

APPLICATION - RECREATIONAL SUBDIVISION

(This box for office use only)

Date proposal received:
Fee collected: \$
Proposal Determined to be Complete:

CASE NUMBER

Section 10-17-16—Subdivision and Sale of Property: No person shall subdivide any lands, located wholly or partially within the unincorporated area of the County for any purpose, unless approval for such subdivision has been received from the applicable Land Use Authority, as required by the County Subdivision Ordinance, and Administrative Manual.

11-5-1: RECREATIONAL SUBDIVISIONS:

A. Purpose: The County recognizes the need to modify the usual subdivision improvement standards for subdivisions proposed for temporary occupancy in the mountain areas of the county. Due to the temporary occupancy and the desire to minimize impacts to the natural features of the areas in which such subdivisions are located, the standards for subdivision improvements may be modified on a case by case basis.

B. Location; Temporary Use: Recreational subdivisions shall be approved only for those locations in mountain areas of the county where the planning commission determines that such subdivisions will most likely be used only for temporary, rather than year round, occupancy. The county shall determine what policies should be followed to ensure that such subdivisions will remain recreational subdivisions and will not readily be converted to year round living in the future where the full range of improvements and services will be required by the residents.

C. Right Of Way Widths; Alteration of Design and Improvement Standards: The County will require that street and utility rights of way be established at the full widths required by this title, but that streets and other improvements may be constructed to reduced sizes to minimize impacts to vegetation and other surface impacts.

D. Responsibility for Installation and Maintenance of Improvements: Installation and maintenance of water systems, roads, sanitary sewer systems, fire protection, and transportation shall be the responsibility of the property owner and the residents. In the event property owners in a recreational subdivision request that the county provide maintenance of subdivision improvements, all such improvements must be brought into compliance with county standards before the county will consider assumption of the maintenance responsibility. All plats of recreational subdivisions will contain a note explaining that maintenance of the subdivision improvements is the responsibility of the lot owners, and that the county will not consider assumption of the maintenance responsibility until all subdivision improvements are in compliance with county standards, which note shall be included on deeds and other instruments of conveyance of lots within a recreational subdivision. (Ord. 01-08-27A, 8-27-2001, eff. 10-8-2001)



PETITIONER INFORMATION	
Name	Phone
Address	Other Phone
	Fax
City, State, Zip	e-mail

(Additional names and addresses should be listed on a separate paper and attached)

OWNER INFORMATION	
Name	Phone
Address	Other Phone
	Fax
City, State, Zip	e-mail

(Additional names and addresses should be listed on a separate paper and attached)

PROJECT DESCRIPTION
Description of Proposed Project:
General Location
Street Address

PROPERTY and VICINITY DESCRIPTION		
Parcel Number	Property Size (in acres)	Number of Divisions
		Total Number of Lots Created
Minimum Lot Width	Minimum Lot Size	.015 cfs or one acre-foot of water for domestic use for each lot <input type="checkbox"/> yes <input type="checkbox"/> no
Zoning District	<input type="checkbox"/> This application is made to correct an illegal subdivision of property	Each lot is adjacent to a public street and does not require the dedication of any land for streets <input type="checkbox"/> yes <input type="checkbox"/> no
Street Address of Property or General Location		

Upon compliance with certain procedures as set forth in the Millard County Subdivision Ordinance, approval to develop and or divide real property requires a recommendation by the Millard County Planning Commission, and is subject to approval by the Millard County Board of Commissioners. The following checklist, when completed, will assist the petitioner with compiling some of the necessary information required for processing the petition through Planning Commission and the Board of County Commissioners. Partial completion or total omission of any requirement listed below may cause the application to be rejected or delayed.

