

Legislative Policy Committee

September 21, 2026





LPC Sign-in

AGENDA:

1. Welcome & Adoption of 8/24 minutes
2. Revenue & Taxes
3. Administrative
4. Housing and Land Use
5. Homelessness
6. Water
7. Public Safety
8. Economic Development
9. Transportation
10. Research
11. Upcoming ULCT Events
12. Adjourn

REMINDERS:

- Sign up for advisory groups
- RSVP for LPC meetings
 - Next LPC on 10/19 in Manti City!

UPCOMING MEETINGS:

- | | |
|-------------------------------|---------------|
| • Oct 19 (Manti) | • February 1 |
| • Nov 16 (Santa Clara) | • February 8 |
| • January 11 | • February 16 |
| • January 25 | • February 22 |
| | • March 1 |

Upcoming Events

**Next Legislative
Policy Committee
Meetings**

October 19 in Manti (Location TBD)
November 16 at Santa Clara City Hall

**2026 ULCT Annual
Convention**

October 27-28 in Salt Lake City (Salt Palace)

**Annual Add On:
Conflict Competence
101**

October 29 at Murray City Hall

- Practical Lessons for Local Governments Navigating Federal ADA Requirements - Oct 7
- BRAG Regional Summit - Oct 14-15
- R6 Regional Summit - Oct 22
- ULCT Board Meeting - Oct 26
- NLC City Summit Conference in Nashville - Nov 19-21

ULCT Annual Convention

October 27-28 at the Salt Palace

Annual Convention Registration is now open!
(Registration fees increase after September 29.)

- Keynote Speaker: Frank Abagnale
- General session on data centers with state leaders
- Post-convention conflict competence training with Danya Rumore on Oct. 29.
 - Can be added to Annual Convention registration



Scan to register for Annual



Email Katie Harley, kharley@ulct.utah.gov with any questions.



One size misfits all...

Revenue & Taxes

Property Tax Workgroup Meeting

Tomorrow, September 22 at 1pm

- ULCT presentation on updated data on the 2026 truth in taxation process
- Review of 2026 reasons for denial and safe harbor invocations
 - 60/66 entities certified
- Prioritization of ideas for truth in taxation code changes (next slide)
- Coordinating with other state leagues facing similar battles

Tell Alexa or email her at aoldham@ulct.utah.gov if you would like to join

2026 Reasons for Denial

59-2-919 Provision Violated	Provision Description	# of cities
(6)(b)(ii)	City must use the required format for the July advertisement	1
(8)(f)(i)(A)	City must hold the public hearing on a standalone night (from regular city council meeting)	1
(8)(b)(ii)(C)	City must post the county combined list on the main page of its website 14 days before the hearing	3
(12)(a)	City must submit evidence of compliance to the Tax Commission within seven days of final budget adoption	1

2026 (4)(a),(b) Safe Harbor Invocations

59-2-919 Provision Violated	Provision Description	Number of cities
(4)(a)(i)	First meeting in May: budget officer must state that the tentative budget includes a tax increase and present property tax impact schedule	1
(4)(a)(ii)	First meeting in May: required separate agenda item stating that the budget officer intends to state during the meeting that the tentative budget includes a tax increase	1
(4)(b)(i)(D)	May 1-June 13 meeting: city must state during the meeting that if it proceeds with the tax increase, it will provide notice of and conduct a public hearing	2
(4)(b)(ii)	May 1-June 13: required separate agenda item stating that the budget officer intends to make required statements (city is considering an increase, \$ amount and purpose, % increase, a public hearing will be held if the city proceeds)	5

