

Overview of the differences of the Simple Lot Subdivision and the Traditional Subdivision:

Simple Lot Subdivision

This is a record of survey. It looks very similar to a plat. The record of survey is recorded along with a statement from the city that the subdivision has been approved. No performance guarantee for public improvements is required. Public improvements are completed whenever the owner comes in for a building permit. This works great for non-developers to divide land between family/friends.

A record of survey is also easier to amend, so it is ideal when land ownership is more fluid, which it often is among family members.

Traditional Subdivision

This is a plat. For a plat to be recorded either all public improvements need to be completed, *or* a performance guarantee (bond) needs to be in place. This is what you want when developers are looking to develop an area. Otherwise, you get public improvements done in a piecemeal fashion, which can create headaches and increase overall costs.

A plat is authoritative in that it shows all easements and supersedes everything before it. It is a clean way to convey land. Once a plat is recorded, it can only be amended through a plat amendment. This requires vacating the prior plat and recording a new plat. This works well when boundaries seldom change, which, again, makes it ideal for traditional development but a headache for families.

Summary

All in all, there are tradeoffs between the two and one isn't necessarily better than the other. Typically, you'd want development to occur in plats. Moroni can choose if they'd like a Simple Lot Subdivision, which would help small property owners, especially families. The exception is currently proposed at four (4) or fewer lots, but that can be modified to a smaller cap (or larger, all the way up to 10, maximum).