



STAFF REPORT

MEETING DATE: May 14, 2026

ITEM TITLE, PRESENTER: Subdivision lot line adjustments,

RECOMMENDATION: No formal action is required at this time.

SUMMARY

Staff has recently identified several situations involving the division or reconfiguration of lots within existing recorded subdivisions or unplatted land. Through ongoing research and review of subdivision regulations, concerns have been raised regarding whether certain lot line adjustments, lot combinations, or parcel reconfigurations may have resulted in the creation of additional lots that may not fully comply with current subdivision regulations, code requirements, or applicable state statutes. Staff notes that some of these actions may have gone through portions of the process and been recorded; however, questions remain regarding overall code compliance, density, and subdivision standards.

In several situations, neighboring property owners have raised concerns regarding density, roadway impacts, infrastructure capacity, and expectations associated with the originally approved subdivision layout and lot sizes. Staff has also reviewed informational materials and enforcement approaches utilized by other Utah counties regarding illegal subdivisions and Notices of Noncompliance. Additional research, coordination with legal counsel, and future Planning Commission discussion may be necessary to evaluate potential ordinance clarifications, administrative procedures, and enforcement mechanisms moving forward.

At this time, staff is issuing correction notices and is not processing subdivision amendments, vacations, or requests that create additional lots or density within existing subdivisions without written consent from all property owners within the subdivision. Staff will continue to process lot line adjustments and lot combinations involving the written consent of the directly affected property owners where no additional lots or density are created.