

# Land Use Academy of Utah (LUAU) Update

---

Rob Terry

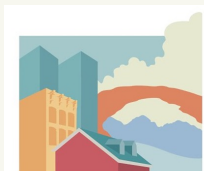
Statewide Land Use Training Director

Office of the Property Rights Ombudsman

[robterry@utah.gov](mailto:robterry@utah.gov)

# Land Use Academy of Utah (LUAU)


- Created in 2015, led and managed by the Utah League of Cities and Towns
- Geared primarily at introducing newly elected/appointed officials to land use in Utah, including terminology, state laws, best practices, stakeholders, etc.
- Included content and links for state, regional, and quasi-governmental organizations
- Funding and capacity limited the expansion of the site

**WELCOME TO LUAU**[+ ABOUT US](#)[+ LAND USE](#)[+ LAND USE DEFINITIONS](#)[WATER RESOURCES](#)**LUAU**  
Land Use Academy of Utah[Land Use Topics](#) »

# Welcome to LUAU

Font Size: [+](#) [-](#) [+](#) [Share & Bookmark](#) [Feedback](#) [Print](#)

Welcome to LUAU with Utah Senate President Wayne Niederhauser 2016

**LUUA**  
Land Use Academy of UtahWatch on  YouTube

Watch later



Share

## INSTRUCTOR



Megan Ryan

WELCOME TO LUAU

+ ABOUT US

+ LAND USE

- LAND USE DEFINITIONS

Definitions: Zoning

Definitions: Subdivision

Definitions: Land Use Authority

Definitions: Transfer of  
Development Rights (TDRs)

Definitions: Quorum

Definitions: Non-Conforming Use

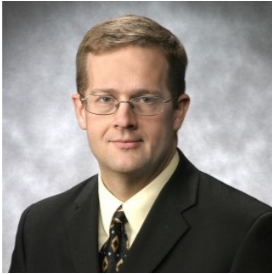
Definitions: Non-Complying  
Structure[Land Use Topics](#) » [Land Use Definitions](#) »

## Definitions: Zoning

This is a definition from the Utah State Code Title 10 Chapter 9a Land Use Management & Development Act.

- [Utah State Code](#)
- [Types of Zoning Codes - ULCT 2016](#)
- [Writing Your Zoning Code Tips](#)
- [American Planning Association](#)

## INSTRUCTOR



Brent Bateman

## WELCOME TO LUAU

## + ABOUT US

## - LAND USE

## + Land Use Authority resources

Appeal Authority Resources

City Council Resources

Private Property Rights in Utah  
Land Use Law

## + Rural and Resort Tools

## + Meeting Management

## + Planning Concepts

## + LAND USE DEFINITIONS

[Land Use Topics](#) » [Land Use](#) »

## Private Property Rights in Utah Land Use Law

Learn about the balance between the rights of the individual and the community as you plan your communities. Hosted by Brent Bateman, [Office of Property Rights](#) Ombudsman, State of Utah.

## INSTRUCTOR



John Janson

WELCOME TO LUAU

- + ABOUT US
- + LAND USE
- + LAND USE DEFINITIONS
- WATER RESOURCES

[Land Use Topics](#) » [Land Use](#) » [Planning Concepts](#) »

