

TITLE 10

CHAPTER 21

BOUNDARY LINE ADJUSTMENTS

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10-21-1: SCOPE

Applications for boundary line adjustments and subdivision amendments may be authