



**How to subdivide,
How not to subdivide.
That is the Question...
And .. We have some
answers!**



Subdivision Process Changes

Last year SB 174.....This year HB476

Resources available on ULCT.org under the Advocacy tab

Subdivision Approval Process (SB174) 2023

- New LUDMA Section 604.1 – Process for subdivision review and approval
- Designate “administrative land use authority”
- **Only applies** to subdivisions for 1- or 2-family dwellings, townhomes
- Preliminary and final plats only
- Applicant may request pre-application meeting
- A Land Use Authority may complete preliminary plat review by staff, or in public meeting; may hold one public hearing
- Final plat **cannot** be reviewed or approved by City Council or Planning Commission



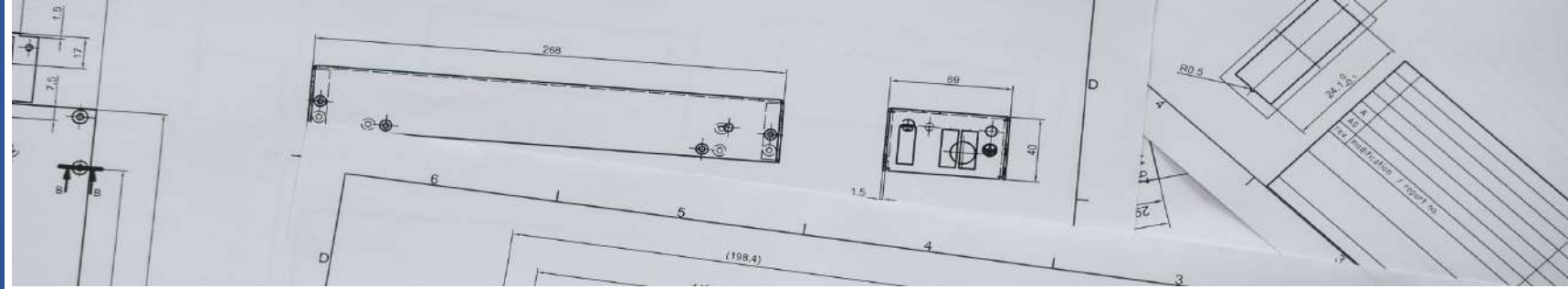
Subdivision Review Process (HB476) 2024

Subdivision Code Cleanup

- Subdivision Improvement Plan submissions
- Preliminary vs. Final Engineering Plans
- Timing of reviews

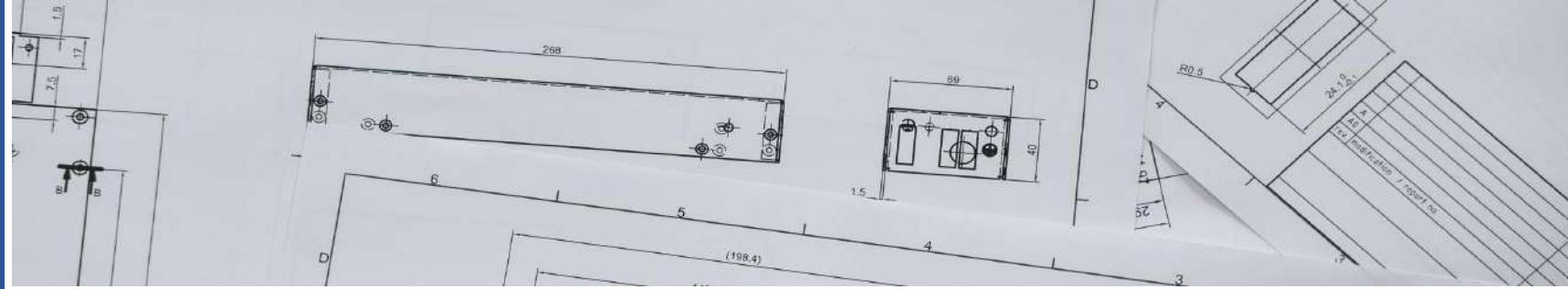


Definition of Subdivision Improvement Plans



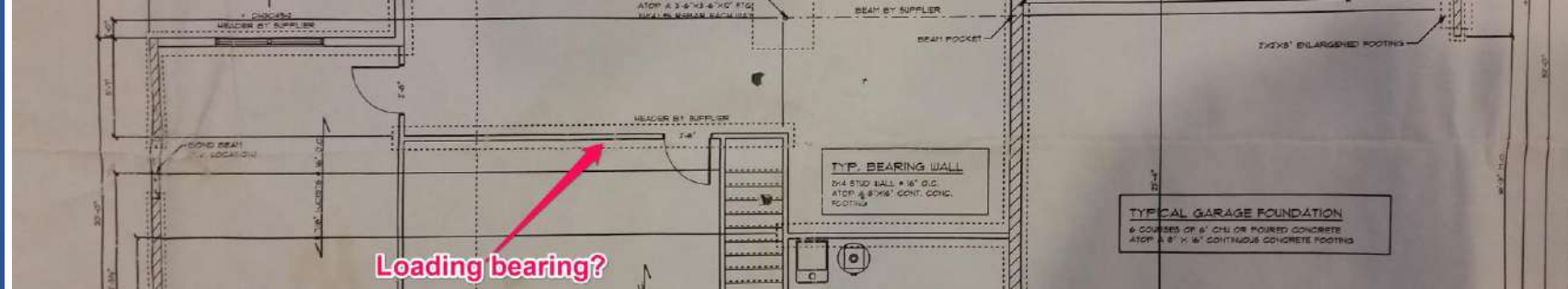
- "Subdivision improvement plans" means the civil engineering plans associated with required infrastructure improvements and municipality controlled utilities required for a subdivision.

Subdivision Improvement Plan submissions



- A municipality may require a subdivision improvement plan to be submitted with a subdivision application.
- A municipality may not require a subdivision improvement plan to be submitted with both a preliminary subdivision application and a final subdivision application.
- The review cycle requirements apply to the review of a preliminary subdivision application, **if** the municipality requires a subdivision improvement plan to be submitted with a preliminary subdivision application; **or** to the review of a final subdivision application, if the municipality requires a subdivision improvement plan to be submitted with a final subdivision application.

Preliminary vs. Final Engineering Plans



The review cycle requirements apply to the review of a preliminary subdivision application, if the municipality requires a subdivision improvement plan to be submitted with a preliminary subdivision application; or to the review of a final subdivision application, if the municipality requires a subdivision improvement plan to be submitted with a final subdivision application.

A municipality may not, outside the review cycle, engage in a substantive review of required infrastructure improvements or a municipally controlled utility.

Timing of reviews



Subdivision application review: Engineering Light

A municipality shall complete the initial review of a complete subdivision application submitted for ordinance review for a residential subdivision for single-family dwellings, two-family dwellings, or town homes: (i) no later than 15 business days after the complete subdivision application is submitted, if the municipality has a population over 5,000; or (ii) no later than 30 business days after the complete subdivision application is submitted, if the municipality has a population of 5,000 or less.

Timing of reviews

Subdivision application review: Engineering Heavy

A municipality shall complete a subdivision plan review of a subdivision improvement plan that is submitted with a complete subdivision application for a residential subdivision for single-family dwellings, two-family dwellings, or town homes within 20 business days after the complete subdivision application is submitted, if the municipality has a population over 5,000; or within 40 business days after the complete subdivision application is submitted, if the municipality has a population of 5,000 or less.

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