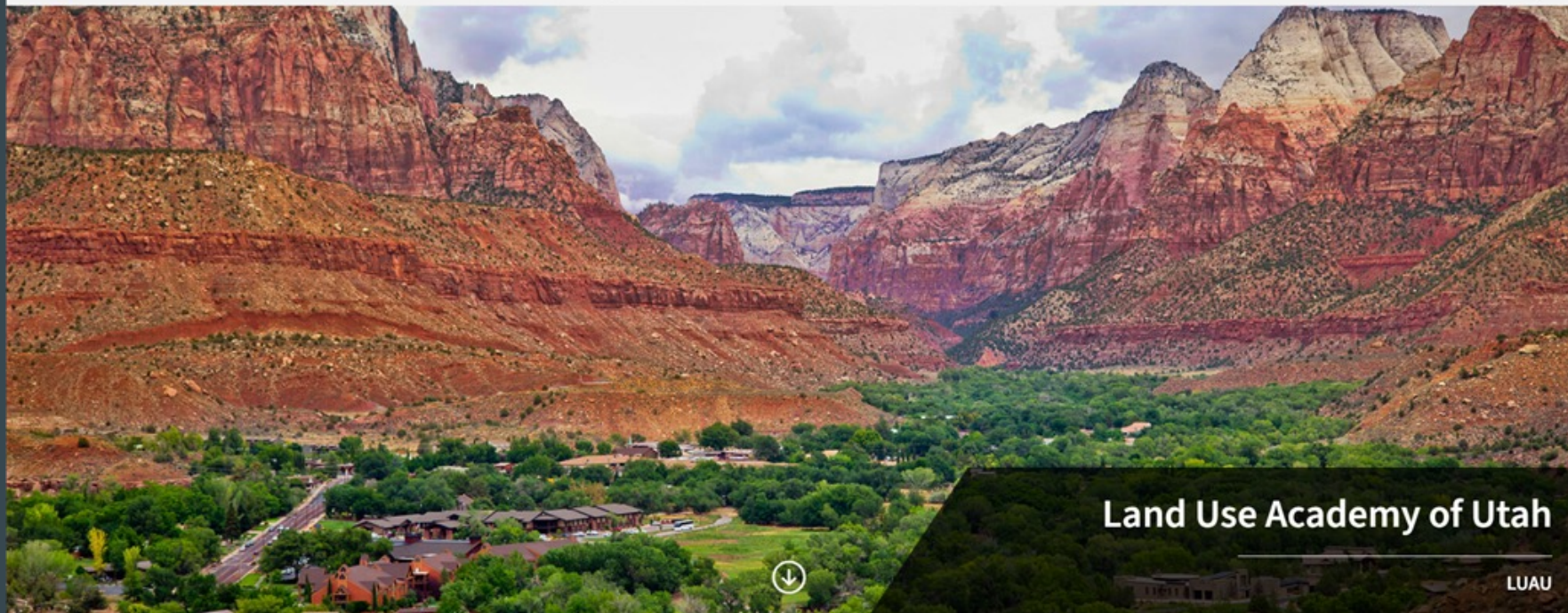
## The General Plan in Utah

---

# UPDATED Land Use Academy of Utah (LUAU)

- MOU between the Property Rights Ombudsman's Office and the League transitioned site management in late 2023
- Intent to serve as the central repository for all things land use planning for Utah and be ever-growing to address current needs
- New site with enhanced content including templates, guides, toolkits, and examples from state, regional, local, national, quasi-governmental, and stakeholder non-profit organizations
- Ongoing funding provided by the Land Use Training Fund





# Land Use Academy of Utah

LUAU





# Welcome to the Land Use Academy of Utah

The Land Use Academy of Utah (LUAU) contains resources to train, inform, educate, and support staff, elected and appointed officials, and the general public in statutory land use issues, topics, and best planning practices.



## Resource Center

Access resources including templates, examples, definitions, and toolkits for all things land use and planning-related.

[Resources →](#)



## Training Zone

Access training materials and/or request training activities for your staff, agency officials, or the general public.

[Training →](#)



## Calendar of Events

Keep track of scheduled land use trainings, meetings, conferences, events, grant application deadlines, and more.

[Calendar →](#)



## Contact Database

Looking for a specific agency? Find contact information for state, regional, local, and stakeholder agencies involved in land use.

[Contacts →](#)





## The Resource Center

Access resources, including topical guidebooks, templates, example documents, checklists, toolkits, and grant information for all things land use law and planning-related in Utah. Scroll through the various options below to find content for your specific land use needs.

### Toolkits by Topic

Utilize toolkits from agencies worldwide that combine various resources, organized alphabetically by category, to assist your agency in addressing your local land use documents, processes, and efforts.

✓ Economic Development

○ Environmental and Natural Resources

○ Housing

○ Meeting Management

○ Misc.



#### Guidebooks & Templates

Utilize guidebooks and templates covering a wide range of land use topics and content

Guidebooks →



#### Publications & Examples

Access publications and example documents to assist your agency in addressing your land use documents

Publications →



#### Toolkits by Topic

Explore toolkits that combine the needed resources to help you address specific topics in a comprehensive manner

Toolkits →



#### Glossary of Terms

From planning terminology to acronyms, find definitions for all things related to land use and planning

Glossary →



#### Frequently Asked Questions

Search frequently asked questions to better understand land use-related topics for your agency

Questions →



#### Funding Portals

Search Funding Portals to identify grant and other opportunities to support your projects

Funding →

### Frequently Asked Questions

Find answers to the most commonly asked questions at the Land Use Academy of Utah below.

What is the Land Use Academy of Utah (LUAAU)?



What is LUDMA?



