



Legislation Text

File #: 20-0947, **Version:** 1

Topic/Discussion Title:

Public Infrastructure Districts (PID) Policies Discussion and Approval

Description: PID Policy Background The Utah Legislature adopted the Public Infrastructure District Act during its 2019 General Session. The Act allows the County Council to consider and approve applications from owners/developers to create one or more Public Infrastructure Districts (“PIDs”). A PID board is initially comprised of PID applicants and is authorized to sell bonds to finance costs of infrastructure in new developments. Within the framework of a governing document approved by the Council, PIDs are authorized to levy taxes on future property owners in the district to repay bonds, rather than by imposing impact fees on developers.

Beginning in March 2020, Council Members Granato and Jensen and their respective policy advisors, as well as Ryan Perry from the Mayor’s portfolio, began working with the DA’s office to draft Countywide policies on how the Council should review PID applications, and if a PID is advisable how to create governing documents. During this process, this committee met with experts in Utah on local districts (Mark Anderson) and public finance (Jon Bronson). Likewise, the committee sought and received input from the development community (Destination Homes, Holmes Homes, and Olympia Hills). The policies resulting from this collaborative process are intended to allow districts created by the Council to pursue the finances necessary to build needed infrastructure while maintaining guardrails on the potential tax burden faced by the ultimate home-owners in these districts. Policy 1700 addresses the application and review process, Policy 1701 addresses criteria for reviewing the application, and Policy 1702 outlines requirements of Governing Documents, including mitigation of potential impacts of PIDs on future property owners.

Other jurisdictions in Utah that have adopted or are in the process of adopting policies to allow for limited PID creation include: Provo (medical campus owned and operated by PID applicant), Herriman (specifically defined boundary limits within the city), West Jordan (limited recreation amenities) and Apple Valley (sewer upgrades).

Requested Action: Approval

Presenter(s): Council Member Michael Jensen and Council Member Ann Granato

Time Needed: 15 min

Time Sensitive: Choose an item.

Specific Time(s): Enter text here - if important to schedule at a specific time, list a few preferred times.

Requesting Staff Member: Click or tap here to enter text.