Truth in Taxation Technical Cleanup Ideas

- Change (4)(b) to (4)(c) throughout -919 to reflect HB 236 changes
- Tentative budget adopted at a public hearing in -111 and meeting in -113 (change to meeting for consistency)
- Cities currently must adopt levy by June 22 but budget by June 30- make this occur on the same date
- Reduce duplicity between separate agenda announcements
- Property tax impact schedule to be made available at all meetings prior to June 30
- Require property tax impact schedules to be updated and posted every time the council changes the increase or after the final hearing
- Currently says the county auditor should certify the resolution setting the levy on June 15. This could be June 22 to match -133
- Clarify "available from main page"
- Clarify how to calculate the percentage increase on the average residence/commercial property
- Clarifications for strong mayor vs. council-mayor

Truth in Taxation Policy Change Ideas

- Remove the requirement for the city to post the county combined ad on its website for 14 days before the hearing
- Remove requirement to hold hearing on a standalone date
- Reduce the amount of documentation that needs to be sent to the Tax Commission
- Enhance requirements around correspondence with the tax commission
- Require county auditor to calculate the city's judgement levy
- Separate, easier to comply with process for cities increasing property taxes below X%
- Add an appeals process for communities whose rates are not certified
- Separate, easier to comply with process for towns/smaller communities
- Process to transfer SSD funds to city when the city takes over SSD services

Other looming revenue issues

Property tax draft bills

- fund balance (SB 97 take two)
- TABOR (HB 485 take two)
- other limits on increases

Transportation utility fee (TUF)

- clarification on definition
- some legislative concern about municipal actions

Municipal Telecommunications License Tax (10-1-406)

- some legislative concern about municipal actions

Takeaways for you

1. Let Alexa *aoldham@ulct.utah.gov* know if you want to join the Property Tax Workgroup meeting tomorrow (9/22) at 1 p.m. via zoom
2. Team ULCT will be in touch with relevant cities on Telecommunications License Tax issue

Administrative

Data Privacy

Utah Privacy Commission Meeting:

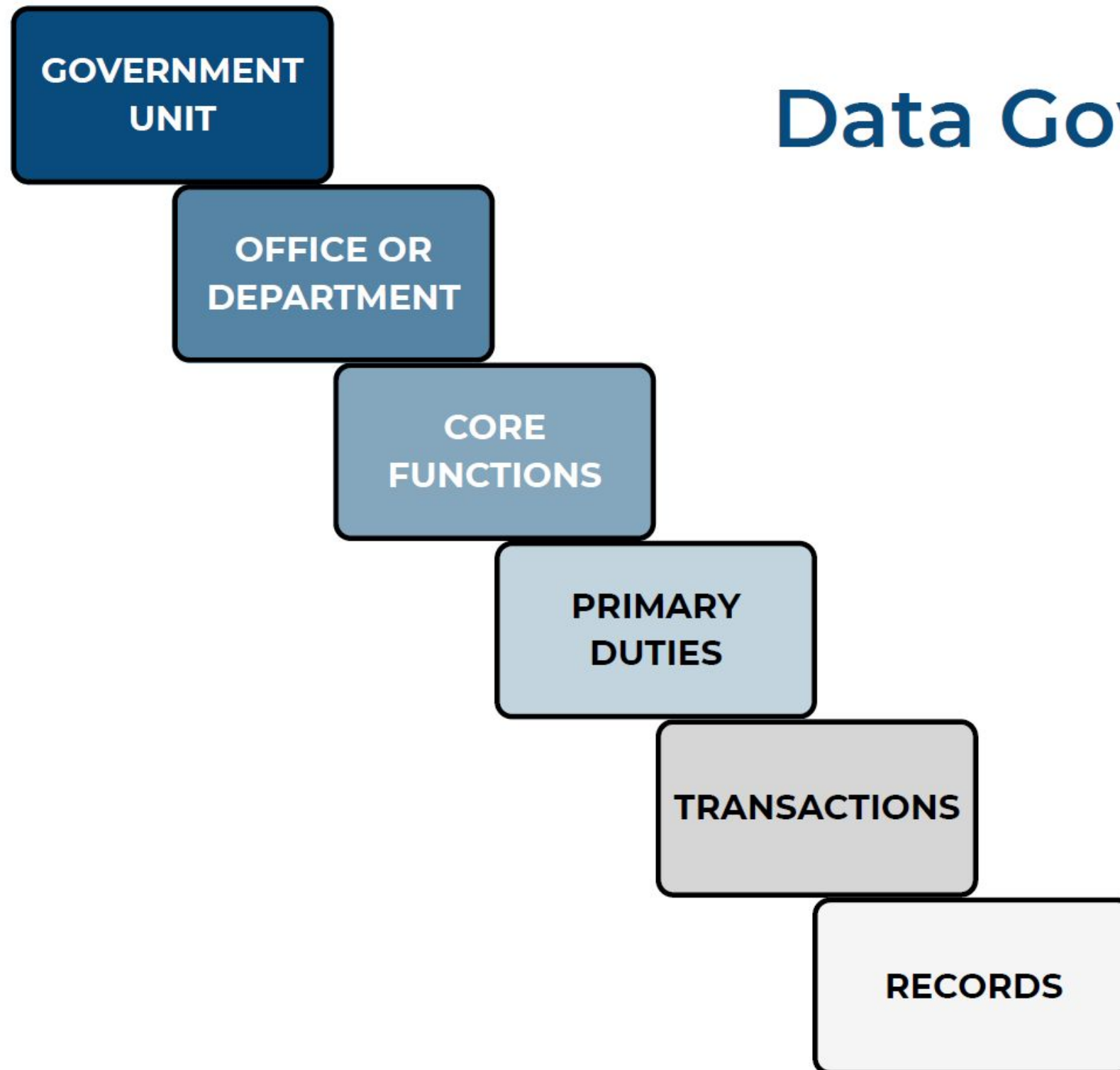
- Privacy policies/reporting
- Contractor compliance
- Training
- Noticing
- Data privacy complaints
- Auditing of privacy practices
- License Plate Readers

