

GARFIELD COUNTY

STATE OF UTAH

SUBDIVISION ORDINANCE

ORDINANCE ADOPTION

GARFIELD COUNTY, UTAH

ORDINANCE 2026-2

SUBDIVISION ORDINANCE

AN ORDINANCE ESTABLISHING A SUBDIVISION ORDINANCE, REGULATING THE SUBDIVISION OF LANDS WITHIN THE UNINCORPORATED AREAS OF GARFIELD COUNTY, STATE OF UTAH.

WHEREAS, Garfield county is authorized by **UCA § 17-79-7** to regulate the division of lands within the unincorporated areas of the county to protect public health, safety, and welfare and to implement the goals and policies of the county general plan; and

WHEREAS, orderly subdivision design and development are necessary to ensure adequate access, infrastructure, water supply, wastewater disposal, stormwater management, fire protection, and public services; and

WHEREAS, uncoordinated or poorly designed subdivisions can create long-term public safety risks, infrastructure maintenance burdens, fiscal impacts to the county, and conflicts with existing land uses; and

WHEREAS, the county seeks to promote responsible growth that respects private property rights while ensuring that new development provides safe and adequate access, utilities, and services without creating undue impacts on surrounding properties or the public; and

WHEREAS, the county recognizes the importance of preserving sensitive lands, natural hazards areas, cultural and historic resources, and the rural character and scenic qualities of Garfield County; and

WHEREAS, clear, objective, and predictable subdivision standards and procedures reduce uncertainty for property owners and applicants, improve development outcomes, and support efficient and transparent administration;

NOW, THEREFORE, BE IT ORDAINED by the board of Garfield County Commissioners that the Garfield County Subdivision Ordinance, previously amended on June 10, 2024 shall be rescinded and superseded in its entirety and amended to establish minimum standards and procedures for the subdivision of land within the unincorporated areas of Garfield county.

ORDAINED AND ENACTED by the Board of Garfield County Commissioners, State of Utah, on this ____ day of _____, 2026.

Leland F. Pollock

Chair, Garfield County Commission

ATTEST:

Camille A. Moore

Garfield County Clerk/Auditor

County Seal:

TABLE OF CONTENTS

CHAPTER 1	1
GENERAL PROVISIONS	1
<i>Section 101</i> <i>Short Title</i>	1
<i>Section 102</i> <i>Purpose</i>	1
<i>Section 103</i> <i>Authority</i>	1
<i>Section 104</i> <i>Applicability</i>	1
<i>Section 104</i> <i>Interpretation</i>	1
<i>Section 105</i> <i>Severability</i>	1
<i>Section 106</i> <i>Fees</i>	1
<i>Section 107</i> <i>Penalties</i>	2
<i>Section 108</i> <i>Appeals</i>	2
<i>Section 109</i> <i>Legal Nonconforming Properties</i>	2
<i>Section 110</i> <i>Site Preparation Work Prohibited</i>	3
<i>Section 111</i> <i>Building Permits</i>	3
<i>Section 112</i> <i>Definitions</i>	3
CHAPTER 2	4
ADMINISTRATIVE LAND USE AUTHORITY	4
<i>Section 201</i> <i>Establishment</i>	4
<i>Section 202</i> <i>Appointment</i>	4
<i>Section 203</i> <i>Terms</i>	4
<i>Section 204</i> <i>Compensation</i>	4
<i>Section 205</i> <i>Duties and Powers</i>	4
CHAPTER 3	5
DESIGN STANDARDS	5
<i>Section 301</i> <i>Natural Conditions</i>	5
<i>Section 302</i> <i>Lot Standards</i>	5
<i>Section 303</i> <i>Road Standards</i>	6

