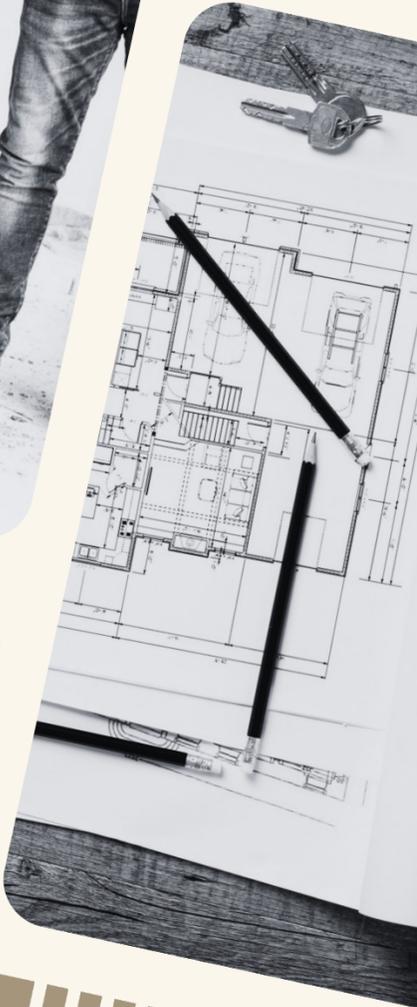


 UTAH ASSOCIATION OF COUNTIES

SB 174

COUNTY TRAINING

U.C.A. 17-27a-604.1 and 604.2



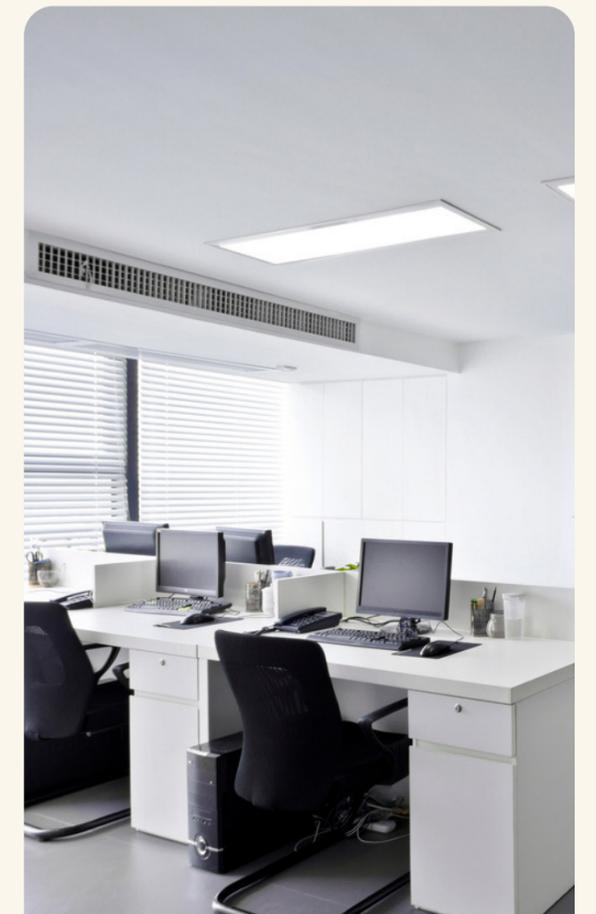
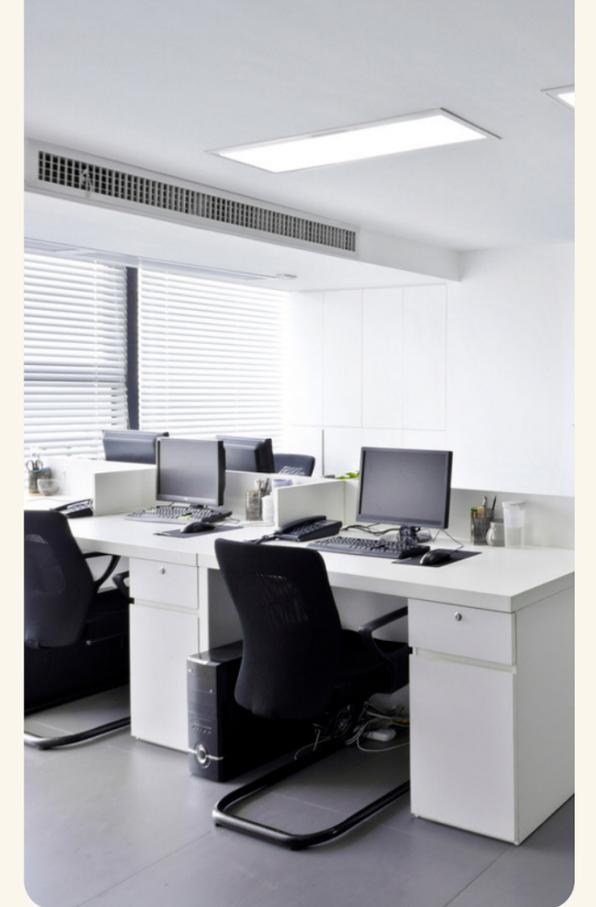
POLICY CONSIDERATIONS



- 01 Designate Admin Land Use Authority
- 02 Concept Plans
- 03 Public Comment?
- 04 Approval Process

INITIAL CONSIDERATIONS

- Applies to land use decisions arising from subdivision applications for single-family homes, two-family dwellings (duplexes), or townhomes
- DOES NOT APPLY to review of land use applications for zoning or other land use regulation approvals



ADMINISTRATIVE LAND USE AUTHORITY

- The idea is to make this more of an administrative process and less of a political process.
- Single authority for the review of preliminary applications
- This is a policy decision for the county to decide who (or the makeup) of the admin land use authority

Planning Commission
or member(s) of
Planning Commission

County staff

Unique body made up
of in-house engineer,
planners, code
enforcement, etc.

Cannot be the
county legislative
body nor include a
member of the
county legislative
body.



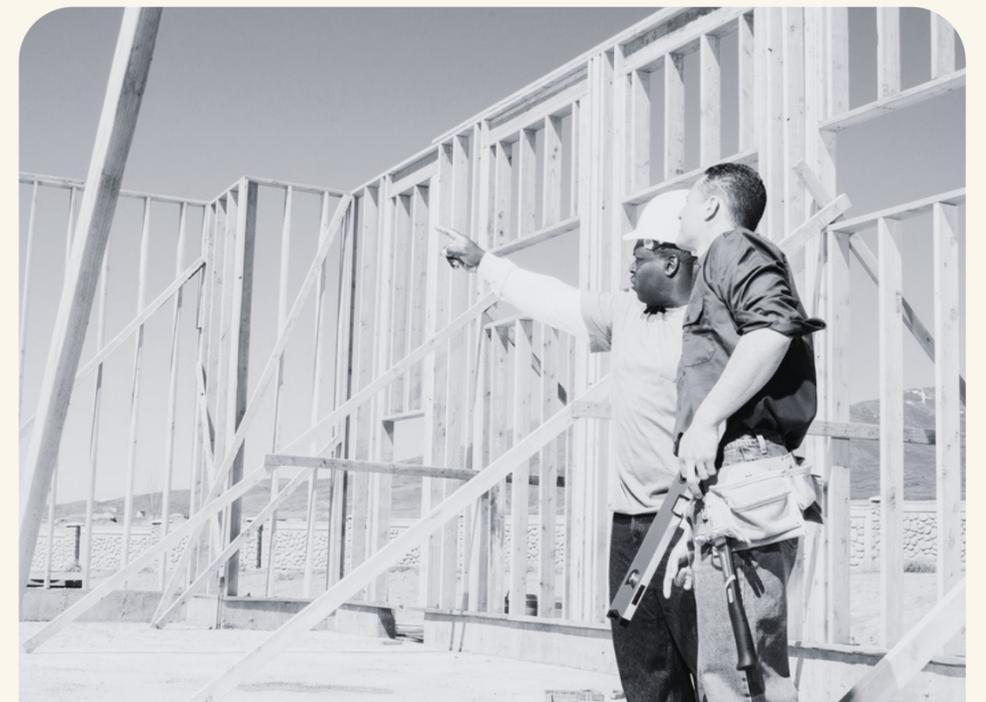
CONCEPT PLAN REVIEW

CANNOT REQUIRE

Although a concept plan review cannot be required, the county should be prepared to hold a meeting at the developer's request

PRE-APPLICATION MEETING

- Within 15 days after request, schedule a meeting to review the concept plan and give initial feedback
- Shall provide: copies of applicable land use regs; complete list of standards for the project; prelim and final app checklists; and feedback on concept



