

H.B. 388

LAND USE DEVELOPMENT AND MANAGEMENT REVISIONS

Representative **Logan Wilde** proposes the following amendments:

1. Page 6, Line 153 through Page 19, Line 556:

153 (ii) a therapeutic school.

154 { ~~(14) (a) "Electrical corporation" includes every corporation, cooperative association,~~
155 ~~and person, their lessees, trustees, and receivers, owning, controlling, operating, or managing~~
156 ~~an electric plant as defined in Section 54-2-1, or in any way furnishing electric power for public~~
157 ~~service to its consumers or members for domestic, commercial, or industrial use, within the~~
158 ~~state.~~

159 ~~— (b) "Electrical corporation" does not include:~~

160 ~~— (i) an independent energy producer as defined in Section 54-2-1;~~

161 ~~— (ii) where electricity is generated on or distributed by the producer solely for the~~
162 ~~producer's own use, or the use of the producer's tenants, or the use of members of an~~

163 ~~association of unit owners formed under Title 57, Chapter 8, Condominium Ownership Act,~~
164 ~~and not for sale to the public generally;~~

165 ~~— (iii) an eligible customer who provides electricity for the eligible customer's own use or~~
166 ~~the use of the eligible customer's tenant or affiliate;~~

167 ~~— (iv) a nonutility energy supplier as defined in Section 54-2-1 who sells or provides~~
168 ~~electricity to:~~

169 ~~— (A) an eligible customer who has transferred the eligible customer's service to the~~
170 ~~nonutility energy supplier in accordance with Section 54-3-32; or~~

171 ~~— (B) the eligible customer's tenant or affiliate; or~~

172 ~~— (v) an entity that sells electric vehicle battery charging services, unless the entity~~
173 ~~conducts another activity in the state that subjects the entity to the jurisdiction and regulation of~~
174 ~~the commission as an electrical corporation.~~

175 ~~— (15) "Eligible customer" means the same as that term is defined in Section 54-2-1.~~

176 ~~— (16) "Eligible customer's tenant or affiliate" means the same as that term is defined in~~
177 ~~Section 54-2-1. }~~

178 [~~13~~] {~~(17)~~} (14) "Fire authority" means the department, agency, or public entity with
179 responsibility to review and approve the feasibility of fire protection and suppression services
180 for the subject property.

181 [~~14~~] {~~(18)~~} (15) "Flood plain" means land that:

182 (a) is within the 100-year flood plain designated by the Federal Emergency
183 Management Agency; or

184 (b) has not been studied or designated by the Federal Emergency Management Agency
185 but presents a likelihood of experiencing chronic flooding or a catastrophic flood event because
186 the land has characteristics that are similar to those of a 100-year flood plain designated by the
187 Federal Emergency Management Agency.

188 ~~{(19) "Gas corporation" includes every corporation and person, their lessees, trustees,~~
189 ~~and receivers, owning, controlling, operating, or managing a gas plant, as defined in Section~~
190 ~~54-2-1, for public service within this state or for the selling or furnishing of natural gas to any~~
191 ~~consumer or consumers within the state for domestic, commercial, or industrial use, except in~~
192 ~~the situation that:~~

193 ~~— (a) gas is made or produced on, and distributed by the maker or producer through,~~
194 ~~private property:~~

195 ~~— (i) solely for the maker's or producer's own use or the use of the maker's or producer's~~
196 ~~tenants; and~~

197 ~~— (ii) not for sale to others;~~

198 ~~— (b) gas is compressed on private property solely for the owner's own use or the use of~~
199 ~~the owner's employees as a motor vehicle fuel; or~~

200 ~~— (c) gas is compressed by a retailer of motor vehicle fuel on the retailer's property solely~~
201 ~~for sale as a motor vehicle fuel.}~~

202 [(+5)] ~~{(20)}~~ (16) "General plan" means a document that a municipality adopts that sets forth
203 general guidelines for proposed future development of the land within the municipality.

204 [(+6)] ~~{(21)}~~ (17) "Geologic hazard" means:

205 (a) a surface fault rupture;

206 (b) shallow groundwater;

207 (c) liquefaction;

208 (d) a landslide;

209 (e) a debris flow;

210 (f) unstable soil;

211 (g) a rock fall; or

212 (h) any other geologic condition that presents a risk:

213 (i) to life;

214 (ii) of substantial loss of real property; or

215 (iii) of substantial damage to real property.

