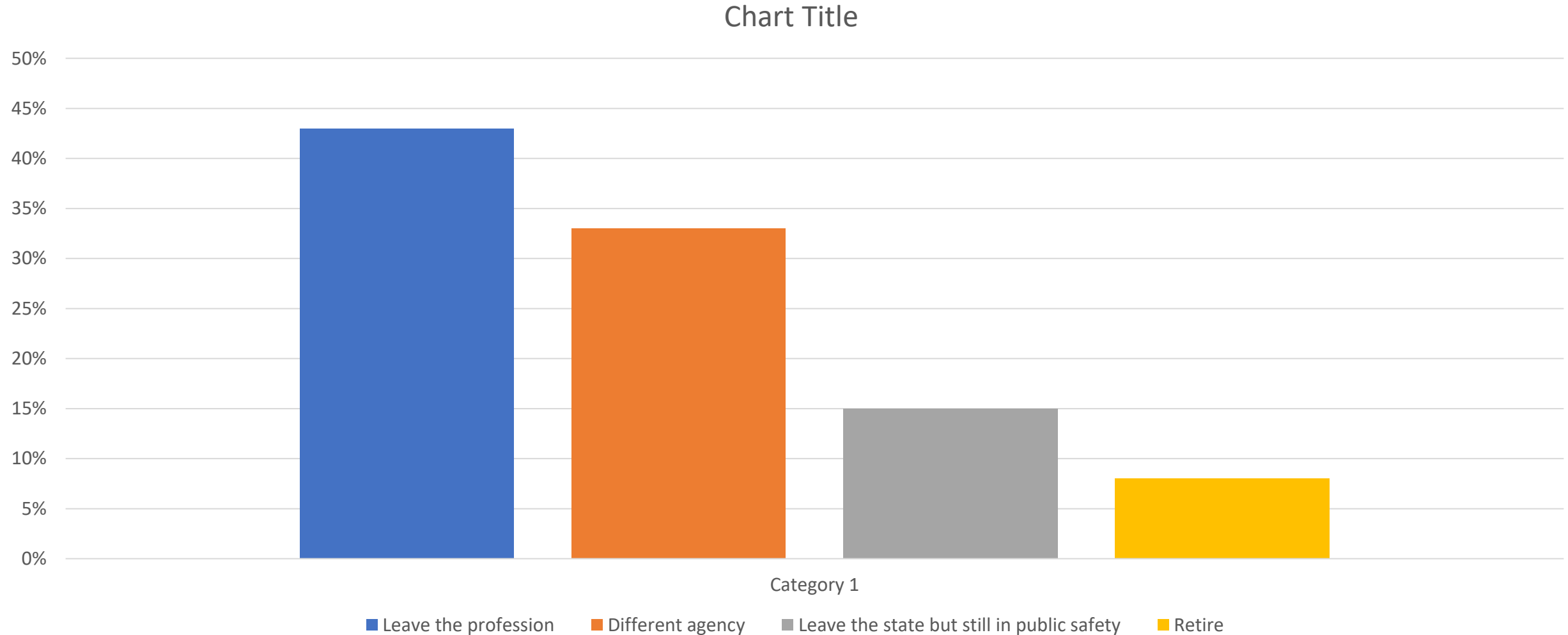
- Garrity
- Qualified Immunity
- Medical Cannabis
- First Responders

Public safety recruitment and retention

Spring 2021 survey of 1300+ police officers and firefighters with Rep. and Roy
Police Chief Matt Gwynn

- Why did you enter the profession?
 - Why would you stay?
 - Why would you leave?
 - Morale & job satisfaction
-
- ULCT analyzed results by Tier 1 and Tier 2 employees

If you are considering leaving your agency, is it to: (tier 2 employee respondents)



What are the most influential reasons that are causing you to leave the profession?

- 1) Higher wages (2.59)
- 2) Lack of support from elected officials (3.38)
- 3) Increase retirement (3.93)
- 4) Portrayal of law enforcement in the media (4.21)

If you had \$100 in new money for recruitment and retention, how would you spend it?

\$38 for pay increases

\$26 for retirement

\$10 for health care benefits

\$10 for training

\$8.70 for better equipment

\$6.50 outreach to the public about the benefits of public safety

Note: 841 tier 2 employee results

Are you planning to stay in public safety for 25 years?

