

**Town of Payson  
Unified Development Code  
Section 15-06**

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**Adopted**  
**By Ordinance #466**  
**February 22, 1996**  
**Updated June 1, 2011**

*This Unified Development Code and/or any other documents that appear in this version of the UDC may not reflect the most current legislation adopted by the Municipality. Any updates or revisions can be found on the Town's website as they become available.*

# 15-06 MINOR LAND DIVISION

## 15-06-001 Purpose and Intent

The purpose of this section of the Code is to provide for the division of lots, tracts or parcels of land into two or three parts through a process that is more expeditious than the subdivision process; to maintain accurate records of surveys created to divide existing lots, tracts or parcels of land; to assure that the proposed division is in conformance with the standards established by the Town; and to ensure adequate ingress and egress for property owners.

## 15-06-002 Applicability

The provisions in this Section shall apply to land splits or division of improved or unimproved land into two or three tracts or parcels for the purpose of financing, sale or lease, whether immediate or future, if at least one of the following conditions are proposed;

- A. the property to be split is less than two-and-one-half acres;
- B. a new street is involved; or
- C. or the boundaries of such property have been fixed by a recorded plat.

## 15-06-003 Minor Land Division Design Standards and Requirements

Except where expressly modified or permitted by the Commission, all Minor Land Divisions shall be in general conformity with the lot, street, block, alley, and easement design standards and requirements specified for subdivisions in this Code.

## 15-06-004 Minimum Required Minor Land Division Improvements

Exclusive of Land Splits as defined in 15-06-002 (above), the applicant shall dedicate and improve or agree to improve streets, pedestrian ways, alleys, and easements in the Minor Land Division, and make other improvements as specified for subdivisions in this Code. Construction of permanent improvements shall not commence until improvement plans and profiles have been approved by the Public Works Director.

- A. Minor Land Division improvements shall be modified in the following situations;
  1. When the Minor Land Division is located in an area with a zoning classification of R1-90 or a less density, the Commission may waive the requirements of public water and sanitary services. All minor land divisions which are located within 500 feet of existing public water or sanitary systems or the cost to hook into these public systems is less than two times the cost to develop on-site systems, will be required to provide these public utilities.
  2. The Public Works Director or Fire Chief reserves the right to require any public infrastructure improvements necessary to ensure access for emergency vehicles and equipment.
  3. When lots, tracts, or parcels of land created under this Code are 36 acres or more in size they shall be exempt from the provisions of this section.
- B. If improvements are required per this section the applicant shall be responsible for the preparation of a complete set of engineering plans, prepared by an Arizona registered civil

engineer, satisfactory to the Public Works Director for the construction of the required improvements. The plans shall be prepared in conjunction with the Minor Land Division map. The Minor Land Division map shall not be recorded until all engineering plans for the required improvements have been approved by the Public Works Director or his designee.

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#### **15-06-005 Assurance for the Construction**

If improvements are required for the Minor Land Division pursuant to Section 15-06-004, no Minor Land Division map shall be certified as being approved by the Public Works Director or his designee unless the applicant has posted a performance bond, surety or guaranty instrument, or such other security as may be appropriate and necessary to guarantee the installation of the required improvements in the manner specified for subdivisions in this chapter, unless all such required improvements have been completed and paid for, as determined by the Public Works Director or his designee.