216 [(+7)] ~~{(22)}~~ (18) "Historic preservation authority" means a person, board, commission, or
217 other body designated by a legislative body to:

218 (a) recommend land use regulations to preserve local historic districts or areas; and

219 (b) administer local historic preservation land use regulations within a local historic
220 district or area.

221 [(+8)] ~~{(23)}~~ (19) "Hookup fee" means a fee for the installation and inspection of any pipe,
222 line, meter, or appurtenance that connects to a municipal water, sewer, storm water, power, or
223 other utility system.

224 [~~(19)~~] {~~(24)~~} (20) "Identical plans" means building plans submitted to a municipality that:
225 (a) are clearly marked as "identical plans";
226 (b) are substantially identical to building plans that were previously submitted to and
227 reviewed and approved by the municipality; and
228 (c) describe a building that:
229 (i) is located on land zoned the same as the land on which the building described in the
230 previously approved plans is located;
231 (ii) is subject to the same geological and meteorological conditions and the same law
232 as the building described in the previously approved plans;
233 (iii) has a floor plan identical to the building plan previously submitted to and reviewed
234 and approved by the municipality; and
235 (iv) does not require any additional engineering or analysis.
236 [~~(20)~~] {~~(25)~~} (21) "Impact fee" means a payment of money imposed under Title 11, Chapter
237 36a, Impact Fees Act.
238 [~~(21)~~] {~~(26)~~} (22) "Improvement completion assurance" means a surety bond, letter of credit,
239 financial institution bond, cash, assignment of rights, lien, or other equivalent security required
240 by a municipality to guaranty the proper completion of landscaping or an infrastructure
241 improvement required as a condition precedent to:
242 (a) recording a subdivision plat; or
243 (b) development of a commercial, industrial, mixed use, or multifamily project.
244 [~~(22)~~] {~~(27)~~} (23) "Improvement warranty" means an applicant's unconditional warranty that
245 the applicant's installed and accepted landscaping or infrastructure improvement:
246 (a) complies with the municipality's written standards for design, materials, and
247 workmanship; and
248 (b) will not fail in any material respect, as a result of poor workmanship or materials,
249 within the improvement warranty period.
250 [~~(23)~~] {~~(28)~~} (24) "Improvement warranty period" means a period:
251 (a) no later than one year after a municipality's acceptance of required landscaping; or
252 (b) no later than one year after a municipality's acceptance of required infrastructure,
253 unless the municipality:
254 (i) determines for good cause that a one-year period would be inadequate to protect the
255 public health, safety, and welfare; and
256 (ii) has substantial evidence, on record:
257 (A) of prior poor performance by the applicant; or
258 (B) that the area upon which the infrastructure will be constructed contains suspect soil
259 and the municipality has not otherwise required the applicant to mitigate the suspect soil.
260 [~~(24)~~] {~~(29)~~} (25) "Infrastructure improvement" means permanent infrastructure that is
261 essential for the public health and safety or that:
262 (a) is required for human occupation; and

263 (b) an applicant must install:
264 (i) in accordance with published installation and inspection specifications for public
265 improvements; and
266 (ii) whether the improvement is public or private, as a condition of:
267 (A) recording a subdivision plat;
268 (B) obtaining a building permit; or
269 (C) development of a commercial, industrial, mixed use, condominium, or multifamily
270 project.
271 ~~[(25)]~~ ~~{(30)}~~ (26) "Internal lot restriction" means a platted note, platted demarcation, or
272 platted designation that:
273 (a) runs with the land; and
274 (b) (i) creates a restriction that is enclosed within the perimeter of a lot described on
275 the plat; or
276 (ii) designates a development condition that is enclosed within the perimeter of a lot
277 described on the plat.
278 ~~[(26)]~~ ~~{(31)}~~ (27) "Land use applicant" means a property owner, or the property owner's
279 designee, who submits a land use application regarding the property owner's land.
280 ~~[(27)]~~ ~~{(32)}~~ (28) "Land use application":
281 (a) means an application that is:
282 (i) required by a municipality; and
283 (ii) submitted by a land use applicant to obtain a land use decision; and
284 (b) does not mean an application to enact, amend, or repeal a land use regulation.
285 ~~[(28)]~~ ~~{(33)}~~ (29) "Land use authority" means:
286 (a) a person, board, commission, agency, or body, including the local legislative body,
287 designated by the local legislative body to act upon a land use application; or
288 (b) if the local legislative body has not designated a person, board, commission,
289 agency, or body, the local legislative body.
290 ~~[(29)]~~ ~~{(34)}~~ (30) "Land use decision" means an administrative decision of a land use
291 authority or appeal authority regarding:
292 (a) a land use permit;
293 (b) a land use application; or
294 (c) the enforcement of a land use regulation, land use permit, or development
295 agreement.
296 ~~[(30)]~~ ~~{(35)}~~ (31) "Land use permit" means a permit issued by a land use authority.
297 ~~[(31)]~~ ~~{(36)}~~ (32) "Land use regulation":
298 (a) means a legislative decision enacted by ordinance, law, code, map, resolution,
299 specification, fee, or rule that governs the use or development of land;
300 (b) includes the adoption or amendment of a zoning map or the text of the zoning code;
301 and