#	Answer	%	Count
1	Definitely yes	14.47%	121
2	Probably yes	31.10%	260
3	Might or might not	27.87%	233
4	Probably not	16.87%	141
5	Definitely not	9.69%	81
	Total	100%	836

Public safety recruitment and retention

Representative Gwynn's bill

Current

- Allows a retired public safety or firefighter to go back to work for another agency one year after retirement.
- A public safety or firefighter can retire with full benefits with 25 years of service or at 20 years of service at age 60.

Proposed

- Allows a retired public safety or firefighter to go back to work for another agency 60 days after retirement.
- A public safety or firefighter can retire with full benefits at 20 years of service regardless of age.

Public safety recruitment and retention

Representative Birkeland's bill

Current

- Allows a retired public safety or teacher to go back to work for another agency one year after retirement.

Proposed

- Allows a retired public safety or teacher to go back to work for another agency 60 days after retirement if they are reemployed in a third, fourth, fifth or sixth class county (population less than 125,000).

Retirement bills on the docket

Asks of LPC:

How many of your cities are contributing to Tier 2 employees?

How many of you have raised public safety wages in the past 2 budget cycles?

LPC growth policies survey summary

Survey overview:

- 44 policy items total (land use, transportation, housing, taxation, etc.)
- 100+ responses from municipalities, ranging in size
- 4 options for each (forced Likert scale)
 - Very comfortable discussing (+2 numeric value assigned)
 - Somewhat comfortable discussing (+1)
 - Concerned about discussing (-1)
 - Very concerned about discussing (-2)

Scores averaged for each policy item, ranked and categorized accordingly

5 scoring categories

LPC Survey Summary (Cont'd)

Most comfortable items to consider

Organize a coordinated communications and public outreach effort around growth challenges and opportunities.

State resources to help small cities with technical planning expertise.

State funding for enhancements to multimodal transportation options that are coordinated with local land use (e.g., enhanced transit, active transportation, etc.).

Modify the Truth in Taxation process to allow an automatic inflationary adjustment for cities and towns.

Increase state investment in pedestrian and transit-friendly residential design.

Facilitate better short-term rental enforcement to mitigate the conversion of housing units to vacation rentals.

Create state incentives for municipalities who create affordable housing zoning overlays.

State incentives for municipalities to allow mixed use and/or increase residential density along transit corridors.

Expand Housing and Transit Reinvestment Zones (HTRZ) to additional transit hubs (e.g., fixed rail and BRT stations).

Create a state revolving loan fund to facilitate non-profit and community land trust acquisition of property for low- and moderate-income housing.

Most concerning items

State requirements for municipalities to allow mixed use and/or increase residential density along transit corridors.

Require all cities to have a certain number of low- and moderate-income housing units.

State requirements for municipalities to allow mixed use or increase residential density in commercial zones.

Withhold B&C road funds (local \$) from municipalities that don't fulfill the intent of SB 34.

State restricts city economic development incentives for exclusively retail projects.

Amend the Utah Constitution to exempt new developments that are entirely low- or moderate-income units from property taxes.

Phase out the point of sale component from the 50/50 local option 1% sales tax distribution formula.

State requirements for municipalities to allow duplexes, triplexes, and/or external ADUs in all single-family zones.

Require all municipalities accommodate a minimum number of new housing units annually.

State prohibits single-family zoning.

LPC Survey Summary (Cont'd)

Somewhat comfortable	Somewhat concerning
Increase state financial participation in HTRZs.	Institute a statewide tear-down replacement requirement or in-lieu fee for the demolition of existing low- and moderate-income housing.
Review water availability at a state level.	State authorizes city incentives for retail as long as the retail is accompanied by mixed use, housing, or job center development.
Require real estate transaction price disclosure.	Require each RDA/CRA to zero out their affordable housing set-aside accounts every 5 years.
Focus tax incentives to encourage job growth near transit access.	Authorize a linkage fee on commercial and industrial development to fund low- and moderate-income housing.
State authorizes new city user fees to fund infrastructure needs.	Require a city to have a low- or moderate-income housing component in an economic development project in order to receive state economic development resources.
State incentives for municipalities to allow or increase residential density in commercial zones.	Institute a statewide transfer tax on residential real estate transactions above a certain value.
Eliminate transit fares to encourage use of public transit.	Statewide mandatory reduction in parking requirements near transit stations to reduce the cost of building homes in those areas.
Increase referendum thresholds for certain land use decisions.	Allow rezones for completely low- and moderate-income housing projects to be non-referable administrative regulations.
Create a regional clearinghouses for water rights.	Change Transportation Investment Fund (state \$) eligibility criteria to a housing unit quota instead of moderate-income housing plan adoption and reporting compliance.

LPC Survey Summary (Cont'd)

The topics in the middle

Require governmental entities to perform an inventory of publicly-owned land and prepare a plan identifying the potential use of that land

State incentives for municipalities to allow duplexes, triplexes, and/or external ADUs in all single-family zones.

State modifies the property tax exemption for primary residential property.

Amend the Utah Constitution to exempt vacant land owned by non-profit housing agencies and land trusts from property tax.

Compel property taxing entities to participate in HTRZs if certain conditions are met.

Standardize the methodology for calculating development fees statewide.

ULCT & UEOC and retail incentives key issues

- 1) Definition of retail that could not be incentivized
 - ULCT: “Regional retail” (big box, auto dealers)
 - UEOC: all retail, with some exceptions
- 2) Exceptions
 - Placemaking, small business, environmental, development impediments, etc.
- 3) Definition of infrastructure
 - No incentives for “onsite” infrastructure
 - Project improvements v. system improvements
 - Direct benefit to developer/tenant v. broader public benefit
- 4) Mixed use w/housing
 - All incentives available if project includes a certain % of housing
- 5) Definition of incentives
 - Payment, rebate, subsidy, or any other form of tax revenue

MIHP+/SB 34+ key concepts

LPC survey results (and caucus discussions at Annual):

State incentives for cities w/affordable housing zoning overlays: 1.25

State incentives for cities to allow/increase residential density in commercial zones: 1.02

State incentives for cities to allow duplexes/triplexes in single-family zones: .41

State req'ts for cities to allow/increase residential density in commercial zones: -.93

Withhold B&C road funds from cities that don't fulfill intent of SB 34: -1.18

State req'ts for cities to allow duplexes/triplexes in single-family zones: -1.43

MIHP+/SB 34+ key concepts (MIHP in law since 1997)

ULCT approach based on survey results and member input:

- 1) Tighten language in the SB 34 menu with focus on implementation
- 2) Deadline for annual funding
- 3) New state incentives: ARPA local match part 2, GOEO's economic development zones (in addition to TIF/TTIF)
- 4) State funding for technical assistance
- 5) Improve annual report to show implementation & market response

Property Rights Coalition recommendations:

- 1) Withhold B&C funds
- 2) Allow property owner to sue a city for damages for not complying with MIHP
- 3) Prohibit cities from using CRAs unless compliant with MIHP

State funding requests

Note: ULCT does not engage in city-specific appropriations

A) ULCT request: technical assistance for land use ordinances (LPC survey)

- SB 34, MIHP+
 - Expand eligibility req'ts
 - Give priority for more selected menu items
- State resources for local planners/administrators

B) TBD: Air quality initiatives

C) TBD: transportation/transit

- Road usage charge next steps

D) Opioid settlement (one-time \$)

- ULCT reps: Midvale's Lisa Garner, Ogden's Gary Williams, SLC's Katie Lewis, SSL's Josh Collins; Roger Tew & Cameron Diehl

D) Mitigation fund (Board approved on Sep. 29)

- 1) \$5 million (cities contribute \$5.3 mill)
 - Reimbursement requests in 2021: \$11.3 mill