What is the difference between a City, a Town, and a County?



What are the forms of local government in Utah, and what are their powers and duties?



What is the difference between a City/Town Council and a Planning Commission?



What is the difference between a General Plan and a Land Use Ordinance?



How are state laws made? And how does that impact local land use regulations?



## Guidebooks & Templates

Utilize guidebooks and template documents, organized alphabetically by category, to assist your agency in crafting, formulating, and/or amending your land use documents.

Capital Improvements, Public Facilities, and Infrastructure

Code Enforcement

Demographics and Mapping

Economic Development

Emergency Services and Management

Environmental and Natural Resources

Fiscal and Budgeting

General Plan

Government Powers and Duties

Housing

Land Use and Community Development

Meeting Management

Misc.

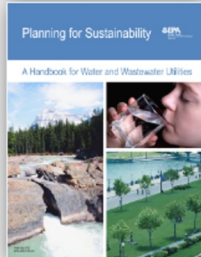
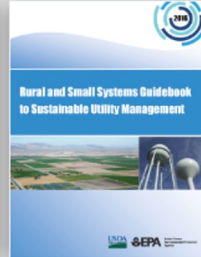
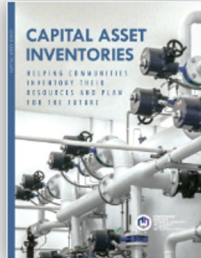
Open Space and Recreation

Transportation

Water

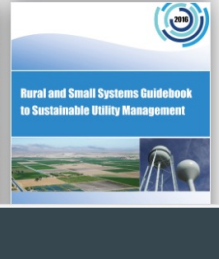
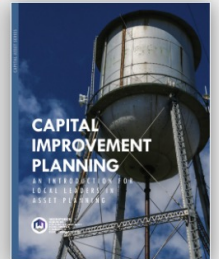
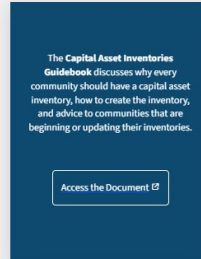
Zoning

Capital Improvements, Public Facilities, and Infrastructure



Code Enforcement

Capital Improvements, Public Facilities, and Infrastructure



# Glossary of Terms

From planning terminology to acronyms, find definitions for all things related to land use and planning below, organized alphabetically.

- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- N
- O
- P
- Q
- R
- S
- T
- U
- V
- W
- X
- Y
- Z

## - A -

### Access Rights

**Access Rights** usually refer to property owners' access from a public road and may include both pedestrian and vehicle access. Property owners need access to and from a public road in order to both utilize and enjoy their property. In addition, access from public roads enhances a parcel's value and utility.

### Accessory Dwelling Unit (ADU)

An **Accessory Dwelling Unit** or ADU is a small, self-contained residential unit located on the same lot as an existing single-family home. An ADU has all the basic facilities needed for day-to-day living independent of the main home, such as a kitchen, sleeping area, and a bathroom. As the term "accessory" implies, ADUs are generally defined to be smaller in size and prominence than the main residence on the lot.

### Active Transportation

**Active Transportation** refers to modes of human-powered mobility, such as biking, walking, etc.

### Annexation

**Annexation** is the incorporation of land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

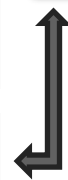
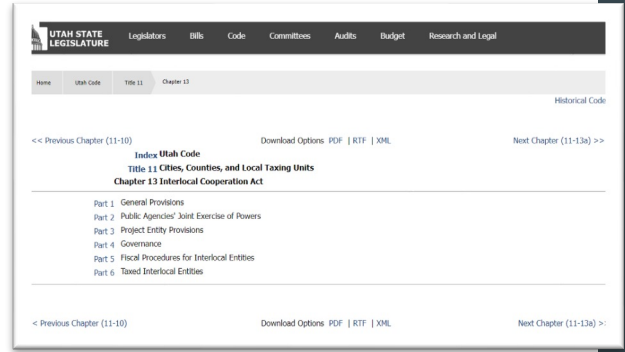
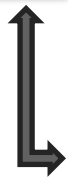
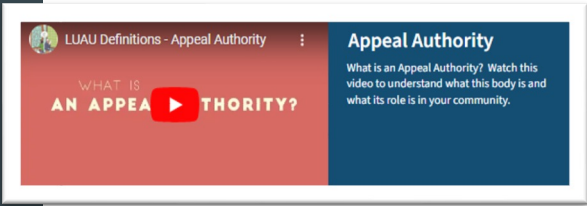
### Appeal Authority

An **appeal authority** means a person, board, commission, agency, or other body designated by ordinance to decide on an appeal of a decision for a land use application, or to a variance to the land use ordinance. When a dispute arises regarding a land use decision, the first appeal of a decision must typically be heard by the local appeal authority.

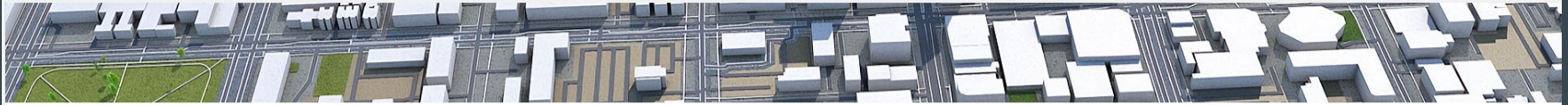
Watch the [Appeal Authority definition video](#) to learn more.

### Association of Governments (AOG)

An **Association of Governments**, often referred to as an **AOG**, refers to a voluntary association of local governments formed under the authority of the [Utah Interlocal Cooperation Act](#) to provide a common forum to identify, discuss, study, and resolve area or region-wide problems. Information for Utah's seven AOGs can be found in the [Regional Government Association of the Central Database](#).







## Funding Portals

Search the various funding portals below to identify grant and other opportunities to support your projects.

### GOVERNOR'S OFFICE OF Planning & Budget

BUDGET & OPERATIONS POLICY & ECONOMIC ANALYSIS PLANNING & COORDINATION RESULTS MANAGEMENT ABOUT

#### Planning & Funding Resources



#### TOOLS



Utah Funding Opportunities Portal



Repository of State and Regional Plans (RSRP) (Coming Soon)



Utah Funding Opportunities Portal (by GOPB)



Land Use Training Fund (by OPRO)



Center for Rural Development (by GOEO)



Grant Opportunities Page (by ULCT)



Funding Finder (by Jones & DeMille Engineering)



Grants.gov (by the U.S. Office of Management and Budget)

#### Rural Funding Opportunities

##### Rural Communities Opportunity Grant

Opens: Oct 16, 2023

Closes: Nov 17, 2023

Competitive grants that are available for rural counties, cities, and towns to support unique economic development projects and activities.

##### Rural Employment Development Incentive

Opens: On going

Grants for businesses creating new high-paying jobs in rural Utah communities.





## Training Catalog

Search the Land Use Academy of Utah's current and historical land use training resources catalog below, including definitions, presentations, videos, third-party resource links, and more.



### Interactive Modules

Access LUUA partner and third-party land use and training modules to increase your knowledge base

[Modules →](#)



### Video Library

Enjoy videos of presentations, interviews, and seminars that cover land use topics relevant to Utah's

[Videos →](#)



### Presentation Database

Download presentations to learn more about the land use-related topics that matter to you and your community

[Presentations →](#)

Are you looking to schedule a live land use training? [Submit your request here.](#)

Are you looking for resources such as guidebooks, templates, example documents, toolkits, etc.? Check out [The Resource Center](#).

Follow us online



Land Use Academy of Utah

#### Navigation Menu

[Home](#)  
[About](#)  
[Resource Center](#) [▼](#)  
[Training](#) [▼](#)  
[Calendar](#)  
[Contact Database](#)  
[Blogs and Newsletters](#)

#### Contact

100 E 300 S  
Salt Lake City, UT 84111  
Email: [contact@luau.utah.gov](mailto:contact@luau.utah.gov)  
Phone: (801) 530-6391

#### Disclaimer

*LUUA website content is for informational purposes only. Ownership of any material belongs to the listed copyright holder. Content on LUUA is not intended as legal advice or as a substitute for the legal advice of an attorney. Your attorney should review any content before you use it. The user assumes all responsibility for the use of any content.*



## Video Library

View the various videos on land use and planning, organized alphabetically.

Q Search

A B C D E F G H I J K L M  
N O P Q R S T U V W X Y Z

### - A, B, C -

LUAU Definitions - Appeal Authority

#### Appeal Authority

What is an Appeal Authority? Watch this video to understand what this body is and what its role is in your community.

Budgeting Basics Utah League of Cities  
Governmental Financial Statements

#### Budgeting Basics

Dean Lundell, Lehi City Finance Director, speaks about the basics of municipal budgeting. From the Utah League of Cities and Towns "Elected Officials Essentials" series, December 2021.

