

400 the county recorder's office;

401 (b) the boundaries, course, and dimensions of all of the parcels of ground divided, by  
 402 their boundaries, course, and extent, whether the owner proposes that any parcel of ground is  
 403 intended to be used as a street or for any other public use, and whether any such area is  
 404 reserved or proposed for dedication for a public purpose;

405 (c) the lot or unit reference, block or building reference, street or site address, street  
 406 name or coordinate address, acreage or square footage for all parcels, units, or lots, and length  
 407 and width of the blocks and lots intended for sale; and

408 (d) every existing right-of-way and easement grant of record for an underground  
 409 ~~[facilities]~~ facility, as defined in Section 54-8a-2, and for any other utility ~~[facilities]~~ facility.

410 (2) (a) Subject to Subsections (3), (4), and (5), if the plat conforms to the municipality's  
 411 ordinances and this part and has been approved by the culinary water authority and the sanitary  
 412 sewer authority, the municipality shall approve the plat.

413 (b) Municipalities are encouraged to receive a recommendation from the fire authority  
 414 before approving a plat.

415 (c) A municipality may not require that a plat be approved or signed by a person or  
 416 entity who:

417 (i) is not an employee or agent of the municipality; ~~§→ [or] ←§~~

418 (ii) does not:

419 (A) have a legal or equitable interest in the property within the proposed subdivision;

420 ~~§→ [or] ←§~~

421 (B) provide a utility or other service directly to a lot within the subdivision ~~§→ [;]~~ ;

421a **(C) own an easement or right-of-way adjacent to the proposed subdivision who signs for**

421b **the purpose of confirming the accuracy of the location of the easement or right-of-way in**

421c **relation to the plat; or**

421d **(D) provide culinary public water service whose source protection zone designated as**  
 421e **provided in Section 19-4-113 is included, in whole or in part, within the proposed subdivision;**

421f **or**

421g **(iii) is not entitled to notice of the subdivision pursuant to Subsection**

421h **10-9a-509(1)(b)(iv) for the purpose of determining the accuracy of the information depicted on**

421i **the plat.** ~~←§~~

422 (3) The municipality may withhold an otherwise valid plat approval until the owner of  
 423 the land provides the legislative body with a tax clearance indicating that all taxes, interest, and  
 424 penalties owing on the land have been paid.

896 subdivision of land to accommodate the siting of a public utility infrastructure.

897 Section 8. Section 17-27a-603 is amended to read:

898 **17-27a-603. Plat required when land is subdivided -- Approval of plat -- Owner**  
 899 **acknowledgment, surveyor certification, and underground utility facility owner**  
 900 **verification of plat -- Recording plat.**

901 (1) Unless exempt under Section 17-27a-605 or excluded from the definition of  
 902 subdivision under Section 17-27a-103, whenever any land is laid out and platted, the owner of  
 903 the land shall provide an accurate plat that describes or specifies:

904 (a) a subdivision name that is distinct from any subdivision name on a plat recorded in  
 905 the county recorder's office;

906 (b) the boundaries, course, and dimensions of all of the parcels of ground divided, by  
 907 their boundaries, course, and extent, whether the owner proposes that any parcel of ground is  
 908 intended to be used as a street or for any other public use, and whether any such area is  
 909 reserved or proposed for dedication for a public purpose;

910 (c) the lot or unit reference, block or building reference, street or site address, street  
 911 name or coordinate address, acreage or square footage for all parcels, units, or lots, and length  
 912 and width of the blocks and lots intended for sale; and

913 (d) every existing right-of-way and easement grant of record for an underground  
 914 [facilities] facility, as defined in Section 54-8a-2, and for any other utility [facilities] facility.

915 (2) (a) Subject to Subsections (3), (4), and (5), if the plat conforms to the county's  
 916 ordinances and this part and has been approved by the culinary water authority and the sanitary  
 917 sewer authority, the county shall approve the plat.

918 (b) Counties are encouraged to receive a recommendation from the fire authority before  
 919 approving a plat.

920 (c) A county may not require that a plat be approved or signed by a person or entity  
 921 who:

922 (i) is not an employee or agent of the county; \$→ [or] ←\$

923 (ii) does not:

924 (A) have a legal or equitable interest in the property within the proposed subdivision;

925 \$→ [or] ←\$

926 (B) provide a utility or other service directly to a lot within the subdivision \$→ [;] ;

926a (C) own an easement or right-of-way adjacent to the proposed subdivision who signs for  
 926b the purpose of confirming the accuracy of the location of the easement or right-of-way in  
 926c relation to the plat; or ☺

926d ☛ **(D) provide culinary public water service whose source protection zone designated as**  
926e **provided in Section 19-4-113 is included, in whole or in part, within the proposed subdivision;**  
926f **or**  
926g **(iii) is not entitled to notice of the subdivision pursuant to Subsection**  
926h **17-27a-508(1)(b)(iv) for the purpose of determining the accuracy of the information depicted**  
926i **on the plat.** ←\$