What other issues are you facing with implementing GDPR?

(jtingey@ulct.utah.gov)

Data Privacy

Data Governance Models



Data Privacy

PERSONAL DATA
IN RECORD

USE OF
PERSONAL DATA

PURPOSE OF
PERSONAL DATA

STATUTORY
AUTHORIZATION

PRIMARY
CLASSIFICATION

SECONDARY
CLASSIFICATION

RETENTION &
DISPOSITION

RECORDS MANAGEMENT
& DATA PRIVACY
REQUIREMENTS

GRAMA/OPMA

Potential Legislation:

- Removing attorneys fees for technical violations of OPMA/GRAMA (UDOG litigation)
- Statutory cure period prior to litigation
- One page notice of what is in GRAMA to be posted and supplement notice for any additional requirements by ordinance. Also extending timelines for responses. See SB 64 (2026)
- AI data requests
- Bid information increasing pricing
- Business purposes (e.g. a pool cleaning business seeking permit data for swimming pool construction)
- In-camera review of documents for Gov. Director

GRAMA Appeals

- **Changes requested by Government Records Director at Interim Committee:**
 - Allow GRD to dismiss appeals without hearing in cases where “no record exists”
 - Allow dismissal without hearing if it becomes moot after the hearing is scheduled
 - Require government entities to file briefs with his office earlier before a hearing takes place
 - Add additional staff if numbers of appeals and drafting orders continues to increase
 - Lengthen statutory timeframes for conducting hearings and issuing orders

(<https://www.ksl.com/article/51625020/utah-government-records-office-asks-lawmakers-for-help-to-handle-increasing-appeals>)

Retirement

SB20 Utah Retirement System Amendments (2025) - ULCT Neutral - Died on board

Similar Bill likely proposed this year

Gives URS participating employers the option to pay for the employee member contribution in addition to the required employer contribution...

ONLY IF

the employer also makes a contribution at the same compensation percentage to tier 2 hybrid employees.

For example, if a total contribution for a defined benefit employee is 12%, the employer has the option of picking up the additional 2% IF they contribute 2% to employees on the hybrid plan as well.

