

## SENATE FLOOR AMENDMENT

Second Reading

BY SENATOR Zenzinger

1 Amend printed bill, page 6, after line 19 insert:

2 "(11) "NEIGHBORHOOD CENTER" MEANS AN AREA THAT MEETS THE  
3 FOLLOWING CRITERIA:

4 (a) ALLOWS A NET HOUSING DENSITY WITHIN ZONING THAT  
5 SUPPORTS MIXED-USE PEDESTRIAN-ORIENTED NEIGHBORHOODS, THE  
6 DEVELOPMENT OF REGULATED AFFORDABLE HOUSING, AND INCREASED  
7 PUBLIC TRANSIT RIDERSHIP, AS APPLICABLE;

8 (b) USES AN EFFICIENT DEVELOPMENT REVIEW PROCESS FOR  
9 MULTIFAMILY RESIDENTIAL DEVELOPMENT ON PARCELS IN THE AREA THAT  
10 ARE NO LARGER THAN A SIZE DETERMINED BY THE DEPARTMENT;

11 (c) INCLUDES ASPECTS OF MIXED-USE PEDESTRIAN-ORIENTED  
12 NEIGHBORHOODS, AS DETERMINED BY CRITERIA ESTABLISHED BY THE  
13 DEPARTMENT; AND

14 (d) SATISFIES ANY OTHER CRITERIA, AS DETERMINED BY THE  
15 DEPARTMENT, AND AS MAY VARY BY REGIONAL CONTEXT, FOR THE  
16 QUALIFICATION OF AN AREA AS A NEIGHBORHOOD CENTER."

17 Renumber succeeding subsections accordingly.

18 Page 8 of the bill, line 7, strike "- **population growth projection**".

19 Page 8 of the bill, lines 16 and 17, strike "NARROWLY TAILORED TO  
20 IMPOSE THE LEAST FISCAL BURDEN ON" and substitute "DESIGNED TO  
21 MINIMIZE THE FISCAL BURDEN ON LOCAL GOVERNMENTS AND REGIONAL".

22 Page 10 of the bill, line 10, strike "SECTION;" and substitute "SECTION  
23 USING PER CAPITA WATER USE RATES IDENTIFIED IN CONSULTATION WITH  
24 THE DEPARTMENT OF NATURAL RESOURCES;"

25 Page 11 of the bill, line 8, strike "SECTION;" and substitute "SECTION  
26 USING PER CAPITA WATER USE RATES IDENTIFIED IN CONSULTATION WITH  
27 THE DEPARTMENT OF NATURAL RESOURCES;"

28 Page 11 of the bill, line 23, strike "FUTURE POPULATION" and substitute  
29 "POPULATION".

30 Amend the Local Government and Housing Committee Report, dated  
31 April 9, 2024, page 4, line 20, strike "AND".

32 Page 5 of the report, line 1, strike "AND".

- 1 Page 13 of the bill, line 3, strike "AREAS" and substitute "IDENTIFY  
2 AREAS".
- 3 Page 6 of the report, line 6, after "NO" insert "LESS".
- 4 Page 14 of the bill, line 27, after "THOUSAND," insert "OR HAS  
5 EXPERIENCED A NEGATIVE POPULATION CHANGE OF AT LEAST ONE  
6 PERCENT IN THE MOST RECENT DECENNIAL CENSUS,".
- 7 Page 15 of the bill, line 3, after "(5)" insert "(a)".
- 8 Page 15 of the bill, after line 7 insert:
- 9 "(b) FOR THE PURPOSES OF BOTH THIS SECTION AND SECTION  
10 24-32-3705, A COUNTY'S POPULATION INCLUDES ONLY THE POPULATION  
11 WITHIN A COUNTY'S UNINCORPORATED TERRITORY.".
- 12 Page 15 of the bill, line 27, after "(1)" insert "(a)".
- 13 Page 6 of the report, strike lines 18 through 21 and substitute:
- 14 "Page 16 of the bill, line 2, strike "THAT HAS A POPULATION OF ONE  
15 THOUSAND OR MORE"."
- 16 Page 16 of the bill, after line 10 insert:
- 17 "(b) THE REQUIREMENTS OF THIS SECTION ONLY APPLY TO A LOCAL  
18 GOVERNMENT THAT HAS A POPULATION OF:  
19 (I) FIVE THOUSAND OR MORE; OR  
20 (II) ONE THOUSAND OR MORE AND EITHER PARTICIPATED IN A  
21 REGIONAL HOUSING NEEDS ASSESSMENT OR WOULD HAVE BEEN DEEMED,  
22 AS OF JANUARY 1, 2024, TO BE A RURAL RESORT COMMUNITY AS DEFINED  
23 IN SECTION 29-32-101 (10).  
24 (c) THE REQUIREMENTS OF THIS SECTION DO NOT APPLY TO A  
25 LOCAL GOVERNMENT THAT HAS EXPERIENCED A NEGATIVE POPULATION  
26 CHANGE OF AT LEAST ONE PERCENT IN THE MOST RECENT DECENNIAL  
27 CENSUS.".
- 28 Page 19 of the bill, after line 20 insert:
- 29 "(8) POPULATION BY WHICH A LOCAL GOVERNMENT IS  
30 DETERMINED TO BE SUBJECT TO THE PROVISIONS OF THIS SECTION MUST BE

1 DETERMINED TWO YEARS PRIOR TO THE DATE THAT THE LOCAL  
2 GOVERNMENT IS REQUIRED TO COMPLETE A HOUSING ACTION PLAN  
3 PURSUANT TO THIS SECTION."

