

Utah League of Cities and Towns (ULCT): August-2025 Legislative Policy Committee

Troubling Utah Supreme Court decision: Armenta v. Unified Fire Authority. Case summary: Armenta experienced chest pain and shortness of breath; UFA concluded it was an anxiety attack, and he did not need hospital care; Armenta massive heart attack one week later; sued UFA for failing to diagnose and treat his condition properly. The district court dismissed Armenta's suit, finding UFA immune under the Utah Governmental Immunity Act "emergency medical assistance" exception. The Utah Supreme Court found that the "emergency medical assistance" exception applies only to emergency help in disasters or catastrophic scenarios (e.g., large-scale emergencies), not routine 911 medical calls.

New proposed bill on Short-term Rentals

- States that local governments can only impose fines and penalties on STR owners, rather than listing sites or STR renters.
- States that STR listing sites are not required to share personal data with a local government without a court order.
- Allows a local government to require an STR listing site to provide the number of nights a rental is occupied.

Recent case law

- Communications Decency Act local governments cannot require the booking sites to monitor sites for illegal listings.
- Courts have determined that individuals have a "reasonable expectation of privacy" when using STR booking sites and that personal data should be kept

Detached ADUs Update

This proposed bill only applies to MIHP cities (cities > 5,000 population). See Attached.

Mosquito Abatement District

September Report: see attached.

Date: September 15, 2025

To: LPC

From: ULCT staff

RE: outline of potential path forward on detached ADUs (DADUs)

Background

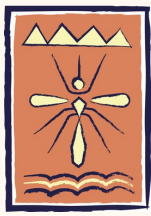
The State Housing Plan is considering prioritizing state action on detached accessory dwelling units (DADUs). Over the last few months, ULCT has surveyed our membership during the summer of 2025 on a variety of potential paths forward—some of which include state legislation and some do not—and the following concept reflects the membership input. The Utah Association of Counties has not considered the following concept yet.

- 1) Station Area Plan approach to DADUs: state objectives, local flexibility
 - a. Req't: 10-9a-403.1(7)(a)
 - i. every city with a fixed guideway public transit station shall have a station area plan by Dec. 2025 (longer time frame for cities with more than four stops)
 - b. Objectives:
 - i. Increasing the availability and affordability of housing, including moderate income housing
 - ii. Promoting sustainable environmental conditions
 - iii. Enhancing access to opportunities
 - iv. Increasing transportation choices and connections
 - c. Implementation details:
 - i. Defer to local governments, tied to MIHP compliance
- 2) Missing middle housing toolkit as a resource (NEW!)
 - a. [Utah Missing Middle Housing Toolkit - Land Use Academy of Utah](#)
- 3) Center visualization toolkit (NEW!)
 - a. [Centers - Wasatch Choice](#)
- 4) Potential DADU path forward (bold and italics added for emphasis)
 - a. Our surveys of both LPC and the LPC advisory subgroup on housing show that the majority of respondents are very or somewhat comfortable with a state requirement to allow DADUs so long as the local government is responsible for most implementation details

DRAFT LANGUAGE:

- (1) Detached accessory dwelling unit means an accessory dwelling unit that is:
 - a. A subordinate dwelling with its own eating, sleeping, and sanitation facilities which is within a detached accessory structure with no physical connection to the primary single-family dwelling

- (2) An MIHP city ***shall have an ordinance*** allowing detached accessory dwelling units by October 1, 2026
- (3) ***The city shall, subject to infrastructure capacity and other zoning requirements outlined in the ordinance referenced in (2), allow detached accessory dwelling units on lots that are 10,000 square feet or larger in zones that are zoned primarily residential***
- (4) The detached accessory dwelling unit shall comply with all applicable ***building, health, and fire codes***
- (5) Either the detached accessory dwelling unit or the primary residential unit shall be ***owner-occupied*** unless the city ordinance allows both to be rented
- (6) A city may require in the ordinance described in (2) that a detached accessory dwelling unit ***be rented*** as a residential use for ***at least 90 consecutive days***
- (7) The detached accessory dwelling unit may not ***exceed the size of the primary unit*** unless the city ordinance allows the detached accessory dwelling unit to be larger
- (8) The city may not require more than two additional ***on-site parking spaces*** for the detached accessory dwelling unit
- (9) A city may not require a conditional use permit for a detached accessory dwelling unit
- (10) The requirement in (2) does not supersede ***existing development agreements as of March 7, 2026***
- (11) ***The city ordinance referenced in (2) shall consider:***
- a. Standards for conversion of an existing structure
 - b. Standards for the construction of a new structure
 - c. Size and height parameters
 - d. Setbacks between the detached accessory dwelling unit and the adjacent property line and the primary structure
 - e. Location of detached accessory dwelling unit on the lot
 - f. Utility access and easements for the detached accessory dwelling unit and primary dwelling
 - g. Sufficient system and project infrastructure access and capacity
 - h. Development fees
 - i. Impact fees
 - j. Existence of an internal accessory dwelling unit and detached accessory dwelling unit on the same lot
 - k. The city ordinance referenced in (2) ***may consider:***
 - i. Lot coverage of the detached accessory dwelling unit and the primary dwelling
 - ii. Design standards for the detached accessory dwelling unit
 - iii. Environmental conditions
 - iv. Business licenses
 - v. Any other policy consideration that the municipality sees fit



