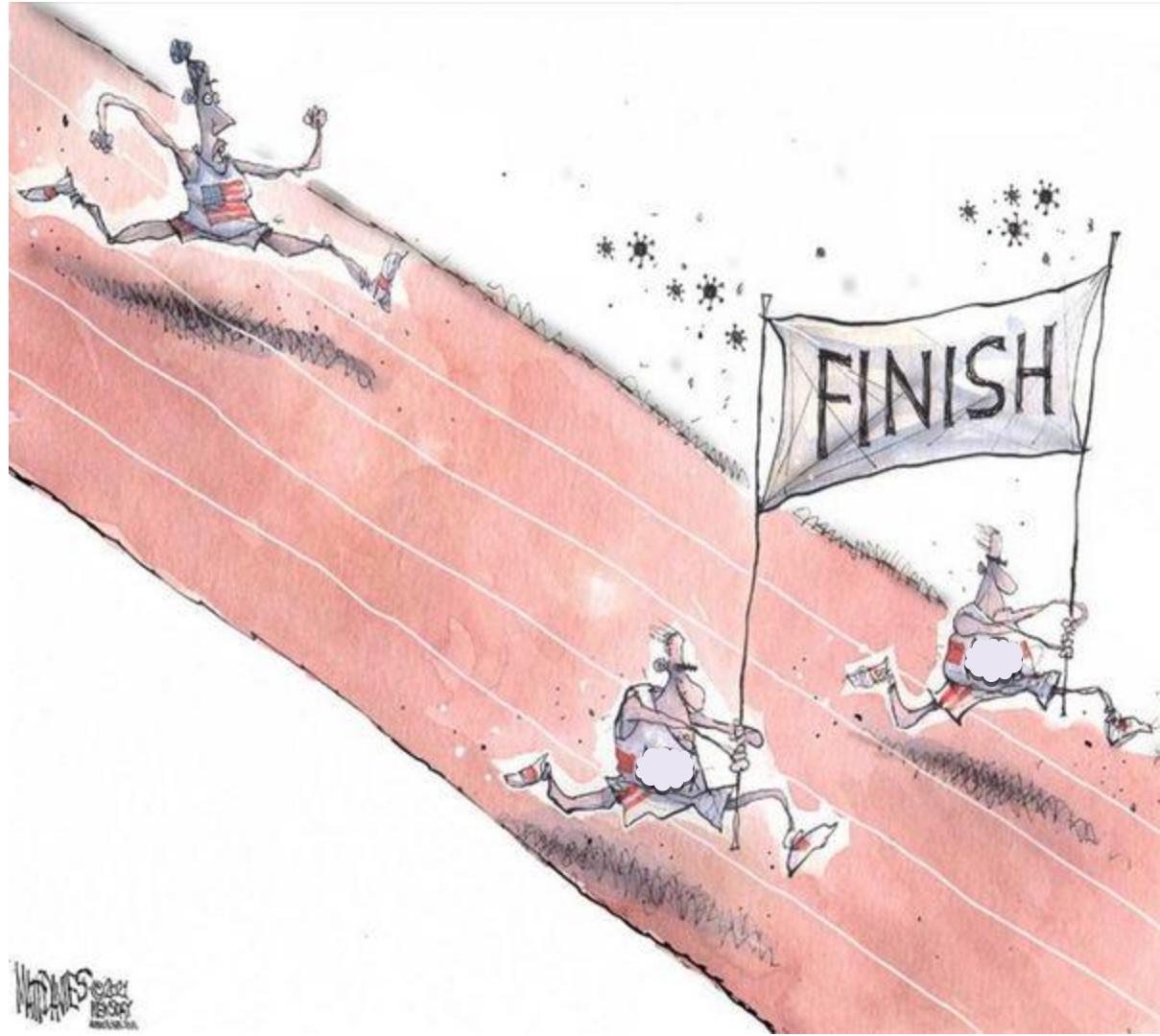


Subdivision Policy in Utah

...as of 2024
...late April



What is this?



