

## **2.08 Definitions - Land Use**

**“Boundary Adjustment”** has the same meaning as defined in Utah Code 17-27a-103, as amended.

- A. **“Simple Boundary Adjustment”** has the same meaning as defined in Utah Code 17-27a-103, as amended.
- B. **“Full Boundary Adjustment”** has the same meaning as defined in Utah Code 17-27a-103, as amended.

**“County Utility Easement”** has the same meaning as defined in Utah Code 17-27a-103, as amended.

**“Large-sScale Development”** A planned subdivision, planned nonresidential subdivision, mountain home development, planned unit development, or recreational resort, which has been approved by the ~~County Commission~~ Administrative Land Use Authority and finalized by the recording of a large-scale development plat with the Utah County Recorder’s Office.

**“Minor Subdivision”** A planned subdivision consisting of no more than five (5) lots, which subdivision has been approved by the ~~County Commission~~ and finalized by the recording of a subdivision plat with the ~~Utah County Recorder’s Office~~.

**“Public Utility”** has the same meaning as defined in Utah State Code 54-2-1

**“Public Utility Easement”** has the same meaning as defined in Utah State Code 54-3-27

**“Subdivision aAmendment”** has the same meaning ~~Any amendment to a recorded subdivision amendment~~ as defined under Utah Code § 17-27a-103, as amended.

### **8.76 Division Of Land, Plat Required**

~~A. **Plat Required:** Any owner or agent of any owner of real property which is located within a subdivision as defined by this ordinance who sells, assigns, or otherwise transfers a lot, parcel of land, or structure before the subdivision plat is given final approval and recorded in the office of the County Recorder, shall be guilty of a separate violation of this ordinance for each lot, parcel, or structure so transferred or sold; and the county may enjoin such transfer or sale by action for injunction brought in any court of equity jurisdiction or may recover a penalty by civil action in any court of competent jurisdiction. The occupancy or use of the facilities involved may be remedied, in addition to other remedies provided by law, by action for injunction mandamus, abatement, or other appropriate action or actions.~~

~~B. **Exemption From Plat Requirements:**~~

- ~~1. The Board of County Commissioners, after receiving a recommendation from the Planning Commission may approve the subdivision of unincorporated land into ten lots or less without a plat by certifying in writing that:~~

- a. ~~the county has provided notice as required by this ordinance; and~~
- b. ~~the proposed subdivision:~~
  - (1) ~~is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes; and~~
  - (2) ~~has been approved by the Culinary Water Authority and the Sanitary Sewer Authority; and~~
  - (3) ~~is located in a zoned area; and~~
  - (4) ~~conforms to all applicable provisions of this Land Use Ordinance, or has properly received a variance from the conflicting requirements of this Land Use Ordinance; and~~
- c. ~~the boundaries of each lot or parcel exempted here under have been graphically illustrated on a record of survey map that, after receiving the same approvals as are required for a subdivision plat, shall be recorded with the county recorder~~

**2. ~~Division of Agricultural Land Exemption:~~**

- a. ~~Parcels resulting from a division of agricultural land are exempt from the plat requirements of this land use ordinance if:~~
  - (1) ~~each resulting parcel qualifies as land in agricultural use under Utah Code § 59-2-502, as amended; and~~
  - (2) ~~each resulting parcel is not used and will not be used for any nonagricultural purpose; and~~
  - (3) ~~the owner of record of each resulting parcel completes, signs, and records with the Utah County Recorder a notice describing the resulting parcel by legal description; and stating that the parcel is created for agricultural purposes as defined in Utah Code § 59-2-502, as amended, and is not used and will not be used for any nonagricultural purpose until a future zoning change permits other uses.~~
- b. ~~If a parcel exempted under this Paragraph is used for a nonagricultural purpose, the county shall require the parcel to comply with all of the requirements of this land use ordinance, including, but not by way of limitation, the requirements for a subdivision.~~

~~Exception: If the agricultural land exemption from subdivision and plat requirements is requested for a single remnant parcel of land created by an approved and recorded large-scale development plat, the single remnant parcel shall be described on the recorded notice and the prohibition of any nonagricultural use shall only apply to the single remnant parcel and not to the lot, or lots, located within the recorded large-scale development plat.~~

