

Legislative Policy Committee

November 17, 2025



AGENDA:

1. Welcome
2. Upcoming Events
3. LUDMA
4. 2026 Political Outlook
5. How you've made a difference
6. Revenue
7. WUI
8. Water
9. Homelessness
10. Housing and Land Use
11. Elections
12. Other Upcoming Issues

REMINDERS:

- NLC City Summit in Salt Lake City November 18-21
- November 21st, ULCT State Night

UPCOMING MEETINGS:

- LPC January 12, 2026
- LPC January 26, 2026
- LPC February 2, 2026
- LPC February 9, 2026
- LPC February 17, 2026

Upcoming ULCT Events

- **Nov 19-22 | NLC City Summit**
 - **Fri, Nov 21** One-Day UT Registration
 - **Fri, Nov 21** | 6:00 - 7:30 p.m.
 - **ULCT State Night** (all are welcome)
 - *Just Serve event, Wed., Nov 19
- **ULCT Board of Directors: Dec. 15**
- **LPC: Mon, Jan. 12** (update voting membership in Jan)
- **Local Officials Day: Wed, Jan. 21**



NLC ULCT STATE NIGHT TICKETS

Elected Officials Essentials

These training courses offer a crash course on the basics you need to know before you take office in January or as a helpful refresher for those currently in office.



Save the Dates:

- Sat., Dec 6th (8:30-1:00 PM at the Local Government Trust) **OR** Sat., Dec 13th (9:00-1:00 on Zoom) **Local Government 101**
- Dec 16th (12:00-1:00 PM on Zoom) **Land Use 101**
- Jan 8th (12:00-1:00 PM on Zoom) **Municipal Budget and Finance 101**
- Jan 10th (9:00-12:00 PM on Zoom) **Conflict Competence 101**
- Jan 13th (12:00-1:00 PM on Zoom) **Utah Legislature 101**
- Jan 16th from (12:00 - 1:00 PM on Zoom) **Running a Small Community 101**

RSVP for 2026 Legislative Session LPCs

Save the dates for Legislative Policy Committees.

ulct.utah.gov/lpc-registration





Inaugurations
We want to celebrate with you!

Big ticket politics

1) **Redistricting** (maybe on 2026 ballot)

- a) Dist. Court last week rejected legislatively drawn map as inconsistent with Prop. 4, approved map from plaintiffs
 - i) potential impact on city authority to draw council districts
- b) Supreme Court last year ruled that a legislative body must meet strict scrutiny to change a voter-approved initiative that “alters or reforms” gov’t
 - i) “alter or reform” is undefined

2) **Public sector collective bargaining** (likely on the 2026 ballot)

3) frustration with school districts and some counties

Priorities from Governor, House, Senate

details still TBD

- 1) Cost of living
- 2) Separation of powers
- 3) Energy
- 4) Homelessness
- 5) State Housing Plan

What you need to do with your legislators:

Faces and Places

- 1) Explain how **property tax impacts** your city
- 2) Show what your city is doing on **housing and land use**
- 3) Restore the funding (\$500k) for **Local Administrative Advisor**
 - a) Focused on communities without full-time staff
 - b) 1,279 projects in 123 communities in first full year
 - c) LAAs in each AOG with ULCT coordination

Special Session Update

Title 17 & LUDMA Recodification

- Special session two weeks ago.
- No substantive policy changes, but statutory references in local land use codes may need to be updated.
 - SB 1008 Municipal Land Use, Development, and Management Act Recodification

Suggestion: consider timing for updating code references

- Part of the rationale for performing recod. before session was to have ability to correct errors.

Research ask: track implementation time!

- Look for more information in follow up email.

Revenue

Motor Fuel Tax - Stay Tuned!

Utah GOP lawmakers propose plan to cut gas prices by ending refinery tax break

by Heidi Hatch, KUTV | Fri, October 17th 2025 at 8:30 PM



5
VIEW ALL PHOTOS

Gas pumps in Salt Lake City, Utah are pictured on Monday, October 9, 2023. (Photo: Jeremy Dubas/KUTV)

Abbott Unveils Priority Property Tax Reform Slate Including Local Spending Limits, 3 Percent Appraisal Cap

Abbott is up for re-election next year for what would be his fourth term in the governor's mansion.

BRAD JOHNSON NOV 9, 2025

“We are going to turn the tables on local taxing authorities, put the power with the people, and end out-of-control property taxes in Texas,” he said in Houston.