Takeaways for you

1. If you have specific examples of OPMA-related threats of litigation or AI-assisted GRAMA requests, notify Jared at *jtingey@ulct.utah.gov*

Housing & Land Use

State Housing Infrastructure Partnership (SHIP) applications are now open!

- Open through the end of October
- All communities with infrastructure projects that, if funded, support attainable, owner-occupied housing are strongly encouraged to apply



To access the application, scan the QR code or visit housing.utah.gov and click on “Partnership Opportunities” under the “State Land & Infrastructure” tab

LPC Housing Advisory Subgroup topics

- Rep. Ward's bill on lot size
- Sen. Fillmore's bill on legislative land use authority
- AI for plan review RFA
- Pre-approved housing designs
- Land Use Task Force (no PRC asks this summer)
- MIHP 2.0 (no report req't in 26)
- HOAs
- Annexation, incorp., preliminary municipalities
- Impact fees (leg audit, Oct)
- Single staircase building code change
- Inspections and plan check timing (HBA)
- DADU clarification
- incentives for affordable home ownership in existing houses
- college town report

Next Meeting:
**Tue., Sept.
29th at 9am**

Ideas to support home ownership in existing units

- Expansion of the state's down payment assistance program
- Interest rate buydown/state loan bank for first-time buyers
- Home renovation loans/grants
- Grants/loans to convert rental units to owner-occupied units
- Income tax credits for moving into neighborhoods with declining enrollment
- Property tax credits for moving into neighborhoods with declining school enrollment
- Tax credits for developers to build owner-occupied condos in centers (likely re-development)
- Change to 55% residential exemption for properties that aren't owner occupied (requires constitutional amendment)

AI for Plan Review Update

Board direction: support an RFA request for a pilot program

LPC Housing & Land Use Advisory Subgroup suggested that the following items be addressed by any pilot program:

- Copyright
- Cost
- Data privacy
- Human component (staff review, not exclusively AI process)
- Liability
- Process (for example, AI could be a pre-submittal step)
- Public trust
- Scope (for example, is it only for plan review, all land use processes, etc)
- local gov't involvement in the RFP process

Pre-Approved Plans for “starter homes”

- LPC advisory: interested but questions about scope, types, decision-making process, focus on affordable home ownership outcomes
- *Board Direction: open to RFA to create plans that cities can use with guardrails*

MIHP 2.0

- Team ULCT is working on a new concept that better reflects feedback from LPC and LPC Housing & Land Use Advisory Subgroup
- We will bring a proposal back to LPC Housing & Land Use Advisory Subgroup to collect feedback at one of our upcoming meetings

Impact Fees

- Impact Fee Audit Report will come out in October
- Working group on impact fees will begin after impact fee audit is released
- ULCT will meet with other stakeholders in November about potential legislation
- ULCT developing resolution on impact fees

DRAFT Impact Fee Resolution

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Utah League of Cities and Towns supports an impact fee framework under which an impact fee, when imposed, bears an essential nexus and rough proportionality to public facility impacts attributable to new development, and impact fee revenues are accounted for and expended consistent with federal, state, and local laws.

BE IT FURTHER RESOLVED that the Board supports state and local policies that preserve municipal flexibility to plan for growth, implement adopted capital facilities plans, maintain adequate levels of service for current and future residents, and fund growth-related infrastructure in a reasonable and fiscally responsible manner.

BE IT FURTHER RESOLVED that impact fee policy should protect existing taxpayers and ratepayers from subsidizing the public facility impacts of new development when those impacts can lawfully and proportionately be assigned to the development activity that creates them.

BE IT FURTHER RESOLVED that impact fee studies, facilities plans, enactments, accounting, and expenditures should be transparent, data-based, and administrable for municipalities of different sizes and capacities.

BE IT FURTHER RESOLVED that impact fee revenues should be expended only for eligible system improvements identified in the impact fee facilities plan and for the specific public-facility type for which the fee was, and should not be used as general revenue or to cure existing deficiencies.