Section 304	<i>Planned Unit Developments – Open Space</i>	6
CHAPTER 4		8
IMPROVEMENT STANDARDS		8
Section 401	<i>Road Improvements – Minimum Standards</i>	8
Section 402	<i>Flag Lots</i>	8
Section 403	<i>Potable Drinking Water Supply</i>	8
Section 404	<i>Wastewater Disposal Systems</i>	8
Section 405	<i>Fire Protection</i>	8
Section 406	<i>Storm Drainage</i>	8
Section 407	<i>Flood Plains</i>	8
Section 408	<i>Utilities</i>	9
CHAPTER 5		10
IMPROVEMENTS GUARANTEE		10
Section 501	<i>Guarantee Required</i>	10
Section 502	<i>Form and Amount of Guarantee</i>	10
Section 503	<i>Final Inspection Request and Acceptance Process</i>	10
Section 504	<i>Release of Guarantee and Warranty Period</i>	10
Section 505	<i>Installation Time Period</i>	10
Section 506	<i>Partial Release of Guarantee</i>	11
Section 507	<i>Retention</i>	12
Section 508	<i>Cost Estimate for Improvements</i>	12
CHAPTER 6		13
PROCESS FOR SUBDIVISION REVIEW AND APPROVAL		13
Section 601	<i>Conceptual Plan Review</i>	13
Section 602	<i>Administrative Land Use Authority Review</i>	13
Section 603	<i>Phase Developments</i>	16
Section 604	<i>Final Recording</i>	16
CHAPTER 7		17

SUBDIVISION PLAT AND RECORD OF SURVEY REQUIREMENTS	17
<i>Section 701</i> <i>Subdivision Plat</i>	17
<i>Section 702</i> <i>Amended Plat</i>	17
<i>Section 703</i> <i>Record of Survey</i>	18
CHAPTER 8	19
EXEMPTIONS FROM PLAT REQUIREMENT	19
<i>Section 801</i> <i>Minor-Lot Subdivision UCA § 17-79-708(1)</i>	19
<i>Section 802</i> <i>Agricultural Land Exemption UCA § 17-79-708(2)</i>	19
<i>Section 803</i> <i>Metes and Bounds Subdivisions UCA § 17-79-708(3)</i>	19
<i>Section 804</i> <i>Agricultural Minor Subdivision UCA § 17-79-708(4)</i>	19
<i>Section 805</i> <i>Property Boundary Adjustments UCA § 17-79-806</i>	19
<i>Section 806</i> <i>Public Right of Way Subdivisions</i>	19
<i>Section 807</i> <i>Subdivision Amendments UCA § 17-79-711</i>	20

CHAPTER 1

GENERAL PROVISIONS

Section 101 Short Title

This ordinance shall be known and may be cited as the “Garfield County Subdivision Ordinance” and may be referenced within this document as “this ordinance” or the “subdivision ordinance.”

Section 102 Purpose

1. After the effective date of this ordinance, no person shall subdivide land in the unincorporated areas of Garfield County into two or more lots, nor sell, convey, exchange, or offer for recording any interest in land that is part of a subdivision, except in compliance with this ordinance.
2. Subdivisions and lots lawfully approved prior to the effective date of this ordinance shall remain valid and may continue under the regulations in effect at the time of approval. Any amendment, replat, or modification to a previously approved subdivision shall be subject to the requirements of this ordinance.

Section 103 Authority

This ordinance is enacted under the authority of the State of Utah County Land Use, Development, and Management Act – Subdivisions (**UCA § 17-79-7**).

Section 104 Applicability

This ordinance applies to the division of all lands within the unincorporated areas of the county.

Section 104 Interpretation

The provisions of this ordinance establish minimum requirements for the regulation of subdivisions. Where this ordinance imposes higher standards than other applicable regulations, the provisions of this ordinance shall control.

Section 105 Severability

If any provision of this ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

Section 106 Fees

The county may charge fees for land use applications, plan reviews, inspections, engineering services, variances, appeals, or other services required by this ordinance. Fees shall be established and updated by resolution of the board of Garfield County Commissioners.

Section 107 Penalties

A civil violation of this ordinance constitutes an infraction and shall be enforced and punished in accordance with Utah law and county code.

