

MINOR PLAT AMENDMENT OR SUBDIVISION BY METES & BOUNDS PROCESS

Description: A modification to an existing plat or a division of a parcel of land into a limited number of smaller parcels where:

- The total number of lots in the subdivision are not increased or decreased by more than 10 lots.
- No more than 10 new parcels are created.
- No additional public infrastructure or utilities are required.
- No changes are being proposed to property boundaries of lots or parcels owned by someone other than the applicant(s) (including common area)
- No lot is created that is smaller than the smallest lot within the existing subdivision.

Required Approvals: ☐ Amended Plat Approval or Metes & Bounds Subdivision Approval

Review Process: ☐ Completed Application Submitted
☐ Fees Submitted
☐ Notice Mailed (Plat Amendments only)
☐ Planning & Zoning Dept Review
☐ Planning Commission Review & Approval
☐ Sign Plat and Submit to County Recorder

Standards for Review:

1. The proposed parcels conform to the previously approved general plan and this title.
2. No additional public utilities or infrastructure are required to provide adequate public service to the newly divided lots.
3. The utility and/or vehicular access to remaining undeveloped property will not be impaired.
4. The proposed parcels will have access to existing necessary utilities.
5. That remnant parcels which did not previously exist are not created which, due to size, configuration, or location, do not meet current zoning requirements and/or are not able to be developed; and
6. The proposed subdivision meets the criteria for exemption from the plat requirement set forth by the Utah Code Annotated section 10-9a-605, as amended.