~~3. **Division of Agricultural Land Exemption in connection with Parcel with Existing Dwelling:**~~

~~a. A parcel of land may be divided without complying with the subdivision plat requirements of this ordinance, if:~~

~~(1) the parcel contains an existing legal one-family dwelling unit;~~

~~(2) the division results in two parcels, one of which is agricultural land;~~

~~(3) the parcel of agricultural land:~~

~~(A) qualifies as land in agricultural use under Utah Code § 59-2-502, as amended; and~~

~~(B) is not used, and will not be used, for a nonagricultural purpose;~~

~~(4) both the parcel with an existing, legal, one-family dwelling unit and the parcel of agricultural land meet the minimum area, width, frontage, and setback requirements of the applicable zoning designation of this ordinance; and~~

~~(5) the owner of record completes, signs, and records with the county recorder a notice:~~

~~(A) describing the parcel of agricultural land by legal description; and~~

~~(B) stating that the parcel of agricultural land is created as land in agricultural use, as defined in Utah Code § 59-2-502, as amended, and will remain as land in agricultural use until a future zoning change permits another use.~~

~~b. If a parcel of agricultural land divided from another parcel under this Paragraph is later used for a nonagricultural purpose, the exemption provided in this Paragraph no longer applies, and the county shall require the owner of the parcel to:~~

~~(1) retroactively comply with the subdivision plat requirements of this ordinance; and~~

~~(2) comply with all other applicable requirements of this ordinance.~~

~~C. Documents recorded in the county recorder's office that divide property by a metes and bounds description do not create an approved subdivision unless the Utah County Legislative Body's certificate of written approval is attached to the document. The absence of the certificate or written approval by the Utah County Legislative Body does not affect the validity of a recorded document. A document which does not have the written approval of the Utah County Legislative Body may be corrected by the recording of an affidavit to which the required certificate or written approval is attached in accordance with Utah Code § 57-3-106, as amended.~~

~~D. Any division of land into two or more parcels without either the certificate of written approval from the Utah County Legislative body, or recording an approved subdivision plat with the county recorder shall be prima facie evidence of an illegal subdivision of land and a violation of this ordinance, subject to the penalties stated herein.~~

### **8.80 Condominium Projects**

~~The owner or owners of real property may construct a new Condominium project or convert existing land and/or Structures into a Condominium project by complying with the provisions of the Utah Code, as amended, and the regulations of this ordinance.~~

~~A. **Minimum Requirements:** Whereas the requirements of this section shall be the minimum requirements for the preparation, submission, and the recording of plats, survey maps, and supporting documents and declarations, the Planning Commission may recommend and the County Commission may require an increased standard to ensure that the Development will mesh harmoniously with the uses permitted in the surrounding zone and Developments.~~

~~B. **Permitted Uses:** Uses permitted within a Condominium project shall be limited to those specifically permitted within a zone in which the project is located.~~

~~C. **Approval Procedure:** Any owner or owners of real property wishing to develop a new Condominium project, or desiring to convert existing land and/or Structures into a Condominium project, shall follow the procedure for Large-scale Developments as contained in this Land Use Ordinance.~~

~~D. **Standards:** In addition to the standards as set forth in Utah Code, as amended, Condominium projects shall:~~

- ~~1. Conform to the Large-scale Developments standards and requirements, if said project also qualifies as a Large-scale Development; or~~

~~2. Conform with the requirements and standards of the zone in which the property is located, and the documentation for Large-scale Developments, if the Condominium project does not qualify as a Large-scale Development.~~

~~E. **Violation:** It shall be unlawful to record any record of survey map or declaration of a Condominium project in the Office of the County Recorder unless the same shall bear thereon signatures witnessing final approval of the County Commission, and any record of survey map or declaration so recorded without such approval shall be null and void. Any owner or agent of any owner of real property which is contained within a Condominium project as defined by this ordinance who sells or otherwise transfers any Parcel of land, Structure, or other Condominium unit in such Condominium project before obtaining final approval by the County Commission, and recording the survey map and declaration in the Office of the Utah County Recorder, shall be guilty of a separate violation of this ordinance for each Lot, Parcel of land, Structure, time unit, or other Condominium unit so sold.~~

## **14 BOUNDARY ADJUSTMENTS, SUBDIVISIONS, LARGE-SCALE DEVELOPMENTS INCLUDING SUBDIVISION**

### **14.02 Boundary Adjustment**

#### A. Simple Boundary Adjustment:

1. The following documents shall be submitted for a Simple Boundary Adjustment:

- a. A completed Boundary Adjustment application, signed by all owners of record, along with the required fee.
- b. All documentation required for a Simple Boundary Adjustment under Utah Code § 17-27a-522, as amended.
- c. Verification from the County Engineer that the proposed boundary adjustment does not affect any applicable public works requirements including public rights-of-way, county utility easements, existing easements, or public property.
- d. Verification from County Health Department that the proposed boundary adjustment does not affect applicable health department requirements including onsite wastewater system.
- e. Verification from the Community Development Department that the proposed boundary adjustment does not affect an internal lot restriction and the lots or parcels conform with land use regulations.

#### B. Full Boundary Adjustment:

1. If the Full Boundary Adjustment is amending lots within a subdivision, the following shall be submitted:

- a. A Full Boundary Adjustment that modifies the boundaries of a lot within a subdivision plat shall be subject to the provisions of UCLUO 14.26, as amended.

Exception: A Subdivision Amendment is not required if the only item affected involves an easement unrelated to a road or utility. In such case, the Full Boundary Adjustment shall comply with UCLUO 14.02.B.2,

2. If the Full Boundary Adjustment is outside a subdivision, the following shall be completed:

- a. A completed Boundary Adjustment application, signed by all owners of record, along with the required fee.
- b. All documentation required for a Full Boundary Adjustment under Utah Code § 17-27a-522, as amended.
- c. Approval from the County Engineer that the proposed boundary adjustment conforms to all applicable public works standards and requirements.
- d. Approval from the County Health Department that the proposed boundary adjustment conforms to all applicable county health standards and requirements.
- e. Verification from the Community Development Department that the proposed boundary adjustment does not affect an internal lot restriction and the lots or parcels conform with land use regulations.
- f. If a Public Utility Easement or an easement that is used by a Public Utility is being moved or vacated, a written statement from the affected Public Utility.
  - (1) Public Utility statement should address the proposed boundary adjustment and identify any recommendations relative to the proposal.
  - (2) If recommendations are received from a Public Utility provider, the County Engineer, shall determine whether the recommendations will be incorporated into the proposal.

### **C. Zoning Administrator Review:**

1. Upon completion of all applicable Boundary Adjustment requirements as determined by the Zoning Administrator, the Zoning Administrator shall issue the notice of consent in accordance with Utah Code 17-27a-522, as amended.

## **14.046 General Provisions**

### **14.04 Division of Land, Plat Required**

#### **A. Plat Required:**

1. Any Subdivision of land shall follow the requirement in Title 14 of this Utah County Land Use Ordinance unless it is exempted by state or local law.

2. Any owner or agent of any owner of real property which is located within a subdivision as defined by this ordinance who sells, assigns, or otherwise transfers a lot, parcel of land, or structure before the subdivision plat is given final approval and recorded in the office of the County Recorder, shall be guilty of a separate violation of this ordinance for each lot, parcel, or structure so transferred or sold; and the county may enjoin such transfer or sale by action for injunction brought in any court of equity or may recover a penalty by civil action in any court of competent jurisdiction. The occupancy or use of the facilities involved may be remedied, in addition to other remedies provided by law, by action for injunction mandamus, abatement, or other appropriate action or actions.

**B. Exemption From Large-Scale Development Requirements:**

**1. Division of Agricultural Land:**

a. Parcels resulting from a division of agricultural land are exempt from the Large-Scale Development requirements of this Land Use Ordinance if the division complies with Utah Code § 17-27a-605, as amended.