Property tax bills coming

- Rep. Auxier
 - **Voter approval** of any property tax increase
- Rep. Christofferson
 - **Cap on property tax increases** (amount TBD, maybe 3%)
- Rep. Koford
 - Shift from paying property tax on 55% of the **appraised property value to a lower value (potentially 45%)**
- Rep. K. Peterson
 - Consider **changes to truth-in-taxation timing and process**
- Sen. Wilson
 - Consider **improvements to “clunky” truth-in-taxation process**

Property taxes: “clunky” parts of TinT process

Timing of TinT decision

- ❑ June 1: prelim. decision to do TinT, notify county & Tax Comm.
- ❑ June 30: decision due after final budget

Early July: “primary notice”

- ❑ property values sent to property owner
- ❑ dollar amount generated per owner

August: “secondary notice”

- ❑ Utahlegals.com
- ❑ ad on entity’s website
- ❑ class A notice

Public hearing

- ❑ agenda only TinT, no other items
- ❑ not held before 6 pm
- ❑ electronic participation & ability to testify
- ❑ consolidated list of other entities doing TinT
- ❑ signed resolution

Natural Resources

Wildland Urban Interface (HB 48)

- Division of Forestry, Fire, and State Lands seeking additional feedback on latest draft of HB 48 admin rulemaking.
- Three hybrid public meetings:
 - ~~November 6, 6:00pm DNR Auditorium, 1594 W North Temple St, Salt Lake City~~
 - ~~November 13, 7:00pm Sevier County Administration Building, 250 N Main St, Richfield~~
 - **November 18, 7:00pm - Festival Hall, 96 North Main Street, Cedar City**

Wildland Urban Interface (HB 48)

Division of Forestry, Fire, and State Lands seeking additional feedback on latest draft of HB 48 admin rulemaking.

What can I do?

If you have concerns, share them with legislators before the session

-Specifically look at how this will impact your city/town and citizens

Local Governments' Water Rights Audit

- Legislative audit on water exactions currently underway.
- The report to be released in November
- Expect discussion around:
 - How cities use exactions
 - How exactions are calculated

Water Infrastructure Projects Fee Study



Water Infrastructure Projects Fee Study

Big Picture Takeaways:

- Required by HB280 (2024)
- \$102 billion in needed water, sewer, stormwater infrastructure investments through 2070
- There is no UDOT for water infrastructure
- EPA's maximum affordability metric is 4.5% of Median Household Income
 - **Utah Average is: 1.24% of median adjusted gross income (MAGI) on water**
.86% of MAGI on sewer and stormwater
- Utahns have room to pay more and still be below 4.5%

Water Infrastructure Projects Fee Study

Recommendations:

- To generate about \$150 million a year
 - Implement a volume-based user fee of: **\$0.40/1,000 gallons for water**
\$0.21/1,000 gallons for sewer
- Funds generated would be distributed as grants
- Distribution would be by basin
- No recommendation for changes to sales tax or for a current ad valorem tax

Water Infrastructure Projects Fee Study

Concerns

- **Rate Fatigue**/Local capacity to raise rates
- **Software and Billing Costs**
- **Lack of rational nexus** between state fee and cost of service within a system
 - Study admits there may not be a direct nexus (see page 38) and recommends the legislature consider amending code to exempt the State Water Future Fee from the reasonable basis test
- **Fee potentially does not conform to American Water Works Association standards** as required by Utah Code
 - Recommends that the legislature also consider amending statute to exempt this requirement in code

Water Infrastructure Projects Fee Study

What can I do?

1. **Share the study with the appropriate people** in your city/town
2. If you have **concerns, share them with legislators** before the session
 - Specifically look at how this will impact your system and citizens
 - Talk about cost of living concerns
3. **Watch for additional information** from the League

Homelessness

Homelessness Updates

- As previously discussed in LPC, the centralized homeless services campus has been recommended by the Utah Homeless Services Board and will be critical in addressing public safety and increasing need for crisis beds.
- We still don't know what impact this will have on the existing homelessness system. There has been some discussion, but no concrete decisions yet.
- We anticipate significant legislative policy changes **including mitigation funding contributions and distributions.**
- Over the past year, state leaders have consistently mentioned their expectation to have cities and counties contribute more to homelessness response statewide.
- We anticipate homelessness will be key priority in Governor Cox's budget

Homelessness Updates

ULCT invited to briefly speak to the Utah Homeless Services Board on 11/20 regarding the central campus model

1. **Mitigate campus impacts** with new state-level funding; **protect existing mitigation funds**.
2. **Respect municipal authority**: Utah's enabled/delegated powers differ from other states. Align with cities' roles in public safety and land use.
3. **Address unsanctioned camping strategically** by ensuring adequate housing, shelter, and behavioral/mental health resources so enforcement does **not shift people within and between jurisdictions**.
4. Emphasize **partnership over preemption** in statewide strategies. **How** communities are engaged is just as important as what land use decisions are pursued.