BE IT FURTHER RESOLVED that the Board encourages collaboration among municipalities, developers, affected entities, residents, and state policymakers to improve predictability, reduce conflict, and ensure that impact fee policy remains reasonable, lawful, and workable.



Annexation/Incorporation/Preliminary Municipalities

- Working group has focused on preliminary municipalities and incorporation to simplify both processes - concern that towns are incorporating to stop development or counties are making it difficult to create preliminary municipality
- Working group has not extensively discussed annexation YET (but WILL)
- ULCT developing a resolution on annexation to build internal consensus

DRAFT Annexation Resolution

NOW, THEREFORE, BE IT RESOLVED that the Utah League of Cities and Towns supports a clear, locally grounded framework for annexation that strengthens local self-governance, promotes accountable and fiscally responsible municipal service delivery, and preserves the central role of cities and towns in planning, financing, governing, and serving urban growth.

BE IT FURTHER RESOLVED that the Utah League of Cities and Towns supports policies and procedures that provide predictable standards for local governments and property owners, timely dispute-resolution mechanisms, orderly and deliberate planning, and respect for municipal decision-making.

BE IT FURTHER RESOLVED that the Utah League of Cities and Towns opposes annexation policies and procedures that would lead to fragmented service delivery, disregard adopted municipal plans, create unsustainable fiscal impacts, or diminish the ability of cities and towns to meet the long-term needs of residents, businesses, and surrounding communities.

BE IT FURTHER RESOLVED that the Utah League of Cities and Towns opposes any policies and procedures that would remove or restrict the core legislative discretion of locally-elected officials to determine their municipal boundaries, force the annexation of contiguous land outside of a municipality's boundaries, require municipalities to provide services and infrastructure to properties outside of their authorized boundaries.

BE IT FURTHER RESOLVED that the Utah League of Cities and Towns opposes any legislative proposals or special laws that, if adopted by the Utah Legislature, would violate the Utah Constitution Article XI, Sections 3 or 5 or any efforts to amend the Utah Constitution modifying these Sections of the Utah Constitution.



Home Owners Associations

What is out there?

- **Representative Ballard:**
 - Alleged 80% of new housing units are in HOAs, which adds expense;
 - Reduce the impact of HOAs;
 - Provide more notice to buyers of HOA costs;
 - Allow HOA owners to opt-out;
 - Require cities to absorb HOA private infrastructure over time
 - Anecdote: City requires pools, other cities require common areas, which result in HOAs
 - New Jersey: Reimbursement of property taxes for costs of snow and ice removal, street sweeping, solid waste removal, and the cost of electric for street lights
 - Proposal to reimburse property taxes to HOA homeowners for services they didn't receive but were received by non-HOA residents.
 -
- **Representative T. Peterson:**
 - Storm-drains or other regularly infrastructure be maintained and repaired by city
- **Erin Rider (HOA Ombudsperson):**
 - Meeting with stakeholders and legislators
 - Negative Downstream Effects:
 - HOA's asking to be taken over by city
 - HOA leadership inexperienced in city services/functions
 - Money to take care of substandard infrastructure
 - Affordable housing as a prerequisite in development agreements is causing those that do not have money to be paying high HOA fees even though the home itself would qualify as affordable housing
 - Issues with changes in CCR's after development agreement obligations

Home Owners Associations

Arguments We Have Expressed:

1. Taxes and fees are different and serve different purposes.
2. Taxes are not assessed based on services being provided but by value of taxable property
3. Contracts are not developed on a house by house basis, but an overall providing of the service. Calculating the costs to reimburse would be very difficult.
4. HOA fees are for the purpose not just of amenities and services but also for longterm maintenance and replacement of systems.
5. HOA's are typically developed through DA at the request of developers
6. HOA creation are because developers want to have develop without city standards so they ask for an HOA
7. HOAs are created because of timing of the development where infrastructure and money.
8. HOA's are a mechanism of shifting the financial burden on those that are experiencing living in that home and they are warned that they are moving into an HOA.
9. Cities don't like downstream effects of HOA either.
10. CCR's modify development agreements - HOAs shouldn't be able to do so.