**2. Division of Agricultural Land With an Existing Dwelling**

a. A parcel of land containing an existing legal dwelling may be divided into two parcels without complying with the Large-Scale Development requirements of this Land Use Ordinance if the division complies with Utah Code § 17-27a-605, as amended.

**3. Record of Survey Map Required**

a. The boundaries of any division of land exempted from the Large-Scale Development requirements under this Section shall be graphically illustrated on a record of survey map that meets all requirements in Utah Code 17-27a-605, as amended. The record of survey map shall be filed with the County Surveyor's Office.

**14.08 Planned Unit Development**

**C. Application Requirements:** The application shall consist of the following elements.

**1. Application and Fee:** A standard ~~Conditional Use permit~~ Large Scale Development application shall be obtained from ~~the Planning Commission staff~~ Community Development and shall be completed and submitted with the required fee. The application shall be completed and signed by all owners of record, or applicant shall establish and provide documentary proof that applicant has a right to purchase the property.

**14.12 Planned Subdivision**

C. **Application Requirements:** The application shall consist of the following elements.

1. **Application and Fee:** A standard ~~Conditional Use permit Large Scale Development~~ application shall be obtained from ~~the Planning Commission staff Community Development~~ and shall be completed and submitted with the required fee. The application shall be completed and signed by all owners of record, or applicant shall establish and provide documentary proof that applicant has a right to purchase the property.
4. **Excluded Portions of Parcels:** The portion of a parcel of land which is not included within a proposed planned Subdivision plat must qualify for, and be approved as, an agricultural land exemption from the Subdivision plat requirements, as provided in UCLUO [8.7614.04](#)

#### **14.16 Mountain Home Development**

C. **Application Requirements:** The application shall consist of the following elements.

1. **Application and Fee:** A standard ~~Conditional Use permit Large Scale Development~~ application shall be obtained from ~~the Planning Commission staff Community Development~~ and shall be completed and submitted with the required fee. The application shall be completed and signed by all owners of record, or applicant shall establish and provide documentary proof that applicant has a right to purchase the property.
4. **Excluded Portions of Parcels:** The portion of a parcel of land which is not included within a proposed mountain home Development plat must qualify for, and be approved as, an agricultural land exemption from the Subdivision plat requirements, as provided in UCLUO [8.7614.04](#)

#### **14.20 Recreational Resort**

C. **Application Requirements:** The application shall consist of the following elements.

1. **Application and Fee:** A standard ~~Conditional Use permit Large Scale Development~~ application shall be obtained from ~~the~~ Community Development ~~Department~~ and shall be completed and submitted with the required fee. The application shall be completed and signed by all owners of record, or applicant shall establish and provide documentary proof that applicant has a right to purchase the property.
4. **Excluded Portions of Parcels:** The portion of a parcel of land which is not included within a proposed planned Subdivision plat must qualify for, and be approved as, an agricultural land exemption from the Subdivision plat requirements, as provided in UCLUO [8.7614.04](#)

#### **14.24 Planned Nonresidential Subdivision**

C. **Application Requirements:** The application shall consist of the following elements.

1. **Application and Fee:** A standard ~~Conditional Use permit~~ Large Scale Development application shall be obtained from Community Development ~~staff~~ and shall be completed and submitted with the required fee. The application shall be completed and signed by all owners of record, or applicant shall establish and provide documentary proof that applicant has a right to purchase the property.

#### **14.26 Amendment to Large-Scale Developments**

A. **Plat Amendments Subdivision Amendments:**

1. Subdivision Amendments ~~to plats~~ shall comply with the following requirements and procedures:

- a. Subdivision Amendments including a vacation of a public street or county utility easements to recorded plats shall comply with the procedures and requirements contained in the Utah Code 17-27a-608 and 17-27a-609.5 as amended. ~~for plat amendments.~~
- ~~b. Any amendment which includes the vacation of a public street or county utility easement shall comply with the procedure and requirements contained in the Utah Code for the vacation of a public street.~~
- e.b. \_\_\_\_\_ No ~~plat~~ Subdivision aAmendment shall be approved that violates the current development requirements, standards, and conditions of this Ordinance.
- d.c. \_\_\_\_\_ The submittal of a ~~plat~~Subdivision -aAmendment application does not subject the existing development to a new, full development review. Only those elements of the development proposed to be amended shall be considered in the ~~plat~~ Subdivision aAmendment application and subject to current development requirements, standards, and conditions.
- e.d. \_\_\_\_\_ The current requirements, standards, and conditions of mountain home developments shall be used for review of applications to amend an element of a Planned Dwelling Group or Seasonal Homes Development or other nonconforming development type.
- f.e. Previously approved or required occupancy limitations or restrictions for lots in a development (i.e., the occupancy limitations related to a Seasonal Homes Development) shall not be changed through a ~~plat~~Subdivision aAmendment application.
- ~~g. The requirements of this Section shall not preclude the combining of existing platted lots or the addition of land to platted lots, nor shall such~~

~~requirements render an existing platted lot unbuildable because it does not meet the lot area or width requirements of the current development requirements.~~

~~h. No such plat amendment can be approved which would~~

~~(1) increase the number of dwelling units in the plat;~~

~~(2) increase the number of lots in the plat; or~~

~~(3) increase the number of lots available for residential use in the plat.~~

~~i.f. The application shall be submitted to the Utah County Zoning Administrator for final action, however, the Zoning Administrator may require an application as required by Utah Code § 17-27a-608. The Utah County Zoning Administrator is designated as the Administrative Land Use Authority for Subdivision Amendments.~~

~~g. Modification of Large sScale development plats—prior to recording of the plat, but after plat approval—must be approved by the Zoning Administrator. The Zoning Administrator may require approval from other county departments.~~

~~j-h. Each Subdivision Amendment shall be classified as either a minor Subdivision Amendment or a major Subdivision Amendment, as defined below:~~

~~(1) Minor Subdivision Amendment: A minor amendment is required when one or more of the following applies:~~

~~(A) The boundary changes falls under a simple boundary adjustment and the applicant requests a subdivision amendment.~~

~~(B) Public or private roads, road easements, and utility easements are not affected.~~

~~(2) Major Subdivision Amendment: A major amendment is required for any Subdivision Amendment that does not meet the qualifications of a minor Subdivision Amendment.~~

~~2. Minimum Requirements: Notwithstanding the forgoing plat amendment requirements, all plat amendment applications shall include the following documentation and shall not be waived by the Zoning Administrator: Minor Subdivision Amendment Requirements: The following items are required for a minor Subdivision Amendment.~~

~~a. A petition that meets the requirements of Utah Code § 17-27a, as amended, or successor code, for vacating or amending a subdivision plat.~~

~~b.a.~~ A standard ~~Large Scale Development Subdivision application~~ Amendment application and petition shall be obtained from Community Development and shall be completed and submitted with the required fee. The application shall be completed and signed by all owners of record, or applicant shall establish and provide documentary proof that applicant has a right to purchase the property.

~~e.b.~~ A recent policy of title insurance ~~or preliminary report of title~~ verifying the owners who executed the owners' dedication on the plat have sufficient control to effectuate the dedication without boundary exceptions. The title report shall be a full report (title policy commitment quality and form) and the legal description of the property in the title report shall match the legal description as contained on the plat.

~~d.c.~~ All easements and other title restrictions shall be located and identified on the plat, including the recording information. All blanket easements shall be identified on the plat, by note, including the recording information.

~~e.d.~~ Lien holder consent and subordination shall be obtained, provided on forms approved by the County Attorney's Office, and submitted for review.

~~f.e.~~ A reproducible plat drawn in accordance with county standards at a scale of one inch equals one hundred feet (1"=100') or as directed by the Zoning Administrator, and shall show the following:

- (1) Perimeter boundary of the development and the location of all required survey monuments.
- (2) The location of all lot lines and/or Building site areas, and the identifying number for each lot, block, and Building site in the development.
- (3) The name, location, and extent of all streets and the location and nature of all other parcels of land dedicated to the public or reserved for common use by the residents of the development.
- (4) The location and identification of all easements and their specific use.
- (5) The location and extent of all parcels within the development which are subject to deed restrictions or any other limitations, or which are subject to conditions of approval written on the plat.