Housing and Land Use

Two new toolkits



Missing Middle



Envisioning Centers

State Housing Plan: *where we are now*

TOP PRIORITY TACTICS				
#	Tactic	Category	Implementation Lead	Cost
1 	Inventory, analyze, and develop a plan for publicly-owned land that may be suitable for future housing.	 Initiative	 Executive	Nominal cost
2	Expand funding, including leveraging federal grants, for an infrastructure revolving loan fund to support implementation of station area plans and new master-planned developments and which may be repaid by development.	 Investment	  Legislature Executive	1X or OG, Significant Cost
3	Secure ongoing funding for a revolving loan fund to provide low- or zero-interest loans for the acquisition and development of affordable housing projects and may be repaid by development.	 Investment	 Legislature	1X or OG, Significant Cost
4	Per HCR14 (2025) streamline Utah's executive branch and independent entity housing program administration and funding.	 Policy	  Legislature Executive	1X, Nominal Cost
5 	Provide training and technical assistance to resource-constrained local governments and growing communities to help them streamline housing development processes.	 Investment	 Legislature	1X or OG, Under \$1M

State Housing Plan: *where we are now*

PRIORITY TACTICS

#	Tactic	Category	Implementation Lead	Cost
6	Incentivize local governments to implement zoning reforms by leveraging existing state funding programs to offer priority to cities that are implementing the state's housing priorities of starter homes, station area plans, missing middle housing, and condominiums.	 Policy	 Legislature  Executive	Time & Effort
7 	Conduct an analysis of the potential benefits and structural requirements of other shared equity models, such as Community Land Trusts or Limited Equity Cooperatives, and disseminate findings.	 Initiative	 Executive	Time & Effort
8	Review and revise state statute to require cities and towns to allow detached ADUs (DADUs), with reasonable considerations for infrastructure capacity, parking, public safety and health, etc.	 Policy	 Legislature	Time & Effort
9	Reauthorize existing state tax credits by removing the sunset date from state code sections 59-7-607 and 59-10-1010.	 Policy	 Legislature	Time & Effort
10	As part of streamlining Utah housing policies per HCR14 (2025), assign the new housing division the responsibility to coordinate the use of federal, state, and other funds to implement regional housing projects and solutions.	 Initiative	 Legislature  Executive	Time & Effort
11	Convene a working group to explore ways to better utilize the state's Medicaid funding to provide wraparound supports to accompany deeply affordable housing initiatives.	 Initiative	 Executive	Time & Effort
12 	Conduct a comprehensive study to estimate realistic limits to growth and additional housing from water supply constraints.	 Initiative	 Executive	One-time, Under \$1M
13 	Implement reasonable, minimum regulations for short-term rentals such as requiring a local management contact, maximum occupancy limits, basic fire and safety measures, homeowner-held licenses or permits, and payment of Transient Room Tax.	 Policy	 Legislature  Local Govt	Time & Effort
14 	Fund and host efforts to plan for growth at the state, regional, and local level by engaging the public in conversations (community forums, workshops, surveys, etc.), including highlighting the benefits of center-based development patterns.	 Investment	 Local Govt  Non-Profit	1X, Under \$1M
15	Require all publicly funded housing to maintain affordability through long term deed restrictions.	 Policy	 Legislature	Time & Effort