Building Code Analyst's Preliminary Report

- HB 58 (2026) created the “Building Code Analyst” position within DOPL to investigate and make recommendations on the building code
 - Not a compliance officer
 - More of a researcher
- Preliminary report notes the following:
 - Ambiguity in understanding of whether all departments or just the building department is under the 14/21 day (plus 3-day screening period).
 - Conflict between municipal authority and statutory completeness in building permit applications (15A-1-209(3)(g) with 10-20-909(12)).
 - UBCC says that the “completeness” list is the one that should govern because it is more specific.
 - 54 building department survey:
 - 31% of applications received were incomplete
 - Site plans/construction drawings, engineering/architectural drawings, and geotech reports were most common deficiencies in application submittal
 - After notice of deficiency was sent, 57.4% came back incomplete again
 - Most issues of incompleteness or noncompliance were with owner-builder or small contractors
 - Further investigation into plan review timelines and building inspections are to come.

Takeaways for you

1. LPC will vote on the impact fee and annexation resolutions in October or November
2. If you have input on home ownership in existing cities, HOAs, or other topics, contact Team ULCT
3. If you want to participate in LPC housing/land use advisory, then contact Alexa at aoldham@ulct.utah.gov

Homelessness

Executive Appropriations Update

\$500,000 in New State Funding Approved

- **West Valley City recently became a full-time shelter city**, creating a significant potential impact on mitigation fund allocations and public safety resources across shelter cities.
- In response, **OHS sought \$500,000 in additional state funding** to the mitigation fund to help offset this financial impact.
- **Approved unanimously by the Executive Appropriations Committee (EAC) on September 15, 2026.**
- This funding will help **maintain strong public safety support for communities** while we work together to serve Utah's most vulnerable populations.

Taskforce Update

Assess Public Safety Costs

- Evaluate public safety costs for municipalities hosting eligible shelters

Improve Expense Tracking

- Develop **best practices for tracking and categorizing** mitigation expenses incurred by shelter cities

Develop a Mitigation Funding Formula

- Reflect **shelter capacity and utilization**
- Adjust over time using **measurable system metrics**

Taskforce Update

Recommend Funding & Contributions

- Recommend **mitigation fund distributions**
- Recommend **contribution requirements** for non-shelter municipalities and the State of Utah
- Identify **qualifying offsets**, if any, for mitigation contributions

Takeaways for you

1. The Task Force will update the ULCT Board of Directors and LPC throughout the process
2. Primary point of contact: Molly Wheeler
mwheeler@ulct.utah.gov and Cameron Diehl
cdiehl@ulct.utah.gov

Water

Retention Basins

HB489 (2026) - Water Infrastructure Amendments - Rep. Thomas Peterson

Sought to limit the use of retention basins in the GSL Basin

Prioritize storm water control practices other than retention basins unless no feasible alternative exists

Last session engineers worked with sponsor to make bill more clear and workable
-ULCT went **neutral** on the bill

Bill died on the board - 3 away from a vote at midnight

Takeaways for you

1. Stay tuned for returning bills and new bills in the water space
2. Water advisory groups will be meeting in the next month