Section 108 Appeals

Pursuant to Utah law, a person may not file a challenge in district court to a Garfield County land use decision made in accordance with Utah law or a county land use ordinance unless the person has first exhausted all available administrative remedies, as provided herein and by **UCA § 17-79-10**.

Section 109 Legal Nonconforming Properties

1. General

Utah law and county code govern the establishment, continuation, restoration, reconstruction, alteration, expansion, substitution, or discontinuance of nonconforming uses and noncomplying structures.

2. Applicability

Any property previously divided in the unincorporated areas of Garfield County that does not meet the requirements of **UCA § 17-79-7**, all applicable land use ordinances, building codes, state laws, and local health department regulations shall meet the requirements of this chapter.

3. Road Maintenance and Improvements

Unless previously agreed upon and accepted by the county in writing, it shall be the responsibility of the landowners in a subdivision to maintain and make improvements to any road in an unincorporated subdivision.

4. Development Requirements

To develop any lot within a dry subdivision, an owner shall:

- a. own a single lot or parcel consisting of at least 1 acre when an onsite wastewater disposal system and private well are proposed on the same lot or parcel; or
- b. own a single lot or parcel consisting of at least 0.50 acres when an onsite wastewater disposal system and offsite shared well or water system are proposed; and
- c. provide written approval from the State of Utah or water company with approved water rights consisting of not less than 0.45-acre feet for a single-family dwelling unit; and
- d. conforms to all applicable land use ordinances, building codes, state laws, and local health department regulations.

Section 110 Site Preparation Work Prohibited

No excavation, grading, clearing, trenching, road construction, or other site preparation or improvement related to a subdivision shall occur on land within a proposed subdivision until the subdivision has been approved in accordance with this ordinance, **UCA § 17-79-7**, state law, and federal law.

Section 111 Building Permits

No building permit shall be issued for any lot within a proposed subdivision until the requirements of this ordinance and all applicable county approvals have been satisfied.

Section 112 Definitions

This ordinance shall be interpreted using the definitions provided in the county land use ordinances and **UCA §§ 17-79-102** and **17-79-705(1)**, as applicable. Where terms are not defined therein, or where this ordinance provides additional clarification or modification, the following definitions shall apply:

1. **“county”** means Garfield County, State of Utah, United States of America.
2. **“legally recorded access to a lot or parcel”** means a permanent, lawful means of vehicular and emergency access that is created by and documented in a recorded instrument in the office of the county recorder (including a recorded plat, deed, easement, right-of-way, or court order), connects the lot or parcel to a public road or an approved private road providing continuous legal access to a public road, runs with the land as an appurtenant right rather than a revocable license, is of sufficient width and location to reasonably accommodate access and required utilities, and does not rely solely on informal permission, historic use, or unrecorded agreements unless established by a recorded court order.
3. **“state”** means the State of Utah, United States of America.
4. **“subdivision improvement plans”** means the engineered civil construction drawings, specifications, and supporting documentation submitted as part of a subdivision application that depict the design, location, and construction details for required infrastructure and improvements, including roads, drainage, utilities, water, wastewater, fire protection features, and related facilities.
5. **“subdivision plan review”** means the administrative and technical review of a subdivision land use application and associated subdivision improvement plans to verify compliance with this ordinance, the zoning ordinance, adopted county standards and specifications, and applicable state and federal laws and regulations.

CHAPTER 2

ADMINISTRATIVE LAND USE AUTHORITY

Section 201 Establishment

This chapter hereby establishes an administrative land use authority (ALUA) to consider land use decisions arising from any subdivision application located in the unincorporated areas of Garfield County, State of Utah in accordance with **UCA § 17-79-7**.

Section 202 Appointment

The ALUA to consider land use decisions arising from any subdivision application located in the unincorporated areas of Garfield County, State of Utah shall be the Garfield County Planning Department.

Section 203 Terms

The Garfield County Planning Department shall serve, in perpetuity, as the ALUA.

