

28 (a) the county has provided notice as required by ordinance; and

29 (b) the proposed subdivision:

30 (i) is not traversed by the mapped lines of a proposed street as shown in the general
31 plan and does not require the dedication of any land for street or other public purposes;

32 (ii) has been approved by the culinary water authority and the sanitary sewer authority;

33 (iii) is located in a zoned area; and

34 (iv) conforms to all applicable land use ordinances or has properly received a variance
35 from the requirements of an otherwise conflicting and applicable land use ordinance.

36 (2) (a) Subject to Subsection (1), a lot or parcel resulting from a division of agricultural
37 land is exempt from the plat requirements of Section 17-27a-603 if ~~§~~ :

37a (i) ~~§~~ the lot or parcel:

38 ~~§~~ [(i)] (A) ~~§~~ qualifies as land in agricultural use under Section 59-2-502; and

39 [(ii)] ~~meets the minimum size requirement of applicable land use ordinances; and~~

40 [(iii)] ~~§~~ [(iii)] (B) ~~§~~ is not used and will not be used for any nonagricultural purpose ~~§~~

40a ~~[-] ; and~~

40b (ii) the ~~H~~ new ~~H~~ owner of record completes, signs, and ~~H~~ [attaches to the record

40b1 of survey map a

40c declaration] records with the county recorder a notice:

40c1 (A) describing the parcel by legal description; and

40c2 (B) ~~H~~ stating that the lot or parcel is created for agricultural purposes as defined in

40d Section 59-2-502 ~~H~~ and will remain so until a future zoning change permits

40e other uses ~~H~~ . ~~§~~

41 ~~H~~ [(b) ~~The boundaries of each lot or parcel exempted under Subsection (2)(a) shall be~~
42 ~~graphically illustrated on a record of survey map that, after receiving the same approvals as are~~
43 ~~required for a plat under Section 17-27a-604,] shall be recorded with the county recorder.] ~~H~~~~

44 (c) If a lot or parcel exempted under Subsection (2)(a) is used for a nonagricultural
45 purpose, the county shall require the lot or parcel to comply with the requirements of Section
46 17-27a-603 ~~§~~ and all applicable land use ordinance requirements ~~§~~ .

47 (3) (a) Except as provided in Subsection (4), a document recorded in the county
48 recorder's office that divides property by a metes and bounds description does not create an
49 approved subdivision allowed by this part unless the land use authority's certificate of written
50 approval required by Subsection (1) is attached to the document.

51 (b) The absence of the certificate or written approval required by Subsection (1) does
52 not:

53 (i) prohibit the county recorder from recording a document; or

54 (ii) affect the validity of a recorded document.

55 (c) A document which does not meet the requirements of Subsection (1) may be