SOUTHWEST MOSQUITO ABATEMENT & CONTROL DISTRICT

SEPTEMBER 2025

BOARD MEMBER NEWSLETTER

The peak of mosquito season is here, and our crews have been working hard to keep populations under control. With the extreme heat of summer mostly behind us, mosquito activity is now at its highest, and our field teams are busy responding to service requests and treating larval habitats throughout the County.

MOSQUITO SURVEILLANCE REPORT

Here are the trap numbers through August 26th, 2025:

Collections (adults):

- Total mosquitoes collected year-to-date- 19583 mosquitoes
- Comparison to last year- 34364 mosquitoes

Testing:

- Total vials tested year-to-date- 391
- Comparison from last year- 393
- Positive WNV/SLE/WEE pools to date- 0
- Comparison to last year- 0
- Service Calls:
- Total service calls to date: 97
- Comparison to last year: 62



OPERATIONS

Our surveillance crews rotate through treatment areas each week to keep mosquito sources in check across Washington County. The *Aedes aegypti* team is also busy working in neighborhoods, tracking down this species and removing breeding sites.

Below are a few photos of what our team encounters on a daily basis while working to keep the County healthy and mosquito-borne disease free.

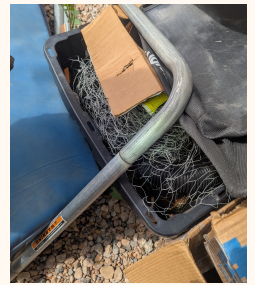


FUN FACT / DID YOU KNOW?

- 🗑️ A single bottle cap of water can produce dozens of mosquitoes? That's why it's so important to dump out even the smallest containers around your yard.
- 🌍 There are over 3,500 species of mosquitoes worldwide, but only a handful spread diseases to humans.
- 🔔 Mosquitoes are attracted to the carbon dioxide we breathe out, body heat, and even sweat odors.
- 🕒 Here in Southern Utah, a mosquito can go from egg to adult in less than 3 days under hot conditions.
- 🦟 *Aedes aegypti*, the invasive species in Washington County, prefers to live near people and bite during the day.
- 🌡️ Cold winters can help reduce mosquito populations by killing off eggs that overwinter in soil and containers.

AEDES AEGYPTI UPDATE

We are at the peak of our season and the fight against *Aedes aegypti* is in full swing. We are averaging around 4 to 5 service calls a day with people being attacked by these little, aggressive mosquitoes. Here are some pictures of places we are finding *aegypti* larvae and adults.



COMMUNICATIONS CORNER

Please help us spread the word: West Nile virus season is here. Even though we haven't detected any WNV in our immediate area so far, we should all still be cautious.

As of September 6, 2025, statewide surveillance in Utah has identified:

- 401 WNV-positive mosquito pools
- 27 confirmed human cases
- 1 human death
- 11 horses testing positive (with two additional cases pending)

Nationally, as of September 9, 2025, there have been:

- 771 reported WNV cases (including 490 neuroinvasive cases)
- 205 presumptive viremic blood donors
- 38 reported deaths due to WNV

Encourage your communities to use repellent, wear long sleeves outdoors in the evening, and eliminate standing water around homes. If you receive resident questions, you can direct them to our office or our website for resources.

We appreciate the Board's continued support as we work through the busiest part of the mosquito season. Your guidance ensures that our District remains prepared, proactive, and responsive to the needs of our community.