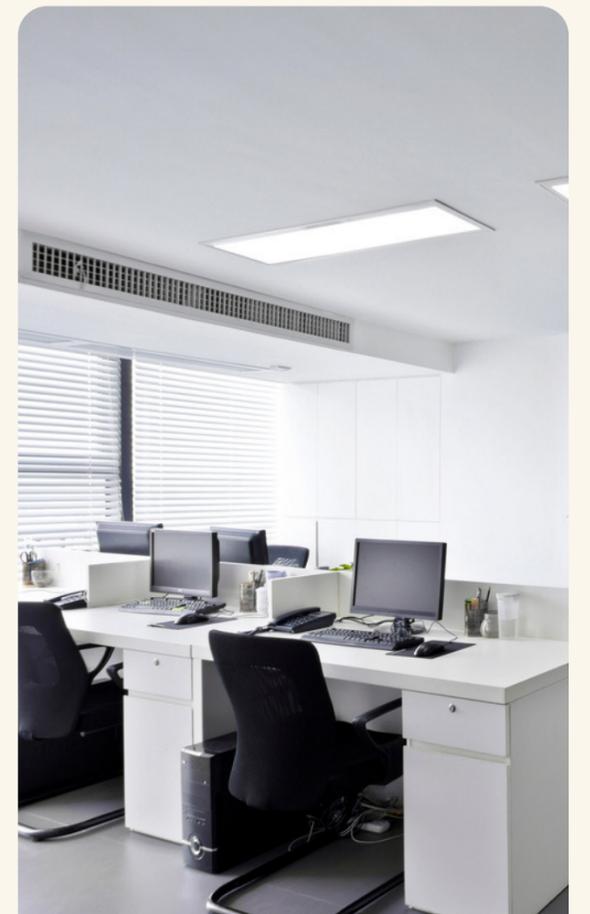
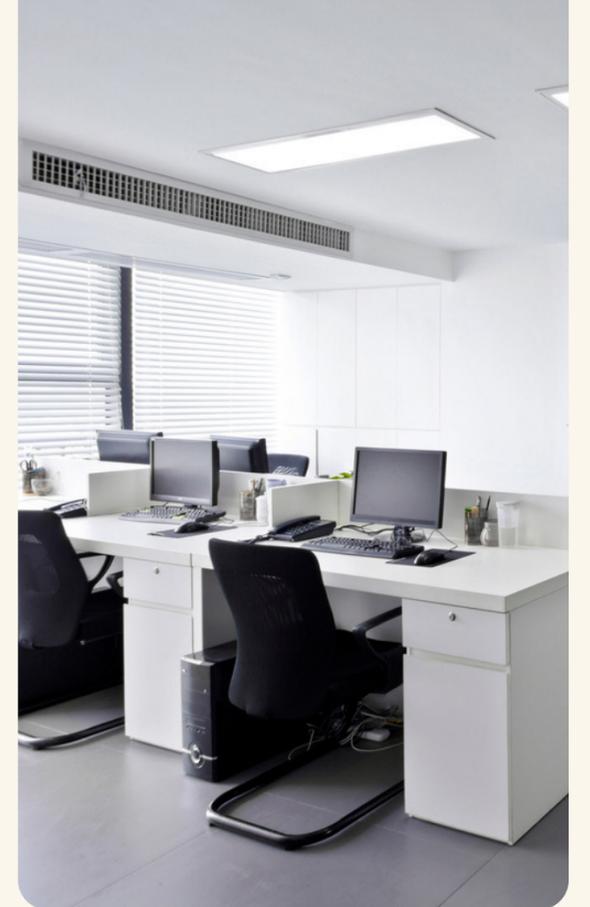
APPROVAL PROCESS

PRELIMINARY APPLICATION PROCESS

- NOT REQUIRED TO HOLD A PUBLIC HEARING OR RECEIVE PUBLIC COMMENT
- If you decide to hold a hearing, not more than one hearing

(1) Must complete preliminary review process within 15 business days of complete application submission