State Housing Plan: *where we are now*

ADDITIONAL TACTIC RECOMMENDATIONS				
#	Tactic	Category	Implementation Lead	Cost
This State Housing Plan process referred most land use policy and process tactics to the informal Land Use Task Force (LUTF), which will provide a list of additional recommended tactics for policy-makers' consideration.				
16	Establish a new housing funding coordination body to proactively utilize and coordinate federal, state, and other funds to implement regional housing projects and solutions.			Time & Effort
17	Review and revise, if necessary, state code 17C-1-142 regarding RDA/CRA affordable housing set asides to include additional possibilities to expedite the use of those funds to create more affordable housing.			Time & Effort
18	Direct additional funding towards Main Street revitalization as a strategy to expand housing choice, enhance community appeal, and support local businesses.			1X, Under \$1M
19	Create a inventory of all publicly-owned housing including deed restriction expiration dates, and require dissemination of the database to non-profit housing organizations.		 	1X, Nominal Cost
20	Review and analyze the impact of past legislative appropriations towards shared equity models and affordable housing preservation funding, and consider policy adjustment as needed.		all	Time & Effort
21	Improve eviction court data transparency.		 	1X, Under \$1M
22	Fund and conduct a study to review development standards, explore opportunities for statewide consistency, and analyze potential cost savings to homeowners.		  	1X, Under \$1M
23	Fund the development and maintain annually a GIS-based inventory of entitled units and infrastructure deficiencies, and direct local government staff to partner with the state in developing this inventory.		 	1X, Nominal Cost
24	Establish a grant or revolving loan fund to offer housing incentives to increase energy efficiency & lower monthly utility bills for new residential construction/housing retrofits.		  	1X, Significant Cost
25	Expand and fund an eviction mediation and prevention program.			OG, Under \$1M
26	Convene a working group to revise the MIHP annual report to incorporate and reflect the recommendations of this plan including new tactics and metrics.		 	Time & Effort
27	Update building code requirements for homes in Urban Wildland Interface (WUI) zones to increase wildfire resiliency.			Time & Effort
28	Set regional standards for low-water-use landscaping in park strips and yards, incorporating context-sensitive approaches that reflect the character of rural environments.		  	Time & Effort
29	Develop standards and include Graduated Density Zoning as an MIHP option to encourage parcel aggregation for redevelopment projects, with a targeted minimum % of affordable units.			Time & Effort
30	Develop new educational materials to increase use of Transfer of Development Rights (TDR) programs to achieve housing goals, and include TDR programs as an available menu option in the MIHP code.		 	1X, Nominal Cost

ADDITIONAL TACTIC RECOMMENDATIONS				
#	Tactic	Category	Implementation Lead	Cost
31	Attract a factory built/modular housing manufacturer to Utah to reduce construction costs.		 	1X, Under \$1M
32	Establish a "home hardening" or "home adaptation" program to support communities in preventing the loss of, or reinstating, commercial insurance coverage.			1X or OG, Nominal Cost
33	Create a governor's Utah First Homes award program to publicly recognize cities and developers advancing starter homes and center-based housing.			Time & Effort
34	Increase education and promotion of existing local level housing incentives (e.g. density bonuses) to encourage their utilization and increase housing supply and affordability.		 	Time & Effort
35	Convene regional or sub-regional workshops with local government leaders to identify opportunities for accommodating future housing demand and to showcase benefits of regional collaboration.		 	1X, Nominal Cost
36	Increase funding and resources for public transit expansion to improve accessibility and mobility for residents and implement other state goals such as Station Area Plans.		 	Ongoing, Significant Cost
37	Promote and disseminate the existing, state-funded street connectivity guide to encourage its implementation through individual development and local planning projects.		 	Time & Effort
38	Evaluate existing technical training for contractors and subcontractors on how to achieve superior energy efficiency in new homes/housing developments to determine if changes or additional support is needed.		 	Time & Effort
39	Promote upstream, preventative housing interventions.		  	Time & Effort
40	Design and disseminate educational information around eviction prevention on foreclosure rental properties.		 	1X, Nominal Cost
41	Amend LUDMA at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations.			Time & Effort
42	Develop and adopt consistent definitions for affordable housing and starter homes/housing throughout state code.			Time & Effort
43	Build upon and expand the Utah Homeownership Investment Program (UHIP) to further incentivize and support the financing of new condominiums in existing and future centers.			1X, Significant Cost
44	Amend the Moderate Income Housing Plan requirements to link local housing strategies to the population and employment projections already required in LUDMA.			Time & Effort
45	Convene a working group to discuss broad sales tax policy reform and recommend changes to remove barriers to redevelopment of commercial land into housing.			Time & Effort
46	Convene a working group to explore extending, monitoring, and expanding funding for rental assistance programs.			OG, Significant Cost

State Housing Plan: *where we are now*

GOPB is accepting input until end of Nov.

