

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Local Government & Housing.

SB24-174 be amended as follows:

1 Amend printed bill, page 24, after line 5 insert:

2 **"24-32-3707. Statewide strategic growth report.** (1) NO LATER
3 THAN DECEMBER 1, 2026, THE DIRECTOR SHALL SUBMIT TO THE GENERAL
4 ASSEMBLY A STATEWIDE STRATEGIC GROWTH REPORT. THE REPORT MUST
5 SUPPLEMENT THE STATEWIDE CLIMATE PREPAREDNESS STRATEGIC PLAN
6 AND ROADMAP PUBLISHED PURSUANT TO SECTION 24-38.8-103 AND ANY
7 OTHER CURRENT REPORT OF A STATE AGENCY OR TASK FORCE ADDRESSING
8 THE MATTERS COVERED IN THIS SECTION.

9 (2) THE STRATEGIC GROWTH REPORT DESCRIBED IN SUBSECTION
10 (1) OF THIS SECTION MUST:

11 (a) INCLUDE AN ANALYSIS OF POLICY-DRIVEN LAND USE
12 SCENARIOS, INCLUDING A STRATEGIC GROWTH SCENARIO, AND EXAMINE
13 THE IMPACTS OF THESE SCENARIOS ON THE COST AND AVAILABILITY OF
14 HOUSING, INFRASTRUCTURE, CLIMATE AND AIR QUALITY, WATER SUPPLY,
15 TRANSPORTATION AND TRANSIT, PARKS AND OPEN SPACE, RESOURCE
16 LANDS, WILDFIRE RISK, AND CRITICAL AREAS;

17 (b) INCLUDE AN ANALYSIS OF THE IMPACT OF EXISTING STATE
18 POLICIES AND PROGRAMS ON LAND USE DEVELOPMENT PATTERNS AND THE
19 ENCOURAGEMENT OF SPRAWL;

20 (c) CONSIDER THE CONTEXT OF DIFFERENT REGIONS AND
21 COMMUNITIES ACROSS THE STATE, EMPOWER AND PROMOTE LOCAL
22 INITIATIVES AND IDEAS THAT LEAD TO STRATEGIC GROWTH, AND
23 RECOGNIZE THAT ALL COMMUNITIES HAVE UNIQUE NEEDS THAT OFTEN
24 CALL FOR ADDITIONAL FLEXIBILITY WHEN APPLYING STRATEGIC GROWTH
25 GOALS, ESPECIALLY COMMUNITIES OUTSIDE OF METROPOLITAN AREAS AND
26 COMMUNITIES VULNERABLE TO DISPLACEMENT; AND

27 (d) INCLUDE RECOMMENDATIONS FOR STATE LEGISLATION AND
28 LOCAL LAWS, TO ENCOURAGE ENVIRONMENTALLY AND FISCALLY
29 SUSTAINABLE GROWTH, INCLUDING BUT NOT LIMITED TO ECONOMIC
30 INCENTIVES, FINANCING TOOLS, ACCESS CHARGES, URBAN GROWTH AREAS,
31 THREE MILE PLANS, TRANSFER OF DEVELOPMENT RIGHTS, ANNEXATION,
32 AND SPECIAL DISTRICTS.

33 (3) IN DEVELOPING THE STRATEGIC GROWTH REPORT DESCRIBED
34 IN SUBSECTION (1) OF THIS SECTION, THE DIRECTOR SHALL CONSULT WITH
35 STATE AGENCIES AND LOCAL GOVERNMENTS WITH FUNCTIONS OR
36 JURISDICTION REGARDING THE MATTERS COVERED IN THIS SECTION AND
37 LOCAL GOVERNMENTS, REGIONAL PLANNING AGENCIES, WATER
38 PROVIDERS, UTILITY PROVIDERS, ECONOMIC DEVELOPMENT ENTITIES, AND
39 EXPERTS IN FIELDS RELATED TO STRATEGIC GROWTH.".

1 Page 31, line 24, after "PLANNING." insert "NOTHING IN THIS SECTION
2 REQUIRES THE PUBLIC DISCLOSURE OF CONFIDENTIAL INFORMATION
3 RELATED TO WATER SUPPLY OR FACILITIES.".

4 Page 31, after line 8 insert:

5 "(B) THE STATEWIDE STRATEGIC GROWTH REPORT CREATED
6 PURSUANT TO SECTION 24-32-3707;".

