

## Senate Economic Development and Workforce Services Committee

2/27/2025

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### **Bill: 1<sup>st</sup> Substitute SB 333 – Major Sporting Event Venue Financing Amendments**

Sponsor: Senator Jerry W. Stevenson

Floor Sponsor: Undeclared

**UASD Position: TBD**

This Bill enacts the Major Sporting Event Venue Zone Act and related provisions.

Discussion: Senator Stevenson presented the Bill and spoke to the 1<sup>st</sup> substitute, which was adopted. The purpose of the Bill is to make sure that major sporting venues are producing maximum revenue. The Bill makes a targeting funding source for improvements and sporting venues. The sources come from local tax funds with the option of local governments facilitating the progress of the improvements. Cities and counties are in charge of whether these zones are created. They are allowed to make an application to GOEO, similar to the HTRZ process. 75% of the property tax increment may be approved for each zone. No portion of the state sales tax can be used, but up to 100% of local sales tax may be approved for each zone. The Bill allows for communities to invest in sporting events and the construction of entertainment venues. Only Summit County can impose a Resort Community Tax for their project areas as part of an agreement between the county, the state, and other stakeholders. The Bill allows the imposition of a hotel tax to be used in other areas. There was no public comment.

Yeas: 4

Nays: 0

N/V: 2

**Outcome: 1<sup>st</sup> Substitute SB 333 passed out of the Committee with a favorable recommendation.**

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### **Bill: 1<sup>st</sup> Substitute SB 336 – Utah Fairpark Area Investment and Restoration District Modifications**

Sponsor: Senator Scott D. Sandall

Floor Sponsor: Undeclared

**UASD Position: TBD**

This Bill modifies provisions relating to the Utah Fairpark Area Investment and Restoration District.

Discussion: Senator Sandall presented the Bill and its 1<sup>st</sup> substitute, which was adopted by the Committee. Salt Lake City was involved with the creation of the substitute, which applies a municipal agreement. This provides municipal services (police, fire, and districts) to get a portion of the incremental property tax. It also adds some language to the land use agreement and adds provisions to how funds collected by districts are used. The date for short-term car rentals

that will help bring in revenue will be moved to October 1, 2025. The rest of the Bill is meant to clean up some language from a bill file from last year that creates the affair district. It incorporates a number of regions on the West side of Salt Lake into Utah Fairpark Area Investment and Restoration District (“UFAIR”). Larry H. Miller group has been purchasing land from Rocky Mountain Power to create a 200-plus acre district. A member of UFAIR spoke as part of the presentation. The Bill changes the word “stadium” to “stadiums” to open the door for more sporting venues. Salt Lake City worked with UFAIR as the language was being worked on. The Bill allows UFAIR to levy some taxes as well.

Senator Johnson asked if there will be a significant fiscal impact. The sponsor said there shouldn’t be any additional impact other than from the service districts accruing sales tax. There was no public comment.

Yeas: 2

Nays: 1

N/V: 3

**Outcome: 1<sup>st</sup> Substitute SB 336 passed out of the Committee with a favorable recommendation.**

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**Bill: 2<sup>nd</sup> Substitute HB 360 – Housing Attainability Amendments**

Sponsor: Representative Stephen L. Whyte

Floor Sponsor: Senator Lincoln Fillmore

**UASD Position: Support**

This Bill amends provisions related to affordable housing.

Discussion: Representative Whyte presented the Bill with its 2<sup>nd</sup> substitute, which was adopted by the Committee. The sponsor said that this Bill is part of a housing attainability Bills package. The Bill allows political subdivisions to hold closed meetings to discuss financial proposals related to the development of landowners by the state or a political subdivision of the state and permits first- and second-class cities to qualify for Utah Homes Investment Program funds to rehabilitate attainable homes within their boundaries. It extends the program’s sunset date by one year and expands the allowable uses of surplus school lands for affordable housing.

Additionally, the Bill limits the number of trustees from a single county on the Utah Housing Corporation board to no more than two and repeals the corporation’s sunset date. It authorizes the Utah Department of Transportation to establish rules for selling surplus real property to state agencies under certain conditions and allows the Utah Housing Corporation to return deposits made by the state treasurer for loan financing of attainable homes when specific criteria are met. The Bill also includes technical and conforming changes.

Steve Waldrip, representing the Governor’s Office, the CEO of the Utah Housing Corporation, the Utah League of Cities and Towns, the Utah Association of Realtors spoke in support of the Bill.

Yeas: 3  
Nays: 0  
N/V: 3

**Outcome: 2<sup>nd</sup> Substitute HB 360 passed out of the Committee with a favorable recommendation.**

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**Bill: 3<sup>rd</sup> Substitute HB 368 – Local Land Use Amendments**

Sponsor: Representative Stephen L. Whyte

Floor Sponsor: Senator Lincoln Fillmore

**UASD Position: Tracking**

This Bill modifies provisions related to land use.

Discussion: Representative Whyte presented the 3<sup>rd</sup> substitute, which was adopted by the Committee. The third substitute adds a few more provisions of how a municipality or county conducts the review of a building permit application and clarifies timeframes. The Bill clarifies and modifies statutes related to municipal annexation and boundary adjustments, renumbering and amending relevant sections of the code. It updates the processes for municipalities and counties to conduct plan reviews, inspect and approve warranty work, regulate landscaping, and allow transferable development rights. Additionally, it modifies notice requirements for public hearings on proposed land use regulations and prohibits municipalities and counties from requiring private individuals or entities, such as homeowners' associations, to permanently maintain public access amenities or water utilities unless specific conditions apply.

The Bill also streamlines land use procedures by creating an expedited review process for identical floor plan submissions and prohibiting municipalities and counties from requiring public hearings for variance requests or other land use appeals. It restricts local governments from enforcing ordinances by withholding building permits or certificates of occupancy and includes modifications to the State Fire Code Act and provisions related to special districts and land use. Lastly, the Bill establishes a process for individuals to convey real property to public entities by deed.

The Utah League of Cities and Towns, Mike Ostermiller, and Steve Waldrip representing the Governor's Office spoke in support of the Bill.

Yeas: 3  
Nays: 0  
N/V: 3

**Outcome: 3<sup>rd</sup> Substitute HB 368 passed out of the Committee with a favorable recommendation.**