GOPB will deliver updated Plan to Legislature by end of Dec.

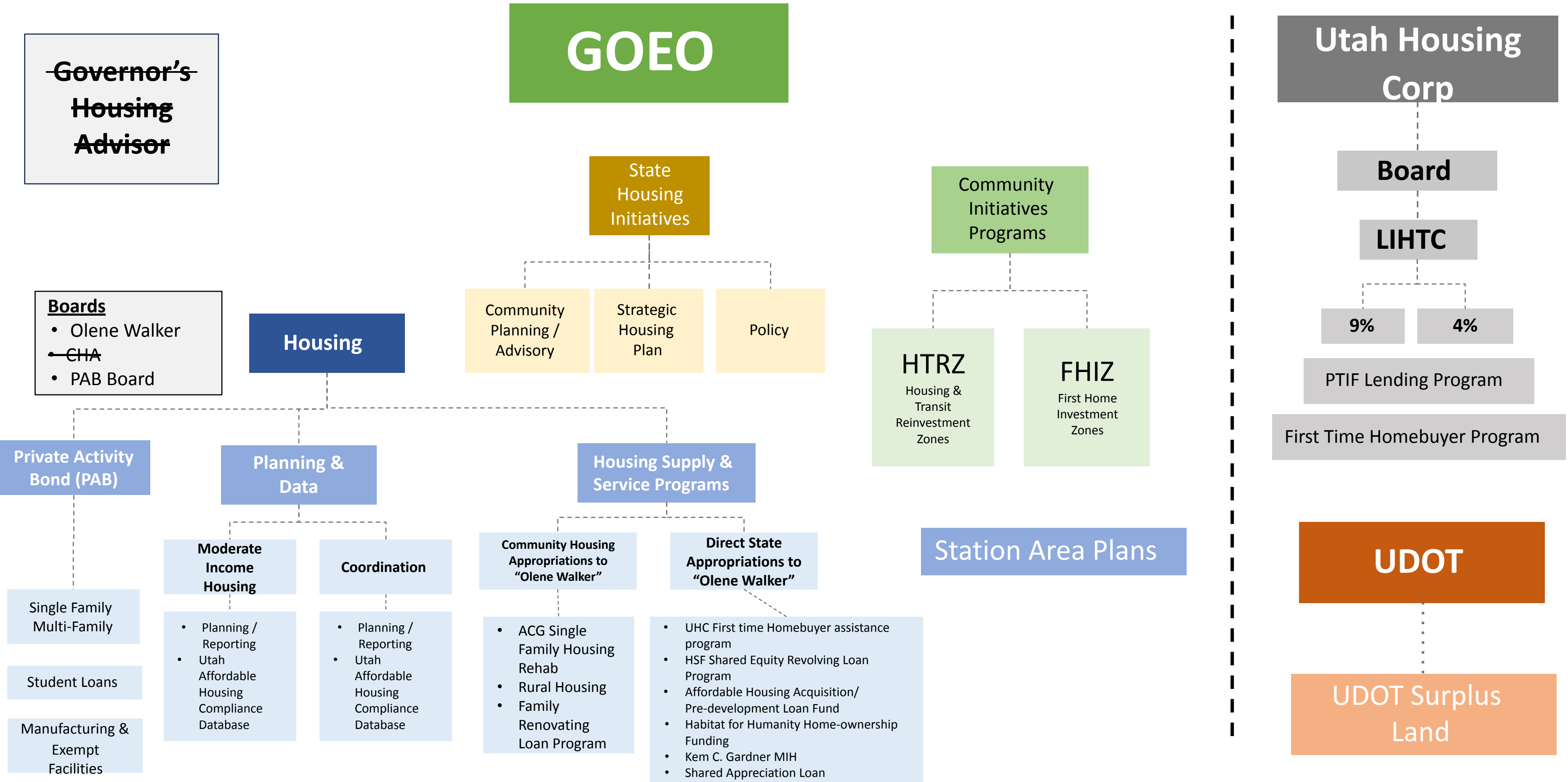
Today's objectives:

- **Last call!**
- **Final feedback on ULCT draft letter by COB 11/18**



DRAFT State Housing Plan Tactics

Proposed “Housing Org Chart” (cont’d)



What are the benefits of this strategic realignment?