7 Reletter succeeding sub-subparagraphs accordingly.

8 Page 31, strike lines 25 through 27 and substitute:

9 "(B) THE WATER SUPPLY ELEMENT MUST ESTIMATE A RANGE OF
10 WATER SUPPLIES AND FACILITIES NEEDED TO SUPPORT THE POTENTIAL
11 PUBLIC AND PRIVATE DEVELOPMENT DESCRIBED IN THE MASTER PLAN,
12 AND".

13 Page 32, strike lines 1 and 2.

14 Page 32, strike lines 25 through 27 and substitute:

15 "(III) A STRATEGIC GROWTH ELEMENT THAT INTEGRATES
16 ELEMENTS OF THE MASTER PLAN TO DISCOURAGE SPRAWL AND PROMOTE
17 THE DEVELOPMENT OR REDEVELOPMENT OF VACANT AND UNDERUTILIZED
18 PARCELS IN URBAN AREAS TO ADDRESS THE DEMONSTRATED HOUSING
19 NEEDS OF THE COUNTY OR REGION AND MITIGATE THE NEED FOR
20 EXTENSION OF INFRASTRUCTURE AND PUBLIC SERVICES TO DEVELOP
21 NATURAL AND AGRICULTURAL LANDS FOR RESIDENTIAL USES. THE
22 STRATEGIC GROWTH ELEMENT MUST INCLUDE:

23 (A) AN ANALYSIS OF VACANT AND UNDERUTILIZED SITES THAT
24 IDENTIFIES VACANT, PARTIALLY VACANT, AND UNDERUTILIZED LAND NEAR
25 EXISTING OR PLANNED TRANSIT OR JOB CENTERS THAT COULD BE USED FOR
26 INFILL DEVELOPMENT, REDEVELOPMENT, AND NEW DEVELOPMENT OF
27 HOUSING; ASSESSES THE GENERAL FEASIBILITY OF THE DEVELOPMENT OR
28 REDEVELOPMENT OF SUCH SITES FOR RESIDENTIAL USE BASED ON EXISTING
29 AND NEEDED INFRASTRUCTURE, TRANSPORTATION CAPACITY, ACCESS TO
30 PUBLIC TRANSIT, AND PUBLIC FACILITIES AND SERVICES TO SERVE SUCH
31 SITES; DESCRIBES THE PUBLIC BENEFITS OF THE DEVELOPMENT OR
32 REDEVELOPMENT OF SUCH SITES TO THE COUNTY OR REGION AS AN
33 ALTERNATIVE TO THE DEVELOPMENT OF PREVIOUSLY UNDEVELOPED
34 NATURAL OR AGRICULTURAL LAND; AND IN A MANNER THAT IS
35 CONSISTENT WITH THE MASTER PLAN, DESIGNATES SUCH SITES FOR WHICH

1 DEVELOPMENT OR REDEVELOPMENT IS DEEMED TO BE GENERALLY
2 FEASIBLE FOR FUTURE USES THAT INCLUDE RESIDENTIAL USES IN A
3 MANNER THAT ADDRESSES THE DEMONSTRATED HOUSING NEEDS OF THE
4 COUNTY OR REGION AT ALL INCOME LEVELS; AND

5 (B) AN ANALYSIS OF UNDEVELOPED SITES THAT IDENTIFIES
6 PREVIOUSLY UNDEVELOPED PARCELS THAT ARE NOT ADJACENT TO
7 DEVELOPED LAND, INCLUDING EXISTING NATURAL AND AGRICULTURAL
8 LAND; ASSESSES THE GENERAL FEASIBILITY OF THE DEVELOPMENT OF SUCH
9 SITES FOR RESIDENTIAL USE BASED ON EXISTING AND NEEDED
10 INFRASTRUCTURE, TRANSPORTATION CAPACITY, ACCESS TO PUBLIC
11 TRANSIT, AND PUBLIC FACILITIES AND SERVICES TO SERVE SUCH SITES; AND
12 DESCRIBES THE LONG-TERM FISCAL IMPACT TO THE COUNTY OR REGION OF
13 THE CONSTRUCTION, OWNERSHIP, MAINTENANCE, AND REPLACEMENT OF
14 INFRASTRUCTURE AND PUBLIC FACILITIES AND THE PROVISION OF PUBLIC
15 SERVICES TO SERVE DEVELOPMENT OF SUCH SITES;".

16 Page 33, strike lines 1 through 13.

17 Page 40, line 4, after "PLANNING." insert "NOTHING IN THIS SECTION
18 REQUIRES THE PUBLIC DISCLOSURE OF CONFIDENTIAL INFORMATION
19 RELATED TO WATER SUPPLY OR FACILITIES.".