E) Local match expansion

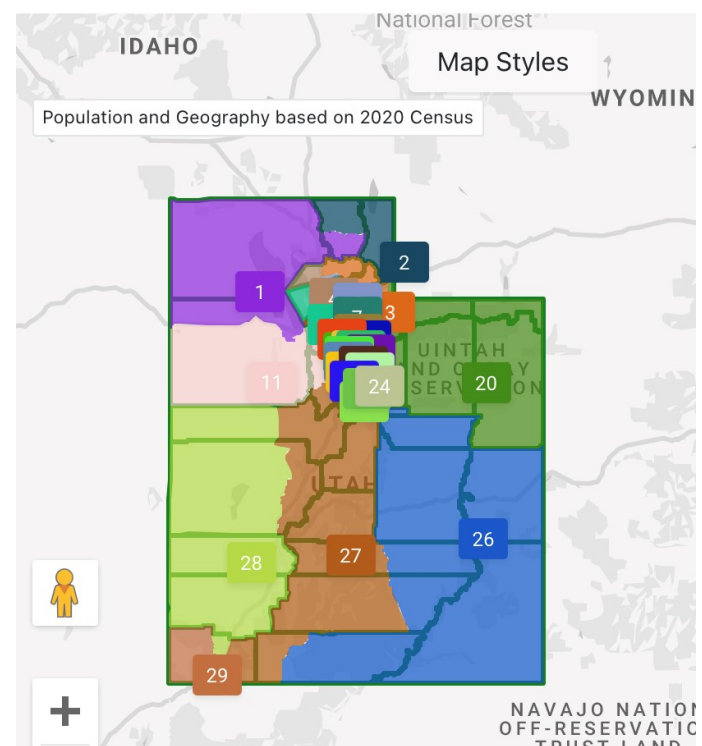
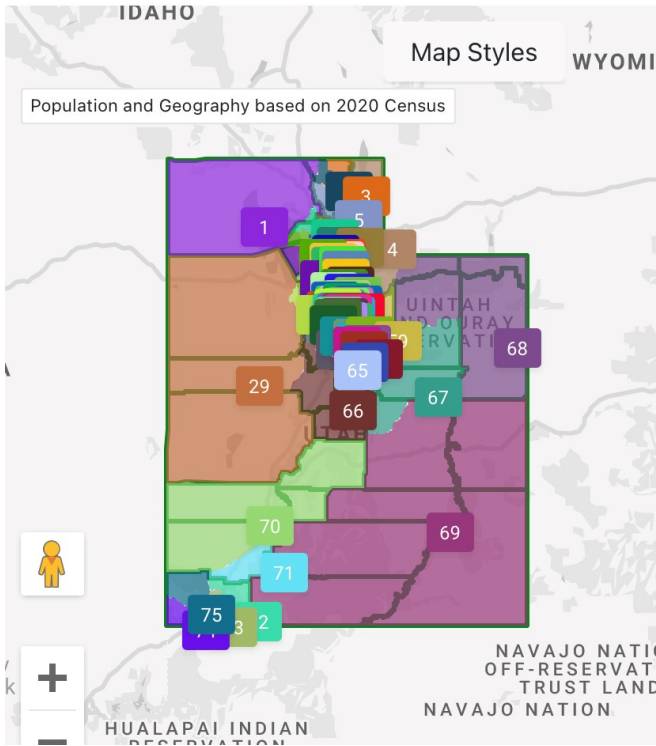
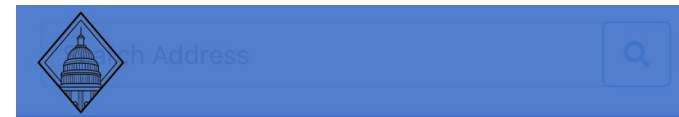
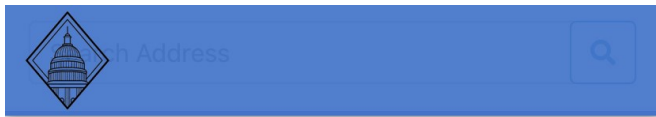
- **445 applications for \$1.076 billion**
- Broadband: \$30 million
- Economic opportunity: \$47 million
- Housing: \$64 million
- Public health: \$32 million
- Water/sewer: \$903 million
- **MIHP+ eligibility for future \$**

Land Use Task Force

- Inclusionary zoning
- Annexation petition standing
- HB 409/subdivision vesting fix
- Development standards

Special Session

le.utah.gov/redistrictingMaps.html



New Legislators

House District 33 – Judy Weeks Rohner replaces Craig Hall



House District 65 – Stephen Whyte replaces Francis Gibson

House Leadership Changes:

Mike Shultz – Majority Leader

Jefferson Moss- Majority Whip



Short-term Rental Working Group

Policy objectives:

- 1) Maximize availability of long-term housing units
- 2) Level playing field between STR owners and hotels complying with local regulations and those who aren't
- 3) Minimize community impacts

Our ask: number of LICENSED STR UNITS in your city/town

Homelessness Working Group

- ~\$6.1m available to reimburse HRC cities and other eligible entities
- There were ~\$11.5m in requests
- Neiderhauser is requesting \$5m for the Homeless Mitigation Fund in addition to his \$100m for deeply affordable housing (which would get the fund to ~\$11.1m)

Upcoming Events

Elected Officials Essentials

- December 11, 2021 (USU Extensions)
- January 8, 2022 (Utah Local Gov'ts Trust)

Local Officials Day at the Capitol – January 19, 2022

- Possible LPC

Next LPC Meeting – December 13, 2021

LPC During Legislative Session - Details Soon