Legislators will have:

- A clearer line of sight into how housing policy is administered
- Simpler, more transparent program structure
- Clearer data to assess what's working — and what's not
- Greater accountability and oversight
- More responsive and nimble housing policy administration
- A culture of innovation and solutions, not bureaucracy

Clear visibility allows lawmakers to identify effective policies, eliminate redundancies, and focus resources where they make the greatest impact

Detached ADUs: draft tactic #8

Property Rights Coalition response to ULCT proposal

LPC advisory subgroup direction on PRC response:

only 15% said “none of the above”

- ***majority were open to:***
 - conversion by-right of existing detached garage subject to setbacks
 - resolution to show infrastructure shortcoming
 - prohibit in front yard, but allow in back yard subject to setbacks
 - “compatible” design standards

Land Use Task Force proposals

Annexation

- ULCT proposed removing annexation policy plan requirements
 - 82% of LPC advisory was comfortable with idea
- Modifications coming to preliminary municipalities
- Deliberation on expedited process for small sized annexation petitions
- ULCT opposed to proposals to require cities to approve all annexation petitions - retain legislative authority for border islands

“Reasonable diligence”

- Language on definitions and time frame of extensions going back and forth
- LPC advisory has weighed in on several drafts so far

Single stair building code

- Proposal to allow single-stairway exit up to 4 stories with other mitigating factors (status quo in Utah is 2 stories, most current IBC version is 3 stories)

Planning commission training tweaks

- 95% of LPC advisory comfortable with idea

Infrastructure Development Standards Update

Should some of the input factors for determining *MINIMUM* public infrastructure development standards be standardized?

Ex. 1:

City A requires road base materials that can last for 10 years and increases each housing unit cost by \$2,500.

City B requires road base materials that can last for 20 years and increases housing unit cost by \$6,000.

Assume similar climate, topography, soils.

Ex. 2:

City C requires storm drain pipe size/material to accommodate 50 year storms and it increases housing unit cost by \$2,000.

City D requires requires storm drain pipe size/material to accommodate 100 year storms and it increases housing unit cost by \$5,000.

Expected Legislation: Housing/land use

(2/4)

Sen. Fillmore idea

If a builder commits to build a state defined starter home (affordable + ownership), then state law approves it by-right regardless of local zoning

- LPC advisory has not yet considered it because we are awaiting bill

Expected Legislation: Housing/land use

(1/4)

Rep. Ward bill

State “preference” for 5,400 square foot lots, ADUs, and no garages

The “preference” is the default zoning unless a council opts-out each time there is a proposal

Expected Legislation: Housing/land use

(2/4)

Rep. Pierucci

- Charter school can have right of first refusal for public school closure

Expected Legislation: Housing/land use

(2/4)

Rep. Cal Roberts (SHP tactic #2)

- Infrastructure partnership
- Provide state dollars to fund regional infrastructure projects to unlock housing
- Prioritize key objectives (MIHP 2.0)
 - affordability and ownership
 - centers, greenfield, infill
- Repayment from impact fees, tax increment, or other funds
- State board negotiates deal (e.g. HTRZ)

Expected efforts on technical assistance

Top ULCT priority

- Restore full funding for the Local Administrative Advisor program (\$500k)

“Edge” communities: “Know Before You Grow”

- ULCT work group has shared great ideas
- Funding for plans
- Administrative support to shepherd project through city development process
- TBD on exact model
 - option A: more \$ to existing programs (e.g. WFRC TLC, MAG TAG, UDOT TPA)
 - option B: dedicated funding for consultants on specific outcome (e.g. station area plans or subdivisions)
 - option C: inland port style mechanism for financing infrastructure
 - option D: combo thereof... or something else!

Elections

Political Signs Amendments - Update

- ~~Local government may not prohibit a person from posting a political sign in a park strip if the person:~~
 - ~~If the owner or lawful occupant of the adjacent property; and~~
 - ~~is required by local ordinance or agreement to maintain the park strip~~
 - ~~Owner or lawful occupant gives consent to sign being posted~~

Park strip language should be removed from bill, watching for new version

Other Issues

E-Motorcycle issues

Rep. Paul Cutler exploring legislation to put some restrictions/enforcement around e-motorcycles

Armenta

- Many different entities supporting the proposed legislation
- Committee hearing (League to testify in support)

Other topics on the horizon

- Libraries
- State Coordinate Plane
- Child Care
- Front yard
- Municipal Vacancies
- Feral Cats?