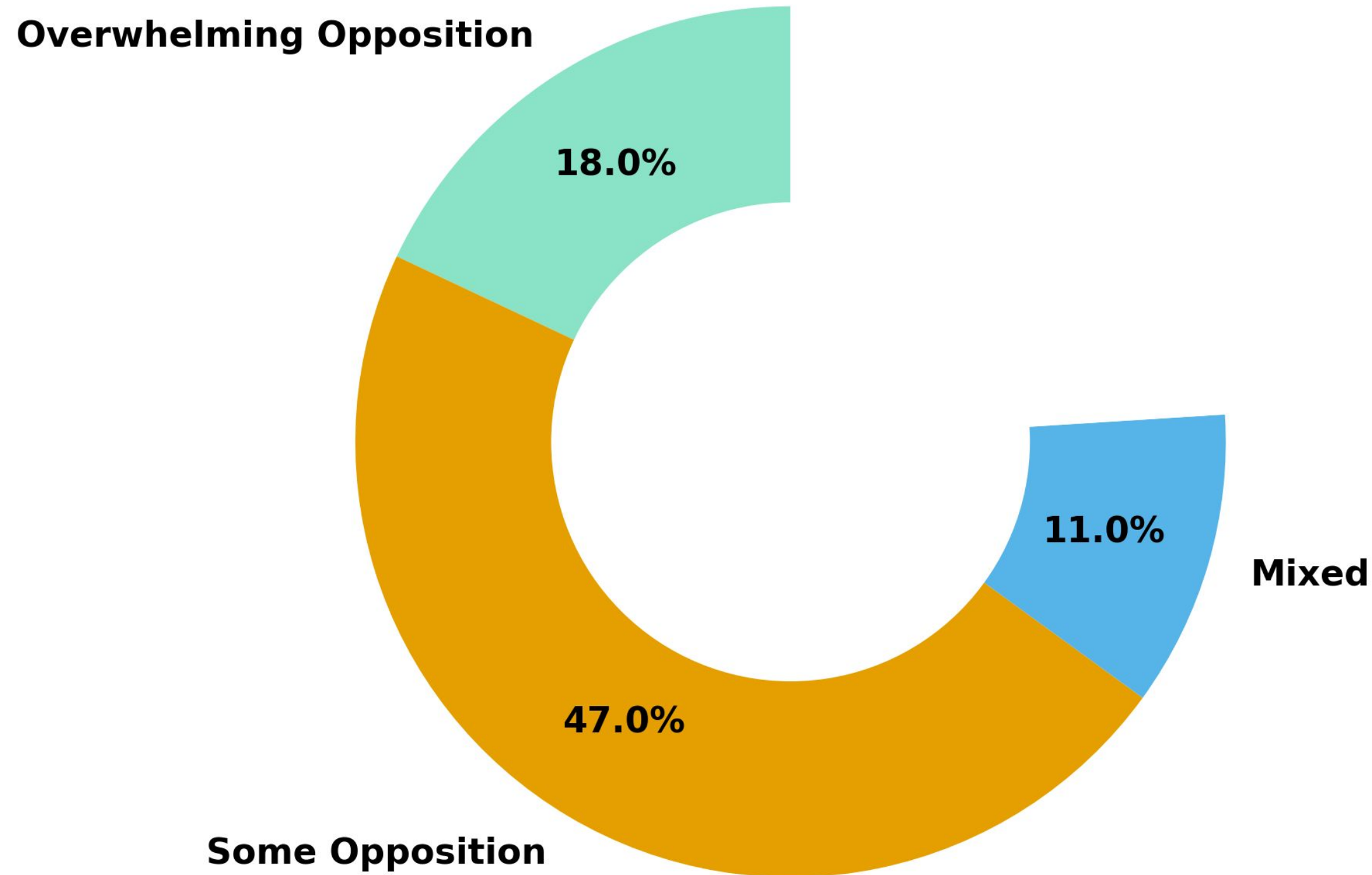
Public Safety

Police defend Flock cameras as Utah lawmakers mull more regulations

By Bridger Beal-Cvetko, KSL and Daniel Woodruff, KSL | Posted - Sept. 16, 2026 at 4:01 p.m.



Have you heard from residents? ALPRs



**Results of LPC
follow-up
survey on
ALPRs and
current state
law**

UCA 41-6a-20: req'd policy about use, mgmt, auditing; post policy publicly; 9 month retention

Statutory penalty: a person who knowingly or intentionally uses, obtains, or discloses captured license plate data in violation of this part is guilty of a class B misdemeanor.