302 (c) does not include:

303 (i) a land use decision of the legislative body acting as the land use authority, even if

304 the decision is expressed in a resolution or ordinance; or

305 (ii) a temporary revision to an engineering specification that does not materially:

306 (A) increase a land use applicant's cost of development compared to the existing

307 specification; or

308 (B) impact a land use applicant's use of land.

309 ~~[(32)]~~ ~~{(37)}~~ (33) "Legislative body" means the municipal council.

310 ~~[(33)]~~ ~~{(38)}~~ (34) "Local district" means an entity under Title 17B, Limited Purpose Local

311 Government Entities - Local Districts, and any other governmental or quasi-governmental

312 entity that is not a county, municipality, school district, or the state.

313 ~~[(34)]~~ ~~{(39)}~~ (35) "Local historic district or area" means a geographically definable area that:

314 (a) contains any combination of buildings, structures, sites, objects, landscape features,

315 archeological sites, or works of art that contribute to the historic preservation goals of a

316 legislative body; and

317 (b) is subject to land use regulations to preserve the historic significance of the local

318 historic district or area.

319 ~~[(35)]~~ ~~{(40)}~~ (36) "Lot" means a tract of land, regardless of any label, that is created by and

320 shown on a subdivision plat that has been recorded in the office of the county recorder.

321 ~~[(36)]~~ ~~{(41)}~~ (37) (a) "Lot line adjustment" means a relocation of a lot line boundary between

322 adjoining lots or parcels, whether or not the lots are located in the same subdivision, in

323 accordance with Section 10-9a-608, with the consent of the owners of record.

324 (b) "Lot line adjustment" does not mean a new boundary line that:

325 (i) creates an additional lot; or

326 (ii) constitutes a subdivision.

327 ~~[(37)]~~ ~~{(42)}~~ (38) "Major transit investment corridor" means public transit service that uses or

328 occupies:

329 (a) public transit rail right-of-way;

330 (b) dedicated road right-of-way for the use of public transit, such as bus rapid transit;

331 or

332 (c) fixed-route bus corridors subject to an interlocal agreement or contract between a

333 municipality or county and:

334 (i) a public transit district as defined in Section 17B-2a-802; or

335 (ii) an eligible political subdivision as defined in Section 59-12-2219.

336 ~~[(38)]~~ ~~{(43)}~~ (39) "Moderate income housing" means housing occupied or reserved for

337 occupancy by households with a gross household income equal to or less than 80% of the

338 median gross income for households of the same size in the county in which the city is located.

339 ~~[(39)]~~ ~~{(44)}~~ (40) "Municipal utility easement" means an easement that:

340 (a) is created or depicted on a plat recorded in a county recorder's office and is

341 described as a [~~municipal~~] utility easement [~~or otherwise as a utility easement~~] dedicated for
342 public use;

343 (b) is not a protected utility easement or a public utility easement as defined in Section
344 54-3-27;

345 [~~(c) the municipality or the municipality's affiliated governmental entity owns or~~
346 ~~creates; and~~]

347 [~~(d) (i) either:~~]

348 [~~(A) no person uses or occupies; or~~]

349 [~~(B) the municipality or the municipality's affiliated governmental entity uses and~~
350 ~~occupies to provide a utility service, including sanitary sewer, culinary water, electrical, storm~~
351 ~~water, or communications or data lines; or~~]

352 [~~(ii) a person uses or occupies with or without an authorized franchise or other~~
353 ~~agreement with the municipality;~~]

354 (c) is used or occupied with the consent of the municipality in accordance with an
355 authorized franchise or other agreement; or

356 (d) (i) is used or occupied by a specified public utility; and

357 (ii) is located in a utility easement dedicated for public use.

