

“**Minor Subdivision**” means the division of land into ten or fewer parcels provided that:

1. A minor subdivision **survey** is prepared by a professional land surveyor for review and a decision by the land use authority after the required public hearing;
2. Minimum **lot size** and other land use standards are met (or a variance granted);
3. Written approval has been received from the sanitary **sewer** authority; (*Contact the Tri-County Health Dept., 435-722-6310 for a Split Lot Feasibility Review application*)
4. All parcels have public right of way **access** and no additional right of way is required to be dedicated pursuant to the Official Map or county standards;
5. Has a **water** source, approved in writing by the culinary water authority; (*Contact the Utah Division of Water Rights to apply for a Well Permit at 435-781-5327 or contact the culinary water provider for a letter verifying the availability of a water connection*)
6. No further division by minor subdivision shall be allowed within one (1) year. Further division within one (1) year shall be accomplished by the standard subdivision process.
7. Divisions requiring the construction of public roads, public water lines or public sewer lines are not eligible for the minor subdivision process;
8. The minor subdivision survey map is **recorded** in the County Recorder’s Office. An electronic copy of the map shall also be provided to the Recorder at or before the time of recording.

NOTE: Prior to recording the minor subdivision survey, the signature of the County Treasurer must be affixed to the survey. Property taxes may be due, call 738-1190 for the amount.