Undeveloped
land



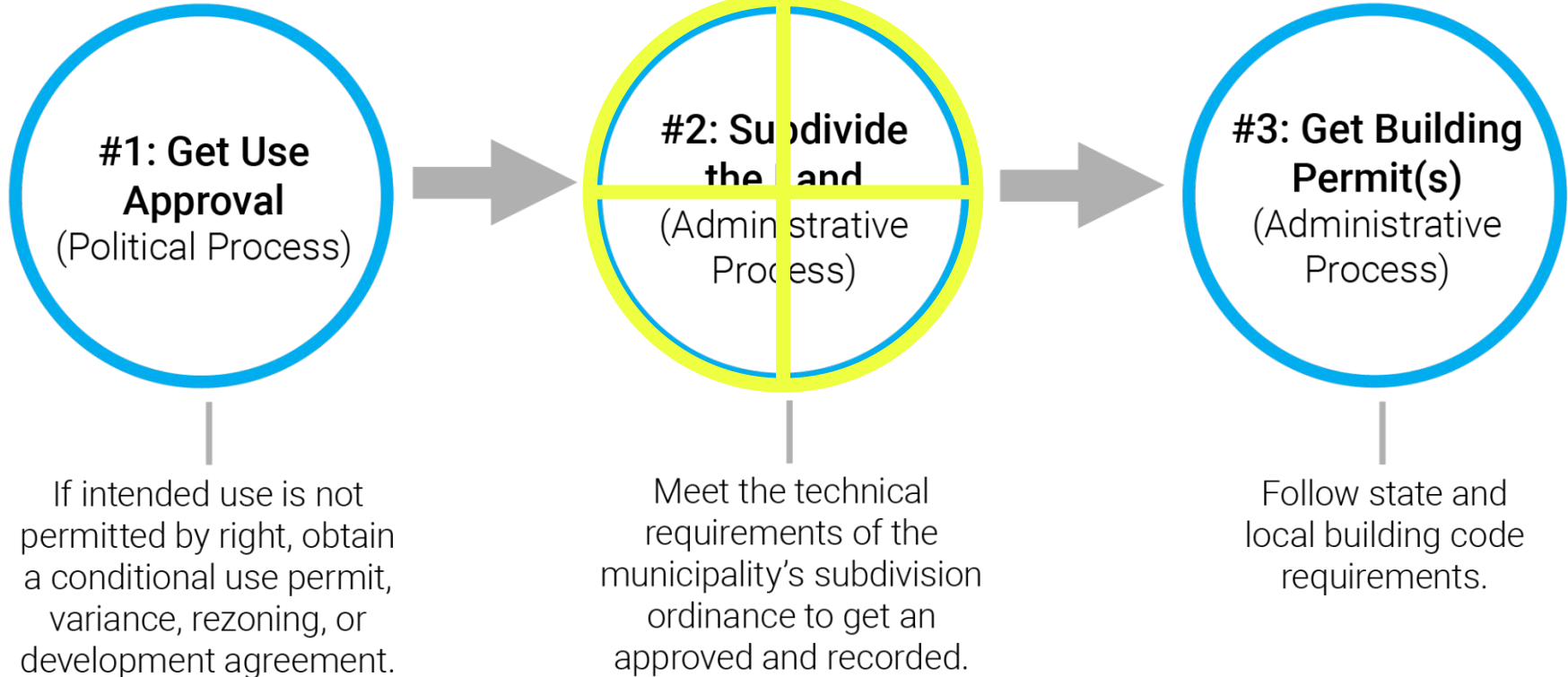
Opportunity
for profit



Potential solution
to housing
affordability



GENERAL DEVELOPMENT PROCESS AFTER SB 174



What SB174 (2023) + HB476 (2024) Changed

For subdivision applications for **ALL*** 1-2 family (and townhome) residential:

- Town Council cannot be the LUA for preliminary or final applications
- Planning Commission cannot be the LUA for final applications
- Town can require subdivision improvement plans in only preliminary OR final
- Town is limited to four “review cycles” of back and forth with a developer for considering subdivision improvement plans (and one optional public hearing)
- Town has 30 business days for each review cycle
- Town must approve applications that “check all the boxes”
- Town can combine preliminary and final applications into one

* *”ALL” means every local government, but not every situation (i.e. sensitive lands)*

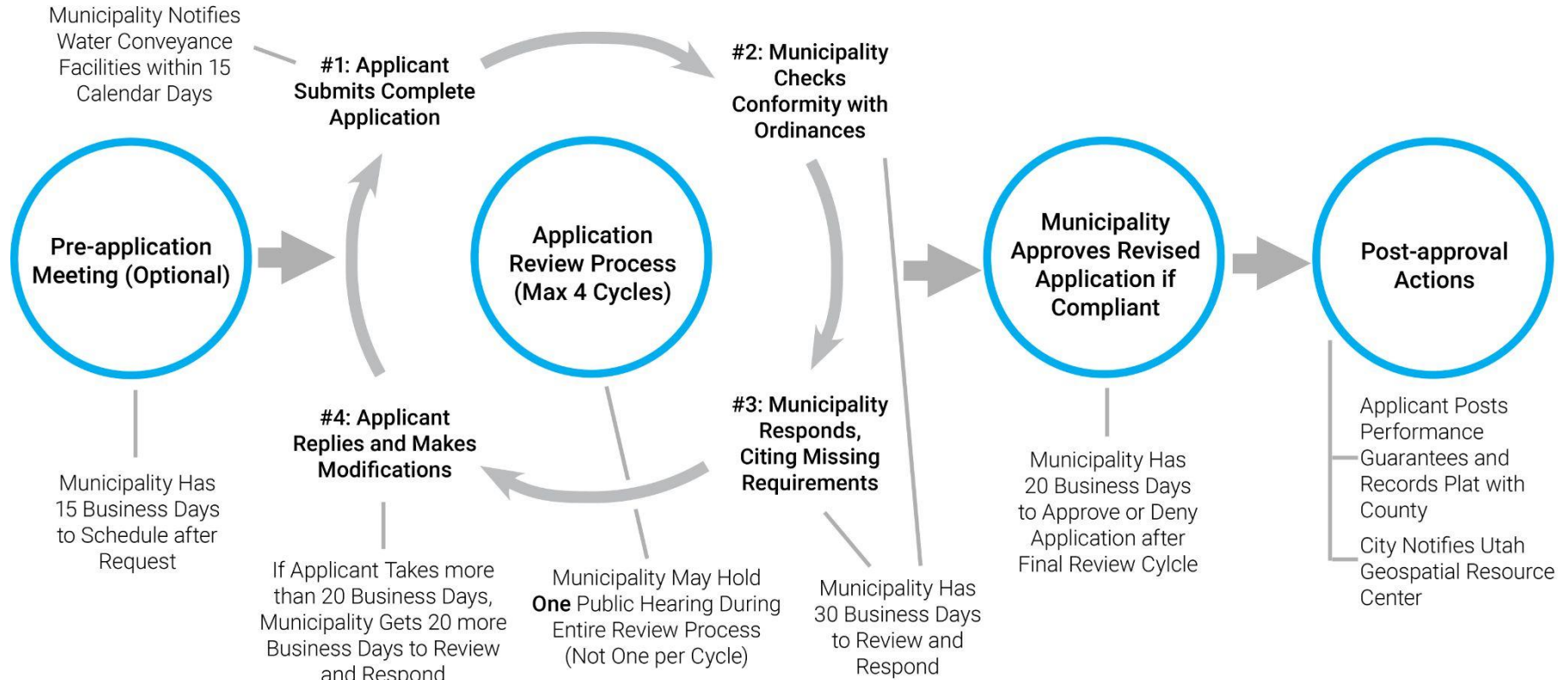
Subdivision Review Approaches

Two options to ensure the Town is compliant with the new law when it receives applications for 1-2 family residential subdivisions.