358 [~~(40)~~] {~~(45)~~} (41) "Nominal fee" means a fee that reasonably reimburses a municipality only
359 for time spent and expenses incurred in:

360 (a) verifying that building plans are identical plans; and

361 (b) reviewing and approving those minor aspects of identical plans that differ from the
362 previously reviewed and approved building plans.

363 [~~(41)~~] {~~(46)~~} (42) "Noncomplying structure" means a structure that:

364 (a) legally existed before its current land use designation; and

365 (b) because of one or more subsequent land use ordinance changes, does not conform
366 to the setback, height restrictions, or other regulations, excluding those regulations, which
367 govern the use of land.

368 [~~(42)~~] {~~(47)~~} (43) "Nonconforming use" means a use of land that:

369 (a) legally existed before its current land use designation;

370 (b) has been maintained continuously since the time the land use ordinance governing
371 the land changed; and

372 (c) because of one or more subsequent land use ordinance changes, does not conform
373 to the regulations that now govern the use of the land.

374 [~~(43)~~] {~~(48)~~} (44) "Official map" means a map drawn by municipal authorities and recorded in
375 a county recorder's office that:

376 (a) shows actual and proposed rights-of-way, centerline alignments, and setbacks for
377 highways and other transportation facilities;

378 (b) provides a basis for restricting development in designated rights-of-way or between
379 designated setbacks to allow the government authorities time to purchase or otherwise reserve
380 the land; and

381 (c) has been adopted as an element of the municipality's general plan.
382 [~~(44)~~] {~~(49)~~} (45) "Parcel" means any real property that is not a lot created by and shown on a
383 subdivision plat recorded in the office of the county recorder.
384 [~~(45)~~] {~~(50)~~} (46) (a) "Parcel boundary adjustment" means a recorded agreement between
385 owners of adjoining parcels adjusting the mutual boundary, either by deed or by a boundary
386 line agreement in accordance with Section 57-1-45, if no additional parcel is created and:
387 (i) none of the property identified in the agreement is subdivided land; or
388 (ii) the adjustment is to the boundaries of a single person's parcels.
389 (b) "Parcel boundary adjustment" does not mean an adjustment of a parcel boundary
390 line that:
391 (i) creates an additional parcel; or
392 (ii) constitutes a subdivision.
393 [~~(46)~~] {~~(51)~~} (47) "Person" means an individual, corporation, partnership, organization,
394 association, trust, governmental agency, or any other legal entity.
395 [~~(47)~~] {~~(52)~~} (48) "Plan for moderate income housing" means a written document adopted by
396 a municipality's legislative body that includes:
397 (a) an estimate of the existing supply of moderate income housing located within the
398 municipality;
399 (b) an estimate of the need for moderate income housing in the municipality for the
400 next five years;
401 (c) a survey of total residential land use;
402 (d) an evaluation of how existing land uses and zones affect opportunities for moderate
403 income housing; and
404 (e) a description of the municipality's program to encourage an adequate supply of
405 moderate income housing.
406 [~~(48)~~] {~~(53)~~} (49) "Plat" means a map or other graphical representation of lands that a licensed
407 professional land surveyor makes and prepares in accordance with Section 10-9a-603 or
408 57-8-13.
409 [~~(49)~~] {~~(54)~~} (50) "Potential geologic hazard area" means an area that:
410 (a) is designated by a Utah Geological Survey map, county geologist map, or other
411 relevant map or report as needing further study to determine the area's potential for geologic
412 hazard; or
413 (b) has not been studied by the Utah Geological Survey or a county geologist but
414 presents the potential of geologic hazard because the area has characteristics similar to those of
415 a designated geologic hazard area.
416 [~~(50)~~] {~~(55)~~} (51) "Public agency" means:
417 (a) the federal government;
418 (b) the state;
419 (c) a county, municipality, school district, local district, special service district, or other

420 political subdivision of the state; or
421 (d) a charter school.

422 ~~[(51)]~~ ~~{(56)}~~ (52) "Public hearing" means a hearing at which members of the public are
423 provided a reasonable opportunity to comment on the subject of the hearing.

424 ~~[(52)]~~ ~~{(57)}~~ (53) "Public meeting" means a meeting that is required to be open to the public
425 under Title 52, Chapter 4, Open and Public Meetings Act.