Faces & Places

What you need to do with your legislators:

Faces and Places

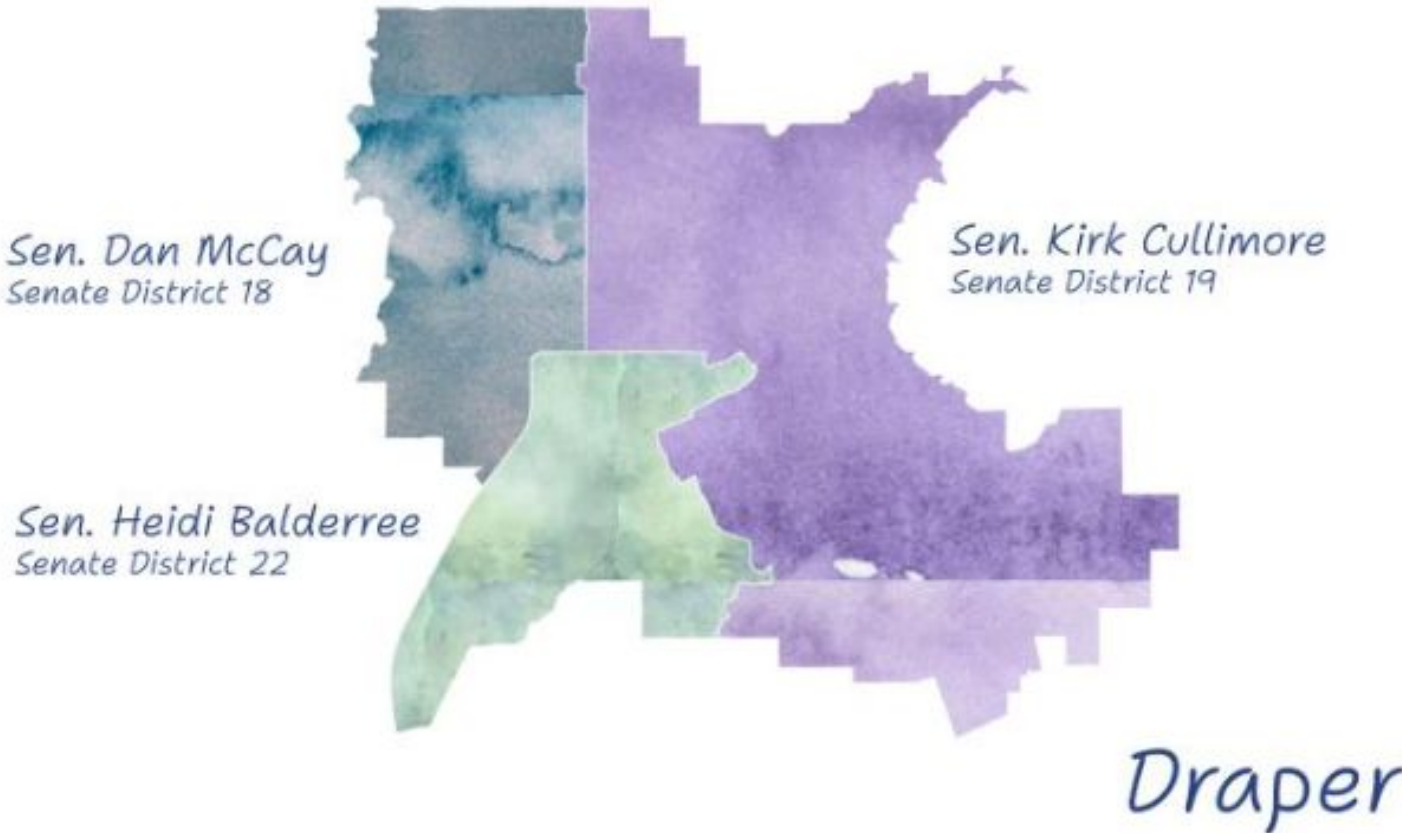
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Introduction

Local officials and state legislators share the same constituents—and often, the same goals. This playbook is designed to help local leaders build respectful, collaborative connections with state lawmakers. The strength of the League is the membership!

The goal: foster mutual respect, work together to solve problems, and achieve better outcomes for the communities we all serve.



Show us how you are planning for growth & quality of life!
We want to connect your stories with state leaders
email chansen@ulct.utah.gov



Contact ULCT

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Adjourn