Statute about law enforcement use of ALPR data: active criminal investigation, apprehend a suspect, locate missing person/endangered person, locate stolen vehicle

Statute about use w/Utah Criminal Justice Info System: verify vehicle registration, confirm vehicle ID, confirm insurance info, identify stolen vehicle

Municipal policies: workstation credentials, information access documentation, number of ALPR searches by LEOs, retention of ALPR searches, req'ts for audits, how other LEOs and prosecutors can obtain ALPR data (requests reviewed by chief or designee)

Policy questions: personal privacy, camera data access, role of local elected officials, audits

Utah Communications Authority

- ULCT Board is submitting 4 names to the Governor's Office for potential nomination to the UCA Board:
 - Bountiful Mayor & ULCT President Kate Bradshaw
 - Ivins City Council Member Sharon Gillespie
 - Millcreek City Council Member Nicole Handy
 - Highland City Administrator Erin Wells
- Governor makes official appointments subject to Senate confirmation
- Board next meets on October 21st

Emergency Vehicles and Gov't Immunity

(7)

- (a) Except as provided in Subsection (7)(b), the privileges granted under this section do not relieve the operator of an authorized emergency vehicle of the duty to act as a **reasonably prudent** emergency vehicle operator under the circumstances.

-Lights and signals

-Pursuit

Takeaways for you

1. Stay tuned for updates and let us know if there's anything you'd like to add
2. If you have ALPR use policies and you have not shared them with League staff, please send them to Justin at *jlee@ulct.utah.gov*

Economic Development

Economic Development summer update

1. Public infrastructure districts (PIDs)
2. State authorities
3. Economic Development Council
 - a. data centers, data centers, data centers
 - b. Annual Convention data center panel of state leaders
 - c. [data center handout - august 2026](#)
 - d. 10+ bill files open
4. Tax increment Finance work group
 - a. awaiting UAC property tax database from county assessors
 - b. Nov 1 tentative deadline for policy proposals

[Utah economic office can't tell if \\$249M was properly spent, audit finds | KSL.com](#)

Takeaways for you

1. Stay tuned: many bill files open on PIDs, state authorities, tax increment financing, and economic development but unclear what will move forward
2. Once the UAC data emerges, policy deliberation will move quickly

Transportation

5th county imposed the 5th 5th

Davis County officials OK sales tax hike, which will generate an extra \$15.98M per year

By Tim Vandenack, KSL | Posted - Sept. 16, 2026 at 12:37 p.m.



STAY IN THE KNOW

Transit update

1. Utah Transit Commission
2. Draft Bill on light rail intersections and signal priority for light rail
3. Transit Innovation Grants deadline of Oct. 2 (applications to date)
 - a. Riverton
 - b. SLC
 - c. Saratoga Springs
 - d. South Jordan
 - e. Syracuse

Takeaways for you

1. Submit your transit innovation grant applications by Oct. 2
2. If you have light rail intersections in your city, please follow up with Team ULCT

Research

Cost of Compliance Survey (NLC SPARK)

Aim is to measure the time and resources required to comply with legislative changes

- What is the estimated cost for using consultants?
- What is the total estimated staff hours for complying?

The survey will ask those two questions about:

- 5 recent state legislative changes
- 1 recent federal change (ADA website rules)

Added incentive - *a few municipalities who complete the survey will be randomly selected to receive one complimentary registration to the 2026 ULCT Annual Convention*

Upcoming Events

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Annual Add On: Conflict Competence 101	October 29 at Murray City Hall
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- Practical Lessons for Local Governments Navigating Federal ADA Requirements - Oct 7
- ULCT Board Meeting - Oct 26
- NLC City Summit Conference in Nashville - Nov 19-21

Fall Regional Events

**BRAG Regional
Summit**

October 14-15 in Logan

R6 Regional Summit

October 22 in Richfield

Contact ULCT

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