426 ~~[(53)]~~ ~~{(58)}~~ (54) "Public street" means a public right-of-way, including a public highway,
427 public avenue, public boulevard, public parkway, public road, public lane, ~~[public trail or~~
428 ~~walk,~~] public alley, public viaduct, public subway, public tunnel, public bridge, public byway,
429 other public transportation easement, or other public way.

430 ~~[(54)]~~ ~~{(59)}~~ (55) "Receiving zone" means an area of a municipality that the municipality
431 designates, by ordinance, as an area in which an owner of land may receive a transferable
432 development right.

433 ~~[(55)]~~ ~~{(60)}~~ (56) "Record of survey map" means a map of a survey of land prepared in
434 accordance with Section 10-9a-603, 17-23-17, 17-27a-603, or 57-8-13.

435 ~~[(56)]~~ ~~{(61)}~~ (57) "Residential facility for persons with a disability" means a residence:
436 (a) in which more than one person with a disability resides; and
437 (b) (i) which is licensed or certified by the Department of Human Services under Title
438 62A, Chapter 2, Licensure of Programs and Facilities; or
439 (ii) which is licensed or certified by the Department of Health under Title 26, Chapter
440 21, Health Care Facility Licensing and Inspection Act.

441 ~~[(57)]~~ ~~{(62)}~~ (58) "Rules of order and procedure" means a set of rules that govern and
442 prescribe in a public meeting:
443 (a) parliamentary order and procedure;
444 (b) ethical behavior; and
445 (c) civil discourse.

446 ~~[(58)]~~ ~~{(63)}~~ (59) "Sanitary sewer authority" means the department, agency, or public entity
447 with responsibility to review and approve the feasibility of sanitary sewer services or onsite
448 wastewater systems.

449 ~~[(59)]~~ ~~{(64)}~~ (60) "Sending zone" means an area of a municipality that the municipality
450 designates, by ordinance, as an area from which an owner of land may transfer a transferable
451 development right.

452 ~~[(60)]~~ ~~{(65)}~~ (61) "Specified public agency" means:
453 (a) the state;
454 (b) a school district; or
455 (c) a charter school.

456 ~~[(61)]~~ ~~{(66)}~~ (62) "Specified public utility" means an electrical corporation, gas corporation,
457 or telephone corporation ~~{+}~~ , **as those terms are defined in Section 54-2-1** ~~{+}~~ .

458 ~~[(62)]~~ ~~{(67)}~~ (63) "State" includes any department, division, or agency of the state.

459 ~~[(63)]~~ ~~{(68)}~~ (64) "Subdivided land" means the land, tract, or lot described in a recorded
460 subdivision plat.

461 ~~[(64)]~~ ~~{(69)}~~ (65) (a) "Subdivision" means any land that is divided, resubdivided, or proposed
462 to be divided into two or more lots or other division of land for the purpose, whether
463 immediate or future, for offer, sale, lease, or development either on the installment plan or
464 upon any and all other plans, terms, and conditions.

465 (b) "Subdivision" includes:

466 (i) the division or development of land whether by deed, metes and bounds description,
467 devise and testacy, map, plat, or other recorded instrument, regardless of whether the division
468 includes all or a portion of a parcel or lot; and

469 (ii) except as provided in Subsection ~~[(64)]~~ ~~{(69)}~~ (65) (c), divisions of land for residential and
470 nonresidential uses, including land used or to be used for commercial, agricultural, and
471 industrial purposes.

472 (c) "Subdivision" does not include:

473 (i) a bona fide division or partition of agricultural land for the purpose of joining one of
474 the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if
475 neither the resulting combined parcel nor the parcel remaining from the division or partition
476 violates an applicable land use ordinance;

477 (ii) an agreement recorded with the county recorder's office between owners of
478 adjoining unsubdivided properties adjusting the mutual boundary by a boundary line agreement
479 in accordance with Section 57-1-45 if:

480 (A) no new lot is created; and

481 (B) the adjustment does not violate applicable land use ordinances;

482 (iii) a recorded document, executed by the owner of record:

483 (A) revising the legal description of more than one contiguous parcel of property that is
484 not subdivided land into one legal description encompassing all such parcels of property; or

485 (B) joining a subdivided parcel of property to another parcel of property that has not
486 been subdivided, if the joinder does not violate applicable land use ordinances;