4 Page 8 of the report, line 21, strike "MAXIMIZE" and substitute  
5 "SUBSTANTIALLY INCREASE" and after "HOUSING" insert "INCLUDING  
6 REGULATED AFFORDABLE HOUSING".

7 Page 8 of the report, after line 34 insert:

8       "(f) CREATING OR EXPANDING A PROGRAM TO SUBSIDIZE OR  
9 OTHERWISE REDUCE PERMIT FEES OTHER THAN IMPACT FEES OR SIMILAR  
10 DEVELOPMENT CHARGES FOR REGULATED AFFORDABLE HOUSING;"

11 Reletter succeeding paragraphs accordingly.

12 Page 8 of the report, line 35, strike "REQUIRED" and substitute  
13 "PROHIBITED".

14 Page 9 of the report, line 11, strike "NEW," and substitute "MARKET RATE  
15 HOUSING DEVELOPMENT TO SUPPORT NEW,"

16 Page 9 of the report, line 15, strike "MAXIMIZING" and substitute "A  
17 SUBSTANTIAL INCREASE IN".

18 Page 9 of the report, after line 18 insert:

19       "(d) AMENDING ZONING ORDINANCES THAT ALLOW THE  
20 CONSTRUCTION OF SINGLE-UNIT DETACHED DWELLINGS TO ALLOW EITHER  
21 ACCESSORY DWELLING UNITS OR DUPLEXES, TRIPLEXES, QUADPLEXES, AND  
22 TOWNHOMES IN A SUBSTANTIAL PORTION OF THE JURISDICTION;

23       (e) AMENDING LOCAL LAWS TO ESTABLISH THE USE OF  
24 ADMINISTRATIVE PROCESSES FOR THE REVIEW AND APPROVAL OF HOUSING  
25 DEVELOPMENT THAT DO NOT INCLUDE A REQUIREMENT OF A PUBLIC  
26 HEARING;

27       (f) DESIGNATING A NEIGHBORHOOD CENTER IN ACCORDANCE WITH  
28 STANDARDS ADOPTED BY THE DEPARTMENT THAT MAY ESTABLISH  
29 DIFFERENT CRITERIA FOR REGIONAL AND LOCAL CONTEXTS INCLUDING THE  
30 MINIMUM SIZE OF A NEIGHBORHOOD CENTER AND MINIMUM NET  
31 DENSITY;"

32 Reletter succeeding paragraphs accordingly.

- 1 Page 9 of the report, after line 23 insert:
- 2 "(I) ESTABLISHING A RIGHT OF FIRST REFUSAL PROGRAM OR  
3 PROGRAMS THAT TRANSITION EXISTING HOUSING STOCK TO REGULATED  
4 AFFORDABLE HOUSING;  
5 (II) INCENTIVIZING AFFORDABLE CONDOMINIUM DEVELOPMENTS;"
- 6 Renumber succeeding subparagraphs accordingly.
- 7 Page 9 of the report, line 34, strike "LAW," and substitute "LAW OR  
8 PROGRAM,".
- 9 Page 9 of the report, line 36, after "LAW" insert "OR PROGRAM".
- 10 Page 9 of the report, line 38, after "LAW" insert "OR PROGRAM".
- 11 Page 9 of the report, line 39, strike "THAN" and substitute "AS".
- 12 Page 10 of the report, line 19, strike "(4).". and substitute "(4).  
13 (5) A LOCAL GOVERNMENT MAY SUBMIT AN EXISTING OR  
14 PROPOSED LOCAL LAW OR PROGRAM, IN A FORM AND MANNER  
15 DETERMINED BY THE DEPARTMENT, TO THE DEPARTMENT, AND THE  
16 DEPARTMENT MAY DETERMINE THAT THE ADOPTION OF THE LOCAL LAW OR  
17 PROGRAM QUALIFIES AS A DISPLACEMENT RISK MITIGATION STRATEGY FOR  
18 PURPOSES OF THIS SECTION, SO LONG AS THE LOCAL LAW OR PROGRAM  
19 SUPPORTS EQUAL OR GREATER MITIGATION OF DISPLACEMENT RISK AS THE  
20 STRATEGIES DESCRIBED IN SUBSECTION (4) OF THIS SECTION.  
21 (6) NOTWITHSTANDING THE ABSENCE OF SPECIFIC AUTHORIZATION  
22 IN ANY OTHER LAW, A LOCAL GOVERNMENT HAS THE AUTHORITY TO  
23 ENACT ORDINANCES OR RESOLUTIONS TO ADOPT AND IMPLEMENT THE  
24 STRATEGIES IDENTIFIED IN THIS SECTION."."
- 25 Page 34 of the bill, line 10, after "LESS" insert "IN THE COUNTY'S  
26 UNINCORPORATED TERRITORY".
- 27 Page 34 of the bill, line 13, strike "LESS." and substitute "LESS IN THE  
28 COUNTY'S UNINCORPORATED TERRITORY.".
- 29 Strike "GROWTH" and substitute "CHANGE" on: **Page 9**, line 5; **Page 11**,  
30 line 23; **Page 27**, line 21; **Page 34**, line 11; **Page 36**, line 20; **Page 42**,  
31 line 14; and **Page 44 of the bill**, line 26.

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