(6) Statements of limitations or conditions of approval required to be written on the plat by the County Commission, and other statements or information required by this land use ordinance, or other applicable law.

(7) The following certifications:

(A) The certificate of survey accuracy by the surveyor or engineer preparing the plat.

(B) The owner's dedication of land for public use, and the owner's conveyance of easements and parcels for utilities or other special use.

(C) The acknowledgment of the owner's dedication by a Utah Notary Public (or an equivalent officer authorized to acknowledge conveyances of real estate if the owner is out of state).

(D) The County Commission's acceptance of dedication of streets, easements, etc., along with the attesting signature and stamp of the County Clerk.

~~(E) Certifications required by State Law and other certifications if required by the Zoning Administrator. The County Engineer's certification and stamp that the approved plans for the development conform to the Utah County standards and requirements for roads and other improvements.~~

~~(F) The culinary water and sanitary sewer authority's approval of the culinary water and sanitary sewer facilities of the development.~~

~~(G) The utility owners' and/or operators' approval of the applicable underground utilities, other utility facilities, easements, rights-of-way, etc., of the development; however, Utah County shall not require the plat to be approved or signed by a person or entity who does not provide a utility or other service directly to the lots within the development, unless provided or required by the state or local law.~~

~~(H) The County Administrative Land Use Authority's certification that plans for the development conform to the Utah County Land Use Ordinance.~~

(l) Certifications required by state law and other certifications if required by the Zoning Administrator.

g.f. Written statements from the following County agencies or officials that address the proposed ~~plat~~ Subdivision aAmendment and identify any requirements or recommendations relative to the proposal:

(1) County Health Department

(2) County Engineer

(3) County Fire Marshal – Required if the amendment includes:

(A) Lots smaller than 5 acres, or

(B) Lots are located within a nonresidential development, mountain home development, recreational resort or planned unit development.

~~h. Written statements from utility service providers which provide services to the land described on the plat.~~

~~(1) Utility service provider statements should address the proposed plat amendment and identify any recommendations relative to the proposal.~~

~~(2) If recommendations are received from a utility service provider, the County Engineer, shall determine whether the recommendations will be incorporated into the proposal.~~

i.g. A tax clearance for each parcel serial number identified in or by the title report. The tax clearance shall include all property taxes due as of the date of the filing of the application.

j.h. A note, in a form acceptable to the Utah County Attorney's Office, shall be included on the plat that binds the plat to all previously recorded declarations, covenants, conditions, restrictions, maintenance agreements, and all other recorded documents and agreements related to the original development.

3. ~~A proposed plat amendment that includes the adjustment of a lot line shall not be required to also meet the lot line adjustment requirements found in this Land Use Ordinance.~~ Major Subdivision Amendment Requirements: The following items are required for a major Subdivision Amendment.

a. All requirements in UCLUO 14.26.A.2 (Minor Subdivision Amendment Requirements)

b. Written statement from utility service providers which provide services to the land described on the plat including the following:

(1) Utility service provider statements should address the proposed Subdivision Amendment and identify any recommendations relative to the proposal.

(2) If recommendations are received from a utility service provider, the County Engineer, shall determine whether the recommendations will be incorporated into the proposal

**B. Lot Line Adjustments:**

~~1. The owners of record of adjacent lots that are described by either a metes and bounds description or by a recorded plat may exchange title to portions of such lots and/or make lot line adjustments by complying with the provisions of the Utah Code, as amended, and the regulations of this ordinance, including the submittal of the following documents:~~

~~a. A lot line adjustment application shall be obtained from Community Development and shall be completed and submitted with the required fee. The application shall be completed and signed by all owners of record, or applicant shall establish and provide documentary proof that applicant has a right to purchase the property.~~

~~b. A metes and bounds description of each lot prior to and after the exchange of title and/or lot line adjustment.~~

~~c. A recent policy of title insurance or preliminary report of title, one for each lot, verifying the owners who will execute the notice of approval of exchange of title and/or lot line adjustment have sufficient control to effectuate such without boundary exceptions.~~

~~d. Lien holder consent shall be obtained, provided on forms approved by the County Attorney's Office, and submitted for review.~~

~~e. Written statements from the following County agencies or officials that address the proposed exchange of title and/or lot line adjustment and identify any requirements or recommendations relative to the proposal:~~

~~(1) County Health Department~~

~~(2) County Engineer~~

~~(3) County Fire Marshal~~

~~f. Written statements from the electrical service provider, and natural gas service provider where available, which service the lots included in the lot line adjustment application, which statements address the proposed exchange of title and/or lot line adjustment and identify any recommendations relative to the proposal. If recommendations are received from an electrical or natural gas service provider, the County Engineer, shall determine whether the recommendations will be incorporated into the proposal.~~

~~g. A site plan that has been dated, stamped, and signed by a land surveyor licensed in the State of Utah showing:~~

- ~~(1) the current and proposed configuration of each lot;~~
- ~~(2) the location of all structures;~~
- ~~(3) the front, side, and rear setback requirements applicable to the lots;~~
- ~~(4) the width of the lots along the frontage of the road(s);~~
- ~~(5) the location of all wells; the location of septic tanks and leach fields;~~
- ~~(6) the location of any buried or above-ground LPG tanks;~~
- ~~(7) the location of utility lines and utility easements;~~
- ~~(8) the location of irrigation water lines, facilities, and irrigation easements; and~~
- ~~(9) the location of drainage lines.~~

~~h. The document that will be used to convey title, which document reflects the lot line adjustment.~~

~~2. The Zoning Administrator shall approve a lot line adjustment application under this Section if such will not result in a violation of this Land Use Ordinance.~~

~~3. If a lot line adjustment application is approved under this Paragraph:~~

~~a. A notice of approval shall be recorded in the office of the County Recorder which:~~

- ~~(1) is executed by each owner included in the exchange of title and/or lot line adjustment and by the County land use authority;~~
- ~~(2) contains an acknowledgment for each party executing the notice in accordance with the applicable provisions of the Utah Code, as amended; and~~

~~(3) recites the descriptions of both the original lots and the lots created by the exchange of title; and~~

~~b. A document of conveyance of title reflecting the approved change shall be recorded in the office of the County Recorder.~~

### **14.30 Condominium Projects**

The owner or owners of real property may construct a new Condominium project or convert existing land and/or Structures into a Condominium project by complying with the provisions of the Utah Code, as amended, and the regulations of this ordinance.

- A. **Minimum Requirements:** Whereas the requirements of this section shall be the minimum requirements for the preparation, submission, and the recording of plats, survey maps, and supporting documents and declarations, the Administrative Land Use Authority may require an increased standard to ensure that the Development will mesh harmoniously with the uses permitted in the surrounding zone and Developments.
- B. **Permitted Uses:** Uses permitted within a Condominium project shall be limited to those specifically permitted within a zone in which the project is located.
- C. **Approval Procedure:** Any owner or owners of real property wishing to develop a new Condominium project, or desiring to convert existing land and/or Structures into a Condominium project, shall follow the procedure for Large-scale Developments as contained in this Land Use Ordinance.
- D. **Standards:** In addition to the standards as set forth in state law, Condominium projects shall:
  - 1. Conform to the Large-scale Developments standards and requirements, if said project also qualifies as a Large-scale Development; or
  - 2. Conform with the requirements and standards of the zone in which the property is located, and the documentation for Large-scale Developments, if the Condominium project does not qualify as a Large-scale Development.
- E. **Violation:** It shall be unlawful to record any record any plat or declaration of a Condominium project in the Office of the County Recorder unless the same shall bear thereon signatures witnessing final approval of the Administrative Land Use Authority, and any plat or declaration so recorded without such approval shall be null and void. Any owner or agent of any owner of real property which is contained within a Condominium project as defined by this ordinance who sells or otherwise transfers any Parcel of land, Structure, or other Condominium unit in such Condominium project before obtaining final approval by the Administrative Land Use Authority, and recording a plat and declaration in the Office of the Utah County Recorder, shall be guilty of a separate violation of this ordinance for each Lot, Parcel of land, Structure, time unit, or other Condominium unit so sold.