487 (iv) an agreement between owners of adjoining subdivided properties adjusting the
488 mutual lot line boundary in accordance with Section 10-9a-603 if:

489 (A) no new dwelling lot or housing unit will result from the adjustment; and

490 (B) the adjustment will not violate any applicable land use ordinance;

491 (v) a bona fide division or partition of land by deed or other instrument where the land
492 use authority expressly approves in writing the division in anticipation of further land use
493 approvals on the parcel or parcels;

494 (vi) a parcel boundary adjustment;

495 (vii) a lot line adjustment;

496 (viii) a road, street, or highway dedication plat; ~~[or]~~

497 (ix) a deed or easement for a road, street, or highway purpose~~[-];~~ or

498 (x) a bona fide division or partition of land by a metes and bounds description where

499 the deed expressly states that:

500 (A) the division or partition of land is in anticipation of future development; and

501 (B) the newly created parcel must be subdivided or receive written approval from the
502 land use authority before a structure may be built on the parcel.

503 (d) The joining of a subdivided parcel of property to another parcel of property that has
504 not been subdivided does not constitute a subdivision under this Subsection [(57)] ~~{(69)}~~ (65) as to
505 the unsubdivided parcel of property or subject the unsubdivided parcel to the municipality's
506 subdivision ordinance.

507 ~~{(70)}~~ (66) "Subdivision amendment" means an amendment to a recorded subdivision in
508 accordance with Section 10-9a-608 that:

509 (a) vacates all or a portion of the subdivision;

510 (b) alters the outside boundary of the subdivision;

511 (c) increases the number of lots within the subdivision;

512 (d) alters a public right-of-way, a public easement, public infrastructure, or other public
513 dedication within the subdivision; or

514 (e) alters a common area or other common amenity within the subdivision.

515 [(65)] ~~{(71)}~~ (67) "Suspect soil" means soil that has:

516 (a) a high susceptibility for volumetric change, typically clay rich, having more than a
517 3% swell potential;

518 (b) bedrock units with high shrink or swell susceptibility; or

519 (c) gypsiferous silt and clay, gypsum, or bedrock units containing abundant gypsum
520 commonly associated with dissolution and collapse features.

521 ~~{(72) (a) "Telephone corporation" means any corporation or person, and their lessees,~~
522 ~~trustee, receivers, or trustees appointed by any court, who owns, controls, operates, manages, or~~
523 ~~resells a public telecommunications service as defined in Section 54-8b-2.~~

524 ~~— (b) "Telephone corporation" does not include a corporation, partnership, or firm~~
525 ~~providing:~~

526 ~~— (i) intrastate telephone service offered by a provider of cellular, personal~~
527 ~~communication systems, or other commercial mobile radio service as defined in 47 U.S.C. Sec.~~
528 ~~332 that has been issued a covering license by the Federal Communications Commission;~~

529 ~~— (ii) internet service; or~~

530 ~~— (iii) resold intrastate toll service. }~~

531 [(66)] ~~{(73)}~~ (68) "Therapeutic school" means a residential group living facility:

532 (a) for four or more individuals who are not related to:

533 (i) the owner of the facility; or

534 (ii) the primary service provider of the facility;

535 (b) that serves students who have a history of failing to function:

536 (i) at home;

537 (ii) in a public school; or

538 (iii) in a nonresidential private school; and

539 (c) that offers:
540 (i) room and board; and
541 (ii) an academic education integrated with:
542 (A) specialized structure and supervision; or
543 (B) services or treatment related to a disability, an emotional development, a
544 behavioral development, a familial development, or a social development.
545 [(67)] {~~(74)~~} (69) "Transferable development right" means a right to develop and use land that
546 originates by an ordinance that authorizes a land owner in a designated sending zone to transfer
547 land use rights from a designated sending zone to a designated receiving zone.
548 [(68)] {~~(75)~~} (70) "Unincorporated" means the area outside of the incorporated area of a city
549 or town.
550 [(69)] {~~(76)~~} (71) "Water interest" means any right to the beneficial use of water, including:
551 (a) each of the rights listed in Section 73-1-11; and
552 (b) an ownership interest in the right to the beneficial use of water represented by:
553 (i) a contract; or
554 (ii) a share in a water company, as defined in Section 73-3-3.5.
555 [(70)] {~~(77)~~} (72) "Zoning map" means a map, adopted as part of a land use ordinance, that
556 depicts land use zones, overlays, or districts.