



**UTAH**  
ASSOCIATION OF  
**COUNTIES**

*100 Years of County Advocacy*

*UAC Legislative Management Conference  
Changes to SB 174 (2023) via HB 476 (2024)*

*April 30, 2024*

# *Overview of Changes introduced by HB 476*

## **6** **MAJOR** **CHANGES**

- **Review Cycle Clarification**
- **Subdivision Application Scope**
- **Adjusted Review Timelines**
- **Flexibility with Subdivision Improvement Plans**
- **Limitation on Review Cycles**
- **Detailed Response Requirements**



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# *Review Cycle Clarification*

- **HB 476 refines the "review cycle" definition to streamline the process from the application submission to the county's feedback and the applicant's response. This aims to enhance efficiency and clarity in the review cycle.**

**"Review cycle"**

# *Subdivision Application Scope*

- The bill specifies that a "subdivision application" refers to land subdivision within unincorporated county areas, ensuring clear applicability of the rules.

**"subdivision application"**

# *Adjusted Review Timelines*

- Depending on your county's population, the initial review timelines have been adjusted. Counties with over 5,000 residents are allocated 15 business days for the initial review, while those with 5,000 or fewer have 30 business days. This change requires counties to assess their review processes and adjust accordingly.

**Either 15 or  
30 business  
days**

# *Flexibility with Subdivision Improvement Plans*

- **Counties now have the discretion to require subdivision improvement plans either with the preliminary or final application, but not both. This flexibility allows for better resource allocation and process management.**

**Either  
preliminary  
or final  
application**

# *Limitation on Review Cycles*

- **Limitation on Review Cycles: Maintaining the cap at four review cycles, HB 476 ensures that the application review process remains bounded and efficient.**

**Cap at 4  
review  
cycles**

# *Detailed Response Requirements*

- **The bill outlines specific requirements for applicant responses to county requests, emphasizing the need for clear and timely communication.**



# *Implications for Your County*

- **Each county must assess how these changes will affect their current subdivision application and review procedures.**
- **It's essential to align your internal processes, training, and communication strategies with these updates to ensure compliance and operational efficiency.**

# Next Steps

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- **Review, Adjust, and Adopt**
- **Training and Communication**
- **Public Awareness**

# *Review, Adjust, and Adopt*

- **Counties should conduct a thorough review of their current subdivision application and review procedures in light of the legislative changes.**
- **Adjustments should be made to align with HB 476, and counties should prepare and finalize ordinances for adoption if they have not yet done so.**
- **Ensuring that these ordinances are in place before the deadline is crucial for compliance and operational readiness.**

# *Training and Communication*

- **It is essential to equip your staff with the necessary knowledge and training regarding the updated legislation.**
- **Effective communication strategies will facilitate a seamless transition to the new processes within your teams and when interacting with the public.**

# *Public Awareness*

- **Developing a strategy to inform stakeholders, including applicants, about the new procedures will be key to ensuring a smooth transition.**
- **Clear, accessible information will help manage expectations and guide applicants through the revised process.**

# Conclusion

**Call me or  
email me**

- **As your county navigates the legislative changes introduced by SB 174 and now HB 476, it's essential to proactively engage in the process of reviewing, adjusting, and, if necessary, adopting new ordinances to ensure compliance with the updated law.**
- **UAC and our contract legal counsel are committed to supporting you through this transition. We offer a range of services at no additional cost to the county, including drafting ordinances, suggesting amendments, and providing templates to streamline your compliance efforts.**
- **Our goal is to ensure that your county has the resources and support needed to effectively implement these changes, enhancing the subdivision application and review process while maintaining alignment with state requirements.**



# *S.B. 168: Affordable Building Amendments*

- Authorizes a municipality or county to create a home ownership promotion zone of 10 acres or less;
- Describes the purposes and requirements of a home ownership promotion zone;
- Allows a home ownership promotion zone to capture tax increment for up to 15 consecutive years to finance the objectives of the home ownership promotion zone;
- Authorizes the creation of a home ownership promotion zone to be included in a municipality or county moderate income housing plan.

**How will this  
impact  
Utah?**



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# *H.B. 465: Housing Affordability Revisions*

- Encourages political subdivisions across the state to utilize land use authority to increase the supply of affordable housing. Similarly, this bill changes the Olene Walker Housing Fund and the Utah Housing Preservation Fund to ensure the majority of these funds are directed towards affordable housing.

How will these funding changes impact counties?



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# H.B. 476:

**Housing affordability: H.B. 476 Municipal Land Use Regulation Modifications updates Land Use Code to better streamline affordable housing development. By simplifying the code, this bill will allow for greater ease in the home-building and home-buying industries. Land Use Task Force Group**

- **Streamlines processes to help increase the supply of homes.**
- **Creates more certainty for cities and builders in the planning and entitlement process, helping achieve the outcome of increased housing supply.**

**Concerning subdivision phasing and administrative approvals, it clears up ambiguity in the code that was affecting homebuilders**



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# *UAC presents “Hi Brandy!”*



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