Section 204 Compensation

The duties, salaries, and wages of the Planning Department shall include the role of the ALUA and additional compensation shall not be provided to review and consider land use applications arising from subdivision applications within the unincorporated areas of the county.

Section 205 Duties and Powers

The Board of Garfield County Commissioners hereby designate the ALUA to review and approve preliminary and final subdivision applications within the unincorporated areas of the county in accordance with this ordinance and **UCA § 17-79-7**.

CHAPTER 3

DESIGN STANDARDS

Section 301 Natural Conditions

All subdivisions shall be designed to protect public health, safety, and welfare and shall meet the following minimum standards:

1. subdivision design shall preserve, to the greatest extent practicable, cultural and historic resources, natural terrain and landforms, drainage patterns, topsoil, vegetation, ridgelines, and environmentally sensitive features.
2. lands subject to geologic, hydrologic, wildfire, or other hazardous conditions, including but not limited to landslide, debris flow, rockfall, avalanche, flooding, erosion, shallow groundwater, mine subsidence, or unstable soils, shall be identified through site analysis and professional studies as required by the county.
3. hazardous lands shall not be subdivided unless hazards are mitigated through approved engineering or site design measures and documented in the subdivision application.
4. where hazards cannot be mitigated, such areas shall be permanently restricted from development by plat note, easement, or dedication.

Section 302 Lot Standards

All lots shall comply with the following:

1. lot area, width, frontage, and setbacks shall meet the minimum requirements of the county zoning ordinance.
2. each lot shall demonstrate approved onsite wastewater feasibility from the local health department prior to final plat approval.
3. lots relying on private or shared wells shall provide written approval from the division of water rights, division of drinking water, and the local or state health department.
4. each lot shall front a public or private road with legal, recorded access meeting county standards.
5. no lot shall be divided by a county or municipal boundary.
6. cul-de-sac lots shall meet minimum frontage requirements established by the county public works department and fire authority having jurisdiction.

Section 303 Road Standards

1. All subdivision roads shall be designed and constructed to county public works standards adopted by reference.
2. Roads shall be designed for all-weather access, emergency response, drainage, and long-term maintenance.
3. Construction, drainage, and improvements shall be inspected and approved by the county prior to acceptance.
4. The county may require enhanced standards based on terrain, wildfire risk, traffic volume, or safety needs.
5. The county public works director shall review and approve all roadway plans prior to issuance of building permits.

Section 304 Planned Unit Developments – Open Space

1. Purpose

Planned unit developments provide flexibility to preserve open space and sensitive lands while promoting efficient infrastructure design and community character.

2. Zoning Districts

Planned unit developments may be permitted in the following zoning districts:

- a. Agricultural Historic (AH);
- b. Commercial (C);
- c. Forest Recreation (FR);
- d. Residential (R);
- e. Residential Estates (RE); and
- f. Resort Recreation (FR).

3. Application

Planned unit developments shall be processed as preliminary and final subdivision applications in accordance with this ordinance and **UCA § 17-79-7**.

4. General Requirements

Lot area, width, frontage, and setbacks may be modified to achieve clustering, subject to ALUA approval.

5. **Open Space**

The following regulations shall be required for open space in approved planned unit developments:

- a. a minimum of 50% of the site shall be preserved as open space;
- b. open space shall be permanently protected by recorded instruments;
- c. ownership shall be vested in a single entity approved by the ALUA; and
- d. a recorded maintenance plan shall be required.

CHAPTER 4

IMPROVEMENT STANDARDS

Section 401 Road Improvements – Minimum Standards

Roads shall comply with county public works standards, county land use regulations, and the wildland urban interface code. The designing engineer shall certify compliance prior to permit issuance.

Section 402 Flag Lots

Flag lots shall be prohibited for new subdivision applications and minimum lot area and frontage requirements of the county shall be met.

Section 403 Potable Drinking Water Supply

1. All subdivisions shall provide a permanent potable water source. Water hauling as a primary source is prohibited.
2. Water systems shall be approved in writing by the division of drinking water and division of water rights.
3. Water quantity shall be demonstrated by approved water rights sufficient for indoor and proposed outdoor uses.

