

**SUBDIVISION ORDINANCE
SAN JUAN COUNTY, UTAH
APRIL 2016**

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Lot corner – a lot abutting two (2) or more streets at their intersection or upon two (2) parts of the same street when such streets or parts of the same street form an interior angle of less than one hundred thirty five (135) degrees.

Lot depth – the horizontal distance between the front and rear lot lines.

Lot frontage – that part of a front lot line that abuts a street.

Lot line adjustment - the relocation of the property boundary line in a subdivision between two adjoining lots with the consent of the owners of record pursuant to state law.

Lot width – the horizontal distance between the side yard lines.

Minor subdivision - shall mean the division of four (4) or less lots and are exempted from the platting process, but are subject to the requirements in Section 4 of Article II.

Minor subdivision lot - a lot created by a minor subdivision.

Mylar – (1) a thin polyester material that when drawn upon can be reproduced on a blue or black line print. (2) the official copy of a subdivision plat.

Official – any elected official or their designated deputy of San Juan County or the appointed Administrative Assistant, Building Inspector, Surveyor, Subdivision Administrator, or Zoning Administrator of San Juan County.

Owner of record – the individual named on a deed that has been recorded at the San Juan County Recorder's Office.

Parcel of record – any lot, tract, parcel or other piece of land that was recorded at the San Juan County Recorder's Office.

Performance bond – a form of collateral, issued by a bonding company which guarantees a specified amount of money to be paid in the event of failure to perform by a subdivider, or other person.

Perimeter boundary – a line around any piece of property such as a lot, block or subdivision which encloses and separates that piece from adjacent pieces.

Person – any individual or agent of an individual, a family entity, a corporation, a public entity or any other organization or association that has the legal right to own, lease, or use property.

Planning Commission, San Juan County – is a seven (7) member board appointed by the Board of San Juan County Commissioners. The Planning Commission serves the community by hearing and making a variety of decisions on San Juan County planning and zoning issues that impact the County and its residents. For the purposes of this ordinance, the Planning Commission may be the land use authority.

2. No plat shall be recorded until it has been:
 - a. approved by the Board of County Commissioners of San Juan County, Utah;
 - b. a signature mylar has been prepared with all revisions, signed by the land owner(s), and the surveyor with signatures notarized, surveyors seal and registration number, signature of the chairman of the Board of County Commissioners and attested by the County Clerk;
 - c. an approved Subdivision Improvements Agreement has been executed and filed with the County Clerk; and
 - d. the Final Plat mylar has been approved as to form and signed by all necessary parties such as the San Juan County Planning Commission representative, the County Health Department representative, the County Attorney's Office, etc.

Section 4. Minor Subdivision Lots: Issuance of Building Permit

Prior to the issuance of a building permit for any minor subdivision lot, the following shall be provided to the County:

- A. A site plan showing the location of the building in relation to parcel boundaries, prepared by a surveyor licensed in Utah, to ensure that the building meets setbacks as outlined in this ordinance.
- B. Evidence of legal access to the lot that complies with the following minimum road standards as outlined in this ordinance.

Section 5. Subdivision Improvement Agreements

- A. Intent. In order to insure that the required County roads and, if specified, other public facilities including drainage and water and sanitary sewer facilities are constructed in accordance with the County Road Standards, acceptable drainage facility standards and the standards of the agency providing public and water and sanitary sewer service and, to insure that the cost of the required public improvements are borne by the subdivider and not the public, the subdivider will be required to enter into a Subdivision Improvement Agreement with the County. The Agreement shall be found acceptable to the County and signed by the applicant prior to the approval of the Final Plat by the Board of County Commissioners. No final plat shall be approved by the Board of County Commissioners until an approved Subdivision Improvement Agreement has been executed.
- B. Form and Content. The Subdivision Improvement Agreement shall be structured as proscribed by the Board of County Commissioners. The Subdivision Improvement Agreement shall, at a minimum, describe the public improvements to be provided by the