LUAU Definitions - CUP

#### Conditional Use Permit (CUP)

What is a Conditional Use Permit, or CUP? Watch this video to understand what this permit type is and how they are used in communities.

## Presentation Database

Access presentation slides, organized alphabetically by category, from LUUAU partners and third-party agencies to increase your knowledge about land use topics.

Fiscal and Budgeting

General Plan

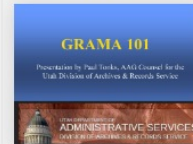
Government Powers and Duties



#### Government Powers and Duties

Presentation slides from Utah State University Land Use 101 Training held November 2, 2019.

Created by Meg Ryan



#### Government Records Access and Management Act (GRAMA) 101

Presentation slides from ULCT's 2009 GRAMA 101 Training.

Created by Paul Tordella, AIG Counsel for the Utah Division of Archives and Records Services



#### GRAMA and the News Media

Presentation slides from ULCT's 2017 Annual Convention.

Created by Jeffrey J. Hunt and Michael Patrick O'Brien



#### A Primer on Public Meetings for Planning Commissioners

Presentation slides from Utah State University Land Use 101 Training held November 2, 2019.

Created by Johanna Miller

Land Use and Community Development

## In-Person Training Requests

LUAU partners offer live training options for agency staff, elected and/or appointed officials, and the general public. Live training options are available both on-site and remote. Please select the options below that best suit your needs, and staff will coordinate with you to schedule custom-fit training activities.

Your Name \*

Your Email \*

Your Organization Name \*

Desired Training Date \*

Select Desired Training Delivery Method \*

Indicate Your Audience (check all that apply) \*

- Agency Staff  Elected and/or Appointed Officials  General Public

Training Topics Requested (list topics or needs) \*

Submit

## Contact Database

Find contact information for state, regional, and local agencies involved in land use and planning below.

State Government Agencies & Institutions



Regional Government Agencies



Local Government Agencies



Land Use & Policy Stakeholder Agencies

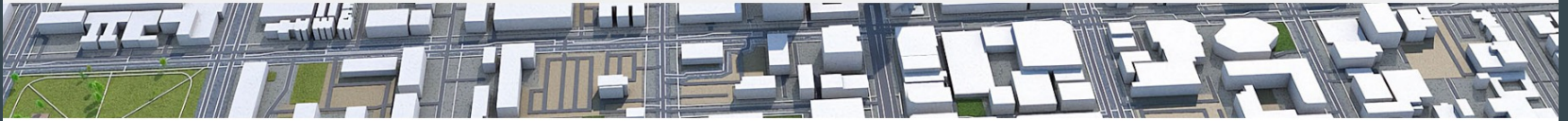


Service & Special Districts



Non-profit Agencies





## Blogs & Newsletters

Access various blogs and newsletters from LUAU partners and third-party organizations focused on land use, planning, and local government.



### Utah Land Use Politics Blog

Wilf Sommerkorn's take on the latest in Utah land use politics and law

### AW HECK, I DIDN'T HAVE ANYTHING ELSE TO DO ANYWAY!

April 23, 2024

The state legislature's Management Committee met a couple of weeks ago and set the calendar and study agenda for the interim legislative committees. Land use planning and administration and housing affordability are prominent on the list of issues to be studied.

Here's a rundown of the study items and the committees they are assigned to.

Executive Professional and Middle Management Committee

Utah Land Use Politics Blog (by ULUI)

Recent APA Utah News (by APA Utah)

AIA of Utah Newsroom (by AIA Utah)



CONFERENCE

NEWS

ABOUT

LEGISLATIVE

EVENTS

JOBS

NEWSLETTERS

LIST SERVE

AICP CM SUPPORT

SPONSOR APA UT

JOIN NOW



APRIL 28, 2024

APA UT

### APA UT - CALL FOR NOMINATIONS

Nominations for APA UT Chapter President and Vice President are now open.

Don't Miss Out On These Speakers:



Ivo Waldrip



Ben Cook



Arinn Aanderud

Follow us online



#### Navigation Menu

- Home
- About
- Resource Center
- Training
- Calendar
- Contact Database

#### Contact

160 E 300 S  
Salt Lake City, UT 84111  
Email: [contact@luau.utah.gov](mailto:contact@luau.utah.gov)  
Phone: (801) 530-6391

Updated site release anticipated in  
June 2024!

[luau.utah.gov](http://luau.utah.gov)