Section 404 Wastewater Disposal Systems

All subdivision applications shall provide a wastewater disposal feasibility study with written approval from the local health department or DEQ as applicable.

Section 405 Fire Protection

Fire protection plans shall be prepared by licensed professionals and approved by the fire authority having jurisdiction in Garfield County. Fire flow and access shall comply with the international fire code and wildland urban interface code.

Section 406 Storm Drainage

Stormwater systems shall be required, unless exempted by this ordinance, and shall be professionally designed and approved by the county. Developments shall not adversely impact adjacent properties.

Section 407 Flood Plains

All lots shall contain buildable areas outside flood hazard zones.

Section 408 Utilities

Utility installations shall require written will-serve approval and shall be installed underground where feasible.

Section 409 Qualifications for Agricultural Use Assessment (Greenbelt)

Greenbelt qualification shall comply with UCA §§ 59-2-503 and 59-2-506.

CHAPTER 5

IMPROVEMENTS GUARANTEE

Section 501 Guarantee Required

In lieu of the completion and acceptance of required subdivision improvements prior to final plat approval, the applicant shall provide a financial guarantee to ensure the full and proper installation of all required public and private improvements in accordance with this ordinance and **UCA § 17-79a-707**. The guarantee shall secure the county against defective materials, workmanship, and failure to complete required improvements. and.

Section 502 Form and Amount of Guarantee

The financial guarantee shall be provided in the form of a cash bond, irrevocable letter of credit, or other security acceptable to the county. The amount of the guarantee shall be equal to one hundred twenty percent (120%) of the estimated cost of all required improvements not yet accepted by the county, as prepared by the applicant's licensed engineer and approved by the county.

Section 503 Final Inspection Request and Acceptance Process

Upon completion of all required subdivision improvements, the applicant shall submit a written request for final inspection to the county. The county shall conduct the final inspection within a reasonable timeframe following receipt of the request. The county shall provide written notice of acceptance or identify any deficiencies that must be corrected prior to acceptance. If deficiencies are identified, the applicant shall complete the required corrections and request reinspection.

Section 504 Release of Guarantee and Warranty Period

Upon written approval and acceptance of all required improvements by the county, the county shall release the performance guarantee in accordance with county policy and applicable law. The applicant shall provide a maintenance warranty guaranteeing that all subdivision improvements will remain in good condition and free from defective materials and workmanship for a minimum period of one (1) year following final acceptance.

Section 505 Installation Time Period

All required subdivision improvements shall be installed within one (1) year of final plat approval unless an extension is granted by the county for good cause shown. The county may condition any extension on updated cost estimates, renewal or adjustment of financial guarantees, or revised completion schedules to ensure timely completion of improvements.

Section 506 Partial Release of Guarantee

1. Eligibility for Partial Release

A cash bond, irrevocable letter of credit, or other approved financial guarantee may be released in part to reflect verified completion of subdivision improvements, subject to county inspection and written approval.

2. Request Procedure

The developer shall submit a written request for partial release to the county public works director or other designated county inspector, identifying:

- a. the specific improvements completed;
- b. the requested release amount; and
- c. the payees, if applicable.

Upon inspection and verification of completion in accordance with approved plans and county standards, the county may authorize partial release of the approved amount.

3. Eligible Improvements

Partial releases may be considered for completed elements of the subdivision improvements, including but not limited to:

- a. potable water system improvements, including storage, wells, hydrants, and appurtenances;
- b. roadway construction, including grading, surfacing, signage, striping, monuments, and storm drainage facilities;
- c. wastewater collection or treatment facilities, as applicable;
- d. required survey monuments and lot corner staking; and
- e. bonded utilities, including electric, communications, and natural gas infrastructure.

4. Frequency of Requests

Requests for partial release shall not be submitted more frequently than once per calendar month.

