

H.B. 544
County Land Use Authority Amendments

Representative **James A. Dunnigan** proposes the following amendments:

1. *Line 95 through 109:*

- 95 (a) "Plan review" means the same as that term is defined in Section 17-79-810.
- 96 (b) "Qualifying parcel" means a parcel of land in a county that:
- 97 (i) was created by a written instrument, other than a subdivision plat, before the
- 98 county adopted a land use ordinance { **regulating the parcel** } **that requires county subdivision**
approval to create a lot for a single-family dwelling in the zone where the parcel is located;
{or} and
(ii) is located in a zone where a single-family dwelling is a permitted use.
- 99 { **(ii) is similar to a lot or parcel that:** }
- 100 { **(A) has the same zoning designation; and** }
- 101 { **(B) (I) conforms to applicable development standards for a single-family** }
- 102 { **residential lot;** }
- 103 { **(H) at some point in the past was approved, recognized, or treated as a lot or** }
- 104 { **parcel for which a single-family dwelling was a conforming use; or** }
- 105 { **(III) contains a single-family dwelling that the county recognizes as a** }
- 106 { **conforming use;** }
- 107 (2) Subject to Subsection (3) and Section 17-79-810, a county shall accept and process a
- 108 plan review application for a single-family dwelling on a qualifying parcel that is made
- 109 by the qualifying parcel's owner of record, if: