

Senate Government Operations and Political Subdivisions Committee
01/23/2026

Bill: SB 39 – Investment Zones Amendments

Sponsor: Senator Harper

Floor Sponsor: Representative Whyte

UASD Position: Track

This Bill enacts, renumbers, amends, and repeals certain provisions of certain investment zones within the Governor's Office of Economic Opportunity.

Discussion: The sponsor explained that this Bill updates the investment zone statutes to align with changes made by the Governor's Office, which has consolidated various state incentive programs into the Governor's Office of Economic Opportunity. Several housing incentive programs currently in the Utah Code are being renumbered to reflect this consolidation and to improve coordination. The primary goals of the Bill are to increase transparency and to make the investment zoning process easier to track and understand. Senator Harper noted that the Bill includes one new provision that expands investment zones to include areas around a school facility. Because this language is broader than intended, Senator Harper plans to remove that provision through an amendment when the Bill is considered on the Senate floor. Senator Sandall asked about housing density requirements in the Bill. The sponsor responded that there are multiple types of zones, and he described each zone's density and its proximity to public transit stations. He confirmed that the Bill does not change current density levels or public transit requirements.

The Utah League of Cities and Towns and the Wasatch Front Regional Council spoke in support of the Bill. In opposition, the Chair of the Utah County Republican Party, Utah Citizens for the Constitution, and two members of the public raised concerns about housing affordability and the use of public infrastructure districts ("PIDs"). Senator Sandall thanked the sponsor for continuing to work on the language related to zoning near schools and acknowledged concerns about PIDs, expressing that the Bill still allows room for future consideration of those issues.

Yea: 5

Nay: 1

N/V: 1

Outcome: SB 39 passed out of the Committee with a favorable recommendation.