5. Retention Requirement

Notwithstanding any partial releases, the county shall retain not less than twenty percent (20%) of the estimated cost of each category of improvement until final acceptance and completion of the maintenance warranty period, as required by this chapter.

Section 507 Retention

A minimum of twenty percent (20%) of the total cost of all required subdivision improvements shall be retained as a maintenance guarantee for a period of one (1) year following final acceptance by the county. Prior to release of the performance guarantee, the applicant shall post a maintenance bond, cash bond, or irrevocable letter of credit in an amount equal to the required retention, to secure the quality and durability of improvements during the warranty period.

Section 508 Cost Estimate for Improvements

For subdivisions in which improvements are installed prior to recording of the final plat, the applicant shall submit a detailed cost estimate for all required improvements prepared and stamped by the applicant's licensed engineer. The cost estimate shall be reviewed and approved by the county prior to commencement of construction and shall serve as the basis for determining the amount of the required performance and maintenance guarantees under this chapter. The county may require updated cost estimates if construction is delayed or if material cost conditions change.

CHAPTER 6

PROCESS FOR SUBDIVISION REVIEW AND APPROVAL

Section 601 Conceptual Plan Review

Pre-application meetings for subdivision land use applications are not required pursuant to **UCA § 17-79-705**. The county strongly encourages applicants to request a conceptual plan review meeting with county staff prior to submitting a subdivision application in order to identify potential issues, provide guidance on applicable requirements, and improve the completeness and efficiency of subsequent applications.

Upon request by the applicant, the ALUA shall provide a pre-application meeting in accordance with **UCA § 17-79-705(4)**. Recommendations provided during a conceptual plan review meeting are advisory only and do not constitute approval of any land use application or vest any rights.

Section 602 Administrative Land Use Authority Review

Preliminary Plat

1. Requirements – Submission

Preliminary subdivision applications shall be submitted on forms provided on the county's official website and filed with the county planning department. An application shall be deemed complete only when all required materials, plans, fees, and application fields required by this ordinance have been provided.

2. Review of Preliminary Plat

The ALUA shall review preliminary subdivision applications in accordance with **UCA §§ 17-79-706** and **17-79-707**.

3. Requests for Additional Information or Modifications

In reviewing a preliminary subdivision land use application, the ALUA may require:

- a. additional information reasonably necessary to determine compliance with county ordinances and adopted construction standards for public improvements; and
- b. modifications to plans that do not comply with applicable ordinances, standards, specifications, or completeness requirements.

4. Specificity of Requests

Any request for additional information or required plan modifications shall be provided in writing, shall be specific, shall cite the applicable county ordinances, standards, or specifications requiring the information or modification, and shall be documented in an index or log of requested items maintained as part of the application record.

5. **Consideration – Preliminary Decision**

Following review of the preliminary plat, the ALUA shall issue a written decision approving, approving with conditions, or denying the application. The written decision shall include the date of the decision, any required conditions or modifications, and the basis for approval or denial with reference to applicable ordinance provisions.

6. **Effective Period**

Approval of a preliminary plat shall be effective for a period of sixty (60) calendar days from the date of approval. If a complete final plat application is not submitted within the effective period, the preliminary approval shall expire and be deemed null and void, and the applicant shall be required to submit a new preliminary subdivision application for review and consideration by the ALUA, unless an extension is granted pursuant to this section.

7. **Extensions**

The applicant may request an extension of the preliminary plat approval by submitting a written request to the ALUA prior to the expiration date. The ALUA may grant an extension only upon a finding that there has been no material change in circumstances, including site conditions, surrounding development, or applicable land use regulations, that would result in an unmitigated impact or noncompliance with the general plan, zoning ordinance, or this ordinance in effect at the time of the extension request. The ALUA may impose reasonable conditions on any extension to ensure continued compliance.

Concurrent Processing

Where a preliminary plat is approved without conditions or required modifications, the ALUA may approve the preliminary plat as a final plat for purposes of concurrent processing.