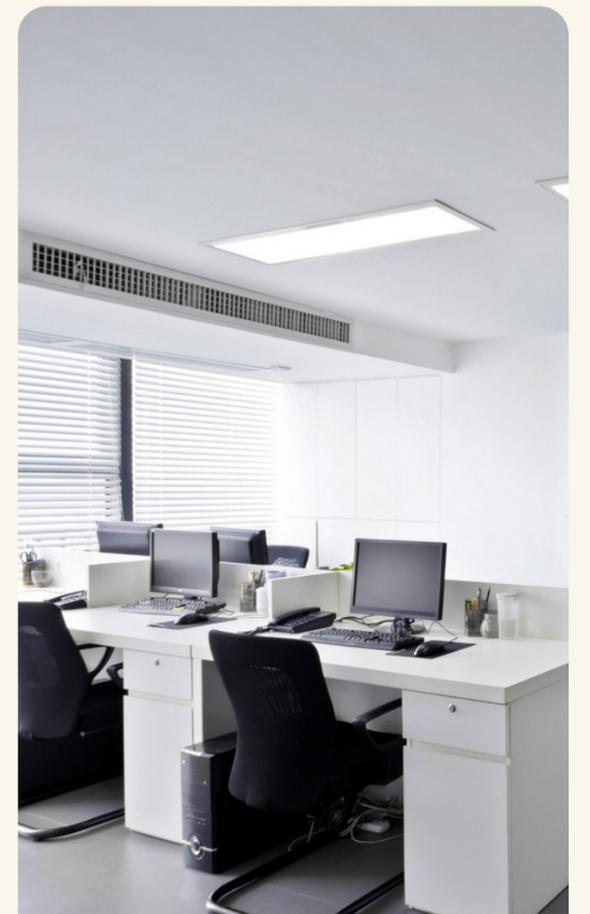
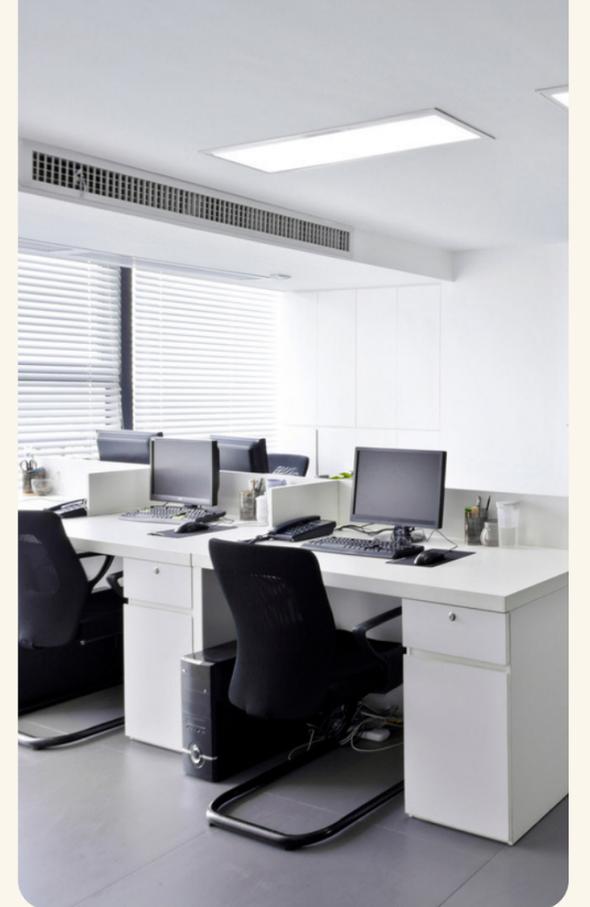
(2) Complete application submission requirements must be published and include: (a) application; (b) owner's affidavit; (c) electronic copy of plan in PDF; (d) preliminary subdivision plat drawings; (e) breakdown of fees due upon approval



APPROVAL PROCESS

FINAL APPLICATION PROCESS

- Review of final plan to be completed within **20 business days** of receiving complete final application
- In review process, county may require additional information or modifications to ensure compliance with county ordinance, approved standards and specifications for construction of public improvement
- However, **NO MORE THAN 4 REVIEW CYCLES**
- Process for county's requests and applicant's explanations or revisions should be in writing



APPEAL PROCESS

08

After four review cycles and 20 days have passed

TECHNICAL DISPUTES

For disputes related to public improvement or engineering standards, county shall assemble a 3 person appeal panel within 10 days of receiving request

OTHER DISPUTES

Advise applicant of the deficiency and the right to appeal to the regular, designated appeal authority





DEADLINES TO IMPLEMENT SAME AS MIHP REQ

BY FEBRUARY 1, 2024

CACHE, BOX ELDER, WEBER, DAVIS,
MORGAN, SALT LAKE, TOOELE, SUMMIT,
UTAH, WASATCH, IRON and WASHINGTON



BY DECEMBER 31, 2024

Everyone else



CONTACT

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SUPPORT THROUGH UAC**

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uacnet.org



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Draper, Utah