20 Page 40, strike lines 6 through 10 and substitute:

21 (A) ESTIMATE A RANGE OF WATER SUPPLIES AND FACILITIES
22 NEEDED TO SUPPORT THE POTENTIAL PUBLIC AND PRIVATE DEVELOPMENT
23 DESCRIBED IN THE MASTER PLAN; AND".

24 Reletter the succeeding sub-subparagraph accordingly.

25 Page 41, strike lines 7 through 22 and substitute:

26 (d) A STRATEGIC GROWTH ELEMENT THAT INTEGRATES ELEMENTS
27 OF THE MASTER PLAN TO DISCOURAGE SPRAWL AND PROMOTE THE
28 DEVELOPMENT OR REDEVELOPMENT OF VACANT AND UNDERUTILIZED
29 PARCELS IN URBAN AREAS TO ADDRESS THE MUNICIPALITY'S
30 DEMONSTRATED HOUSING NEEDS AND MITIGATE THE NEED FOR EXTENSION
31 OF INFRASTRUCTURE AND PUBLIC SERVICES TO DEVELOP NATURAL AND
32 AGRICULTURAL LANDS FOR RESIDENTIAL USES. THE STRATEGIC GROWTH
33 ELEMENT MUST INCLUDE:

34 (I) AN ANALYSIS OF VACANT AND UNDERUTILIZED SITES THAT:
35 (A) IDENTIFIES VACANT, PARTIALLY VACANT, AND UNDERUTILIZED
36 LAND NEAR EXISTING OR PLANNED TRANSIT OR JOB CENTERS THAT COULD

1 BE USED FOR INFILL DEVELOPMENT, REDEVELOPMENT, AND NEW
2 DEVELOPMENT OF HOUSING;

3 (B) ASSESSES THE GENERAL FEASIBILITY OF THE DEVELOPMENT OR
4 REDEVELOPMENT OF SUCH SITES FOR RESIDENTIAL USE BASED ON EXISTING
5 AND NEEDED INFRASTRUCTURE, TRANSPORTATION CAPACITY, ACCESS TO
6 PUBLIC TRANSIT, AND PUBLIC FACILITIES AND SERVICES TO SERVE SUCH
7 SITES;

8 (C) DESCRIBES THE PUBLIC BENEFITS OF THE DEVELOPMENT OR
9 REDEVELOPMENT OF SUCH SITES TO THE MUNICIPALITY AS AN
10 ALTERNATIVE TO THE DEVELOPMENT OF PREVIOUSLY UNDEVELOPED
11 NATURAL OR AGRICULTURAL LAND; AND

12 (D) IN A MANNER THAT IS CONSISTENT WITH THE MASTER PLAN,
13 DESIGNATES SUCH SITES FOR WHICH DEVELOPMENT OR REDEVELOPMENT
14 IS DEEMED TO BE GENERALLY FEASIBLE FOR FUTURE USES THAT INCLUDE
15 RESIDENTIAL USES IN A MANNER THAT ADDRESSES THE MUNICIPALITY'S
16 DEMONSTRATED HOUSING NEEDS AT ALL INCOME LEVELS; AND

17 (II) AN ANALYSIS OF UNDEVELOPED SITES THAT:

18 (A) IDENTIFIES PREVIOUSLY UNDEVELOPED PARCELS THAT ARE
19 NOT ADJACENT TO DEVELOPED LAND, INCLUDING EXISTING NATURAL AND
20 AGRICULTURAL LAND;

21 (B) ASSESSES THE GENERAL FEASIBILITY OF THE DEVELOPMENT OF
22 SUCH SITES FOR RESIDENTIAL USE BASED ON EXISTING AND NEEDED
23 INFRASTRUCTURE, TRANSPORTATION CAPACITY, ACCESS TO PUBLIC
24 TRANSIT, AND PUBLIC FACILITIES AND SERVICES TO SERVE SUCH SITES; AND

25 (C) DESCRIBES THE LONG-TERM FISCAL IMPACT TO THE
26 MUNICIPALITY OF THE CONSTRUCTION, OWNERSHIP, MAINTENANCE, AND
27 REPLACEMENT OF INFRASTRUCTURE AND PUBLIC FACILITIES AND THE
28 PROVISION OF PUBLIC SERVICES TO SERVE DEVELOPMENT OF SUCH SITES;
29 AND".

30 Page 39, after line 13 insert:

31 "(III) THE STATEWIDE STRATEGIC GROWTH REPORT CREATED
32 PURSUANT TO SECTION 24-32-3707;".

33 Rerumber succeeding subparagraphs accordingly.

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