Final Plat

1. **Requirements**

If the preliminary plat approval includes conditions, required plan modifications, or required infrastructure improvements, the applicant shall complete or otherwise satisfy those conditions prior to final plat review and consideration by the ALUA, unless the county has approved the deferral of improvements pursuant to an accepted improvements guarantee in accordance with this ordinance.

2. **Review of Final Plat**

The ALUA shall review final subdivision applications in accordance with **UCA §§ 17-79-706 and 17-79-707**.

3. **Requests for Additional Information or Modifications**

In reviewing a final subdivision land use application, the ALUA may require:

- a. additional information reasonably necessary to verify compliance with county ordinances and approved standards and specifications for construction of public improvements; and
- b. modifications to plans that do not comply with applicable ordinances, standards, specifications, or completeness requirements.

4. **Specificity of Requests**

Any request for additional information or required plan modifications shall be provided in writing, shall be specific, shall cite the applicable county ordinances, standards, or specifications requiring the information or modification, and shall be documented in an index or log of requested items maintained as part of the application record.

5. **Consideration**

If the final plat complies with the requirements of **UCA §§ 17-79-706** and **17-79-707** and this ordinance, the ALUA shall approve the final subdivision application. If the application does not comply, the ALUA shall issue a written decision identifying the specific deficiencies and applicable ordinance provisions.

6. **Effective Period**

Approval of a final plat shall be effective for a period of one (1) year from the date of approval. If required improvements are not installed pursuant to this ordinance and/or the final plat is not recorded within the effective period, the final approval shall expire and be deemed null and void, and any subsequent request to proceed shall require submission of a new preliminary subdivision application for review and consideration by the ALUA, unless an extension is granted in accordance with this ordinance.

7. **Exceptions**

The applicant may request an extension of the final plat approval by submitting a written request to the ALUA prior to the expiration date. The ALUA may grant an extension only upon a written finding that there has been no material change in circumstances, including site conditions, surrounding development, or applicable land use regulations, that would result in an unmitigated impact or noncompliance with the general plan, zoning ordinance, or this ordinance in effect at the time of the extension request. The ALUA may impose reasonable conditions on any extension to ensure continued compliance and timely completion of required improvements.

Section 603 Phase Developments

1. Phased Final Plats Permitted

Final plats for subdivisions may be submitted and recorded in phases. Each phase shall include a number of lots and required improvements capable of being fully constructed, completed, and maintained within a timeframe approved by the ALUA.

2. Completion of Improvements

The ALUA shall establish reasonable completion timelines for improvements within each phase. If substantial progress is not made within the approved timeframe and the applicant fails to demonstrate good faith efforts or a reasonable schedule for completion, the ALUA may determine that the phase approval has expired due to inactivity.

3. Subsequent Phases

Upon completion and approval of required improvements for an approved phase, the applicant may submit applications for subsequent phases in accordance with this ordinance.

4. Financial Assurance

Approval of any final plat phase shall be conditioned upon submission of sufficient financial assurance demonstrating the applicant's ability to complete all required improvements for the lots within the phase to be submitted, in accordance with the improvements guarantee provisions of this ordinance.

Section 604 Final Recording

The applicant shall record the final subdivision plat in the office of the county recorder within one (1) year of final plat approval by the ALUA. A final plat shall be eligible for recording only after:

1. required improvements have been installed and approved by the county or appropriately guaranteed pursuant to this ordinance; and
2. all required signatures and approvals have been obtained.

If the final plat is not recorded within the required timeframe, the final approval shall expire and be deemed null and void, and any subsequent request to proceed shall require submission of a new preliminary subdivision application for review and consideration by the ALUA, unless an extension has been granted pursuant to this chapter.

CHAPTER 7

SUBDIVISION PLAT AND RECORD OF SURVEY REQUIREMENTS

Section 701 Subdivision Plat

A subdivision plat submitted to the county shall comply with the minimum requirements of **UCA § 17-79-703** and shall additionally include:

1. A clear and unique subdivision title not previously used within the county
2. Required signature blocks, in recordable form, for:
 - a. surveyor's certificate;
 - b. administrative land use authority's certificate;
 - c. owner's certificate;
 - d. acknowledgement; and
 - e. certificate of recording;
3. Any additional notes, dedications, easements, and certifications required by this ordinance, the county recorder, or the county surveyor to ensure recordability and enforceability.

