



October 21, 2025

UTAH COUNTY PLANNING COMMISSION

STAFF REPORT

I. APPLICATION:

- A. APPLICANT - Utah County Planning Commission
- B. REQUEST - Proposed Utah County Land Use Ordinance text amendment to the following chapters and sections:
- 2.08 Definitions,
 - 8.76 Division Of Land, Plat Required
 - 8.80 Condominium Projects
 - 14 Large-Scale Development and any other applicable sections.
- C. LOCATION - Unincorporated Utah County

II. STAFF SUMMARY:

Background

During the 2025 General Session, the Utah State Legislature adopted Senate Bill 104, which enacted several provisions affecting local land use and development. The bill made changes to the processes for relocating property lines, agricultural divisions, and subdivision amendments.

The proposed ordinance amendment intends to bring the Utah County Land Use Ordinance (UCLUO) into compliance with these new state requirements, while enhancing clarity, organization, and consistency within the County's land use regulations.

Proposed Changes

The following summarizes the major changes being proposed:

- **Boundary Adjustments**
Senate Bill 104 eliminates boundary agreements and lot line adjustments. Any relocation of property lines between separate property owners must now be processed as a boundary adjustment in accordance with Utah Code §17-27a-522. The proposed amendment creates a new section of code (UCLUO 14.02), which outlines the procedures, requirements, and review standards for boundary adjustments.
- **Agricultural Divisions**
State law now requires that a record of survey map be submitted to the County Surveyor's Office when completing an agricultural division. The proposed amendment

incorporates this requirement and references the applicable provisions of Utah State Code to ensure consistency.

- **Adding Lots Through a Subdivision Amendment**
State law now allows additional lots to be added to a subdivision through a subdivision amendment. The proposed amendment removes the current UCLUO restriction prohibiting this practice, aligning County regulations with State law.
- **Minor and Major Subdivision Amendments**
The proposed amendment establishes criteria for minor and major subdivision amendments. A minor subdivision can be processed when a utility easement or public utility easement is not being relocated. This change will provide a more streamlined application process for cases involving only minor adjustments to an approved plat.
- **Code Organization**
Sections 8.76 (Division of Land, Plat Required) and 8.80 (Condominium Projects) are being relocated to Chapter 14, consolidating all provisions related to boundary adjustments, land divisions, and subdivision amendments into a single chapter for easier reference.

III. ORDINANCE CHANGES

Please refer to the attached proposed amendment(s) to Sections 2.08, 8.76, 8.80 and Chapter 14 of the Utah County Land Use Ordinance:

Attachment "A"- Proposed Amendment to Sections 2.08, 8.78, 8.80 and Chapter 14 of the Utah County Land Use Ordinance.

IV. APPLICABLE ORDINANCES & STATUTES:

1. [U.C.L.U.O. Section 2.08](#): Definitions: Includes definitions terms.
2. [U.C.L.U.O. Section 8.76](#): Division Of Land, Plat Required: Lists exceptions to the subdivision requirements in Chapter 14.
3. [U.C.L.U.O. Section 8.80](#): Condominium Projects: Outlines requirements for condominium developments.
4. [U.C.L.U.O. Chapter 14](#): Large-Scale Developments Including Subdivision: Subdivision and land division requirements.
5. [Utah Code 17-27a-103, 522, 605, and 57-1-45.5](#): State statutes amended by Senate Bill 104 related to boundary adjustments, agricultural divisions, and subdivision procedures.

V. STAFF FINDINGS:

1. The proposed land use ordinance amendment appears to meet the requirements of UCLUO Sections 16.92.C and 16.100, which establish criteria for the Planning Commission's recommendation of approval to the County Commission.

2. The amendment provides consistency with Utah State Code related to boundary adjustments, divisions of land, subdivisions, and subdivision amendments.
3. The amendment supports the intent and purpose of the Utah County Land Use Ordinance by ensuring compliance with state law and promoting clear, enforceable development standards..

VI. MOTION:

That the Utah County Planning Commission recommend approval to the Utah County Commission of the proposed text amendments to the Utah County Land Use Ordinance, updating Chapters and Sections 2.08, 8.76, 8.80, and 14, along with any applicable re-numbering or re-formatting in each section based on the findings listed in section 5 of the staff report.