Option 1: Combined Review Process



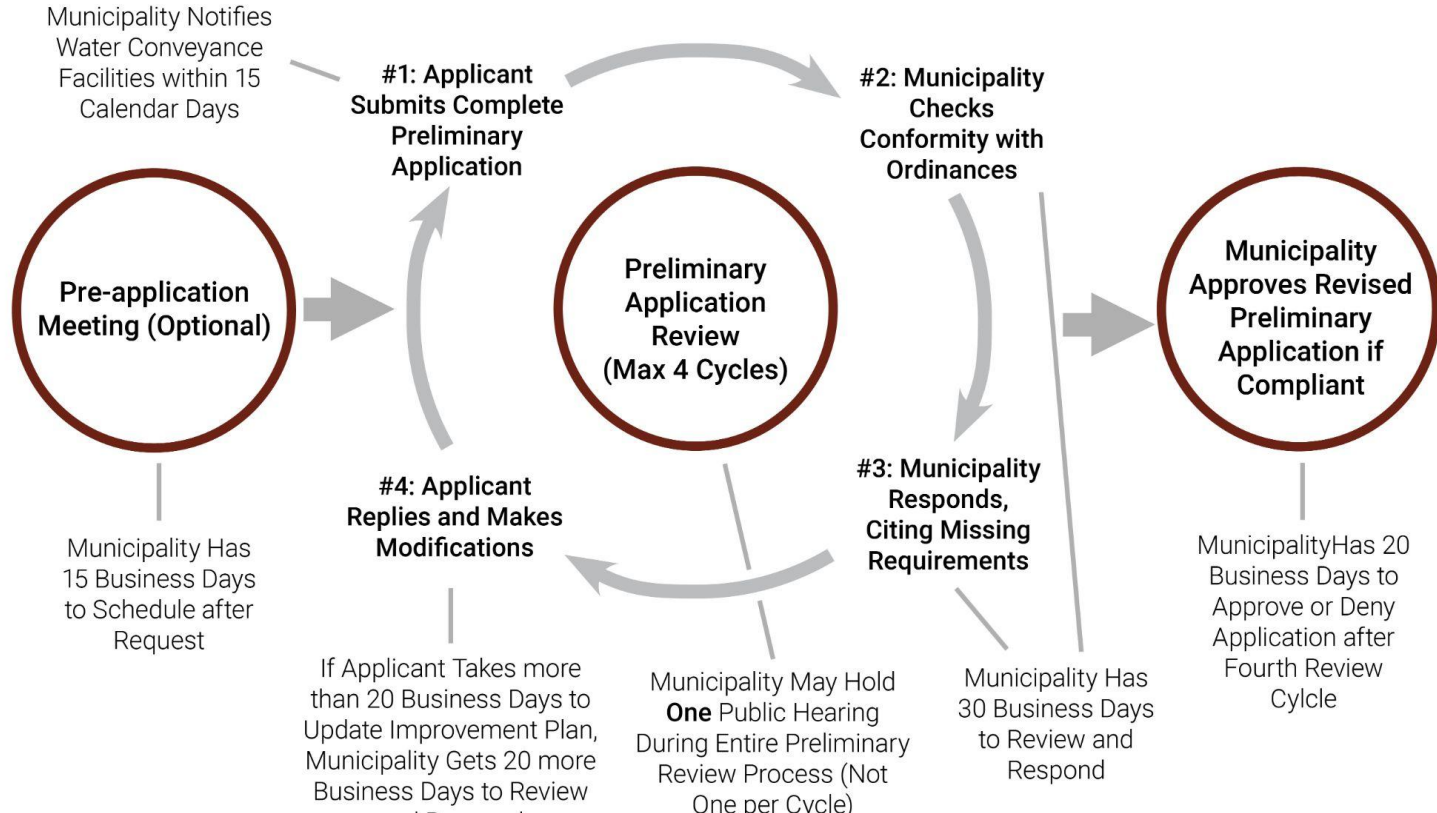
SUBDIVISION APPLICATION FOR 1-2 FAMILY RESIDENTIAL TIMELINE + PROCESS [COMBINED APPROACH]



Option 2: Traditional Review Process (Preliminary)