Section 702 Amended Plat

An amended subdivision plat submitted to the county shall comply with the minimum requirements of **UCA §§ 17-79-703** and **17-79-711** and shall additionally include:

1. A title that clearly distinguishes the amended plat from the original recorded plat, including the amendment number or description (e.g., "Garfield County Subdivision, 2nd Amended");
2. Required signature blocks, in recordable form, for:
 - a. surveyor's certificate;
 - b. administrative land use authority's certificate;
 - c. owner's certificate;
 - d. acknowledgement; and
 - e. certificate of recording;
3. A clear description of the purpose and scope of the amendment sufficient to identify the changes made to the originally recorded plat.

Section 703 Record of Survey

A record of survey submitted for an exempt subdivision shall comply with the minimum requirements of UCA § 17-73-504 and shall additionally include:

1. A title stating “Record of Survey for [specific exemption type or subdivision description]” (e.g., “Record of Survey for Minor Lot Subdivision” or “Record of Survey for Agricultural Land Exemption”);
2. Required signature blocks, in recordable form, for:
 - a. surveyor’s certificate; and
 - b. administrative land use authority’s certificate;
3. Any additional notes or certifications required by the county recorder or county surveyor to ensure the document is recordable and clearly identifies the nature of the exemption.

CHAPTER 8

EXEMPTIONS FROM PLAT REQUIREMENT

Section 801 Minor-Lot Subdivision UCA § 17-79-708(1)

A plat is not required in accordance with **UCA § 17-79-708(1)**, and if:

1. the unincorporated land is being divided into 5 or fewer parcels with legally recorded access to each parcel;
2. a subdivision wastewater feasibility study has been performed by a licensed engineer and approved by the Southwest Utah Public Health Department; and
3. associated documents for each proposed parcel are recorded at the same time of filing of the record of survey at the office of the county recorder in order to legally create the parcels for the minor-lot subdivision.

A parcel created from a minor-lot subdivision shall not be further divided within 3 years of the recording date of the minor-lot subdivision where the subject parcel was originally created.

Section 802 Agricultural Land Exemption UCA § 17-79-708(2)

A parcel resulting from a division of agricultural land is exempt from the plat requirements of **UCA § 17-79-703** in accordance with **UCA § 17-79-708(2)** and each parcel created shall have a minimum area of 6 acres.

Section 803 Metes and Bounds Subdivisions UCA § 17-79-708(3)

Except as provided in **UCA § 17-79-708(4)**, a document recorded in the county recorder's office that divides property by a metes and bounds description does not create an approved subdivision allowed by **UCA § 17-79-708**.

Section 804 Agricultural Minor Subdivision UCA § 17-79-708(4)

An owner of at least 50 contiguous acres of agricultural land may record an agricultural minor subdivision in accordance with **UCA §§ 17-79-703, 17-79-704, and UCA § 17-79-708(4)**.

Section 805 Property Boundary Adjustments UCA § 17-79-806

A person may propose a simple boundary adjustment to a land use authority as described in **UCA § 17-79-806**.

Section 806 Public Right of Way Subdivisions

A parcel resulting from a division of lands traversed by a public right of way (Garfield County or State of Utah) is exempt from the plat requirements of **UCA § 17-79-703** and the owner may record a public right of way subdivision, only as the parcels are currently portrayed, in accordance with **UCA §§ 17-79-703, 17-79-704, and UCA § 17-79-708(1)**.

Section 807 Subdivision Amendments UCA § 17-79-711

A fee owner of a lot, as shown on the last county assessment roll, in a plat that has been laid out and platted as provided in this ordinance and state law may file a petition with the land use authority to request a subdivision amendment in accordance with **UCA § 17-79-711**.