√	SUBMITTAL REQUIREMENTS	
	Application	One original which must contain an original signature of the owner/applicant.
	Site Plan	One copy of the site plan drawn to scale and of sufficient size to portray the necessary detail but no larger than 11" x 17". The site plan should include: 1. North point, scale, and date. 2. Property lines with dimensions, adjoining streets, rights-of-way, and any easements. 3. Boundaries and dimensions of all existing and proposed parcels.
	The Project	Please describe the overall scope of the project. Explain how this approval will be in harmony with the General Plan of the County for this area, and how it would be in the best interest of the County to approve this petition.
	Fees	A non-refundable administrative fee in the amount of \$165.00 plus \$10.00 per lot for each lot or parcel being created by this application must be submitted with this application.
	Plat Map(s)	County Recorder's property plat (s) showing all the subject property clearly marked and all adjoining properties within 1000 feet of the subject property. This can be obtained from the County Recorder's office in Fillmore.
	PERMISSION	Written permission from any lien holders, mortgage companies, property owners (if different than the applicant) or anyone having a material interest in the property.
	Legal Description	Legal description of property prior to division and a legal description of the new parcel(s) that are being created. A legal description can generally be obtained from the deed, or from the County Recorder's office. Please attach accurate complete description on a suitably titled addendum sheet.
	Names & Addresses	A list of the names and the mailing addresses for owners of property within 1000 feet from the outer boundaries of the subject property. Addresses may be obtained at the County Recorder's office in Fillmore.
	Sensitive Land Area	<input type="checkbox"/> Yes <input type="checkbox"/> No The following lands are hereby determined and identified to be "sensitive lands." A. All areas identified to be subject to a 100-year flood event, including the boundaries of all natural drainage ways and 100-year floodplains. B. All areas of wetlands, as identified, or as may be identified by the U.S. army corps of engineers. C. All areas where the increase or decrease in the elevation of the natural grade is equal to or greater than fifteen percent (15%) (15 feet of grade change for every 100 feet of horizontal run for a minimum distance of 100 feet). D. Areas of known geologic hazard, as identified, or as may be identified by a state or federal agency with authority. (Ord. 12-12-04, 12-4-2012)
	Airport Overlay District	<input type="checkbox"/> Yes <input type="checkbox"/> No The airport plan for a publicly operated airport located within the county, and as adopted by the owner and/or operator, may include airport influence zones, and other areas, as provided for by the federal aviation administration ("FAA"). Such zones may include: 1) runway protection zone; 2) object free area; 3) runway safety area; 4) primary surface; 5) approach surface; 6) transitional surfaces; 7) horizontal and conical surfaces; and 8) critical zones.
	Signatures	Obtain the approval and signatures of the following agencies in the space provided: Millard County Sheriff; Millard County Road Department or Utah Department of transportation (whichever is the applicable access to the property); Central Utah Regional Board of Health; Millard County Fire District; Millard County Building Department

SIGNATURES REQUIRED FOR APPLICATION

Name of Applicant or Agency

County address or brief description

For _____,

Located at: _____

The Millard County Sheriff's Office, 765 S Hwy 99, Suite 1, Fillmore, UT 84631, has reviewed the information regarding the above proposed project. Our review concludes that the following impacts will be:

Millard County Sheriff Date
Phone: 435 743-5302 Fax: 435 743-6324 email: millardsheriff.org

The Millard County Road Department, 1000 W 1000 N, PO Box 187, Delta, UT 84624, or UDOT has reviewed the information regarding the above proposed project. Our review concludes that the following impacts will be:

Millard County Road Superintendent Date
Phone: 435 864-2467 Fax: 435 864-2558 email: millardcountyroad@yahoo.com
or **Keith Meinhardt, UDOT** 435 864-2196 email: kmeinhardt@utah.gov

The Central Utah Board of Health, 428 E Topaz, Delta, UT 84624, has reviewed the information regarding the above proposed project. Our review concludes that the following impacts will be:

Central Utah Public Health Inspector Date
Phone: 435 864-3612 or 435 743-5723 or 435-623-0696 email: bradleyjohnson@utah.gov
Fax: Same as above

The Millard County Fire Warden 765 S Hwy 99, Ste. 1, Fillmore, UT 84631 has reviewed the information regarding the above proposed project. Our review concludes that the following impacts will be:

Landon S. Rowley, Fire Warden Date
Phone 435 559-1273 email: lsrowley@utah.gov

The Millard County Building Department, 71 S 200 W, PO Box 854, Delta, UT 84624, has reviewed the information regarding the above proposed project. Our review concludes that the following impacts will be:

Adam Richins, Building Official Date
Phone: 435 864-1400 Fax: 435 864-1404 email: arichins@co.millard.ut.us

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Agent agree to indemnify and hold harmless Millard County and its agents, officers and employees from any claim, action or proceeding against the Owner/Agent's project.

I certify, under penalty of perjury, that I am (check one):

Legal property owner (includes partner, trustee, grantor, or corporate officer) of the property(s) involved in this application, and that the foregoing application statements are true and correct

Legal agent (attach proof of the owner's consent to the application of the property(s) involved in this application and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____

If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized.

This space for Planning Commission use only ↓

Planning Commission Decision

Favorable Recommendation Unfavorable Recommendation

Planning Commission Chairman

Date

This space for Board of County Commissioners use only ↓

Board of County Commissioners Decision

Approved Denied

Board of County Commissioners Chairman

Date

Minor Subdivision Application Procedures

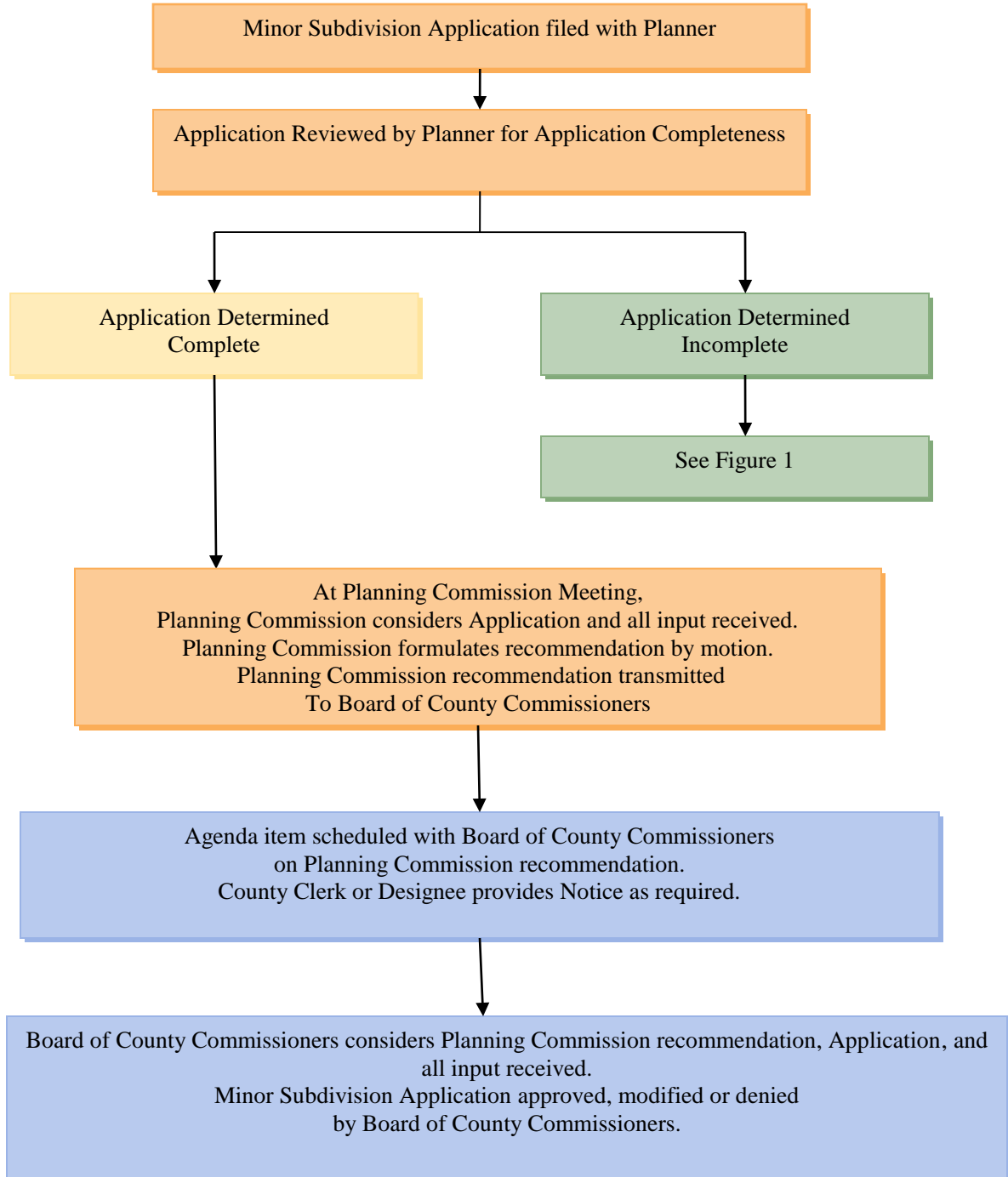
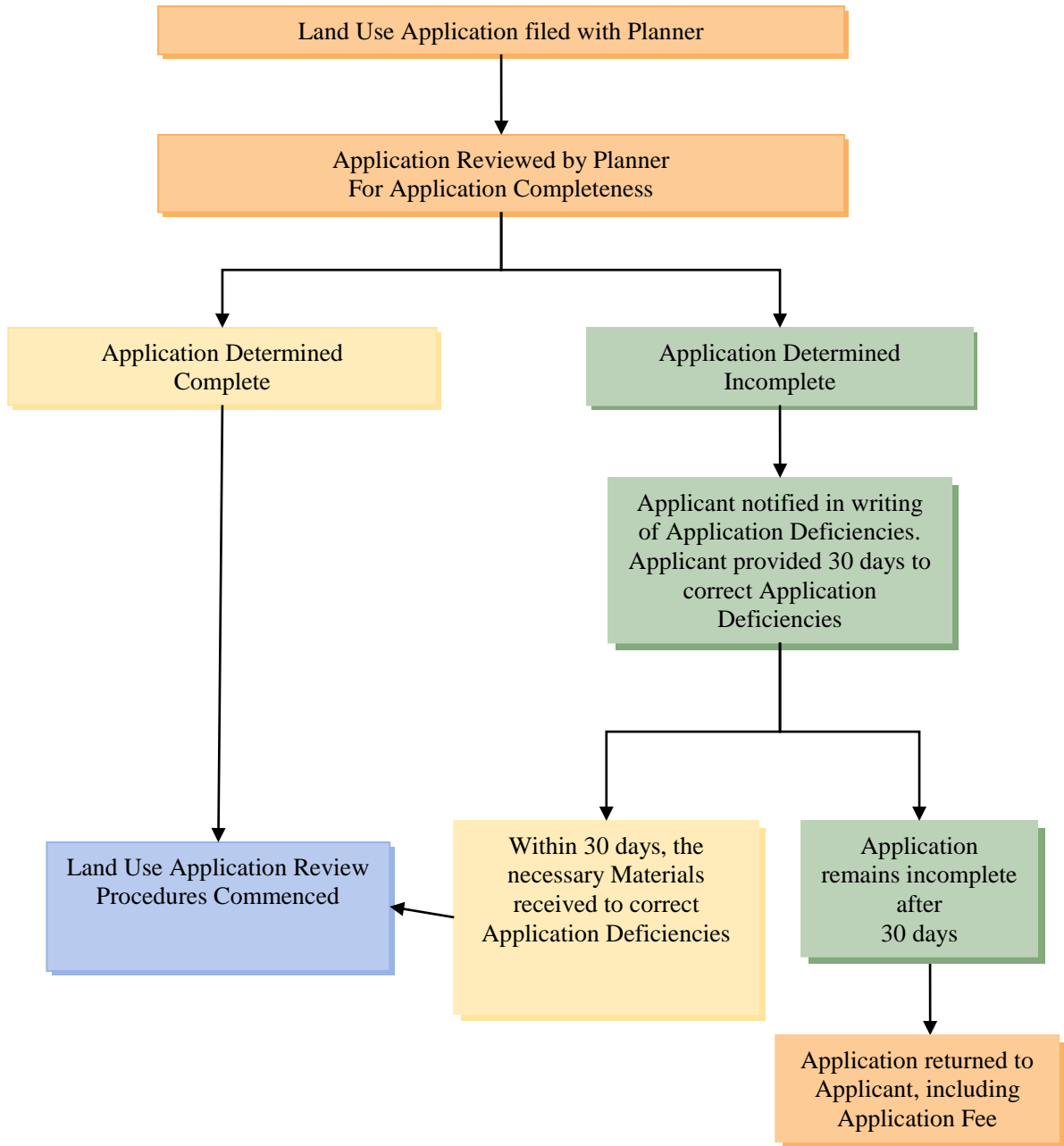


Figure 1
Procedures for Determination of Application Completeness



OWNER / AGENT AGREEMENT

The undersigned is (are) the owner(s) of record of the property identified by the Millard County Assessor's account number _____,
 Located at _____,
 Millard County, Utah. The undersigned hereby give(s) consent and approval to _____
 _____ to act on
 his/her/their behalf as his/her/their agent to proceed with an application for a Minor subdivision on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the application through _____.
Date or specific phase

Owner of Record	Date	Owner of Record	Date
Owner of Record	Date	Owner of Record	Date

STATE OF UTAH)
) §
COUNTY OF MILLARD)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Utah, duly commissioned and sworn, personally appeared:

To me knows as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated the he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

 Notary Public in and for the State of Utah

Residing at _____

My appointment expires: _____