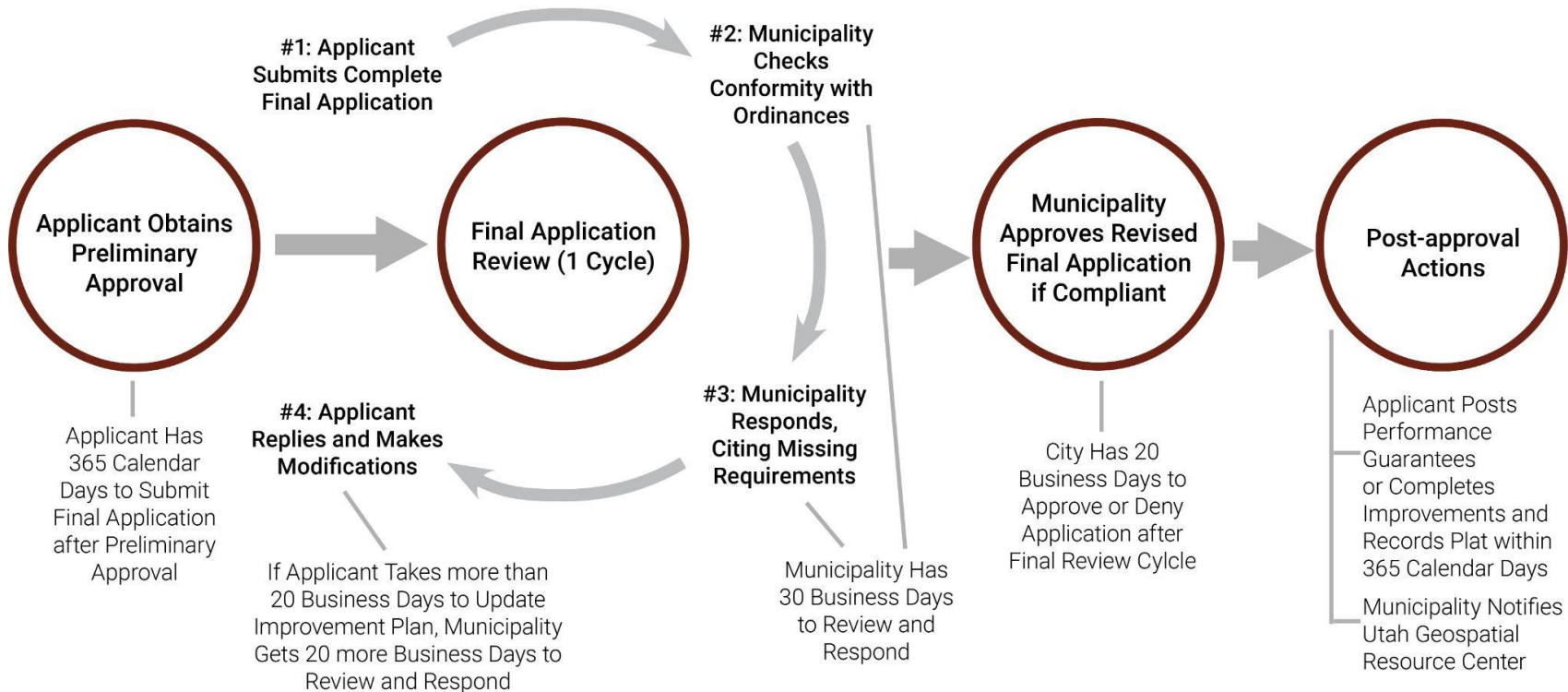
SUBDIVISION APPLICATION FOR 1-2 FAMILY RESIDENTIAL PRELIMINARY REVIEW PROCESS



Option 2: Traditional Review Process (Final)



SUBDIVISION APPLICATION FOR 1-2 FAMILY RESIDENTIAL FINAL REVIEW PROCESS



How to Get It Done?

The screenshot shows the website for Workforce Services Housing & Community Development. The page title is "Subdivision Ordinance Consultant Pool". The navigation menu includes Home, About, Divisions, Partners, and Sign in. The main content area is divided into sections: Introduction, DWS has completed a solicitation, DWS will pay for consultants, Municipalities of the first, second, third, and fourth class, and Municipalities will be capped by dollars available. A list of four points details the assistance caps for different municipality classes. A footer note states: "To work with a consultant, please locate and initiate contact with a consultant using the Consultant Pool contact information."

WORKFORCE SERVICES HOUSING & COMMUNITY DEVELOPMENT

Home About Divisions Partners Sign in

Job Seekers Employers Assistance Economic Data Q

Subdivision Ordinance Consultant Pool

In the 2023 General Session, Senate Bill 174 introduced a new process for subdivision review and approval. The State Legislature appropriated funding to the Department of Workforce Services (DWS) for the purpose of providing legal and planning services to those municipalities to ensure that by the specified dates all the municipalities had adopted subdivision ordinances in compliance with state code.

DWS has completed a solicitation for qualified consultants who provide technical planning and legal assistance to municipalities as they update subdivision ordinances to comply with new provisions. Municipalities may review the information for the selected consultants and contact them to begin work to update the subdivision ordinances.

DWS will pay for consultants to support cities to comply with changes made to UCA 10-9a-604.1, UCA 10-9a-604.2 and UCA 10-9a-604.9 by the requisite deadlines. Work which is not related to the changes made in 2023 to these codes is not eligible for reimbursement.

Municipalities of the first, second, third, and fourth class, cities of the fifth class with a population of 5,000 or more within a county of the first, second, or third class, or metro townships with populations of 5,000 or more are required to complete the changes to their subdivision ordinances by February 1, 2024. All remaining municipalities are required to make changes to their subdivision ordinances by December 31, 2024.

Municipalities will be capped by dollars available on a tiered system based on the municipal classification, see below:

1. First and second-class municipalities may not exceed \$5,000 of assistance for services provided by a planner or attorney in the consultant pool.
2. Third class municipalities may not exceed \$10,000 of assistance for services provided by a planner or attorney in the consultant pool.
3. Fourth and fifth class cities and towns may not exceed \$14,000 of assistance for services provided by a planner or attorney in the consultant pool.
4. The Greater Salt Lake Municipal Service District may request an amount not to exceed \$40,000 to hire consultants from the pool to provide services to the five Metro townships, and not to exceed \$14,000 to provide services to the Town of Brighton.

To work with a consultant, please locate and initiate contact with a consultant using the Consultant Pool contact information.

- Don't do it yourself.
[Jobs.utah.gov/housing/community/subpool.html](https://jobs.utah.gov/housing/community/subpool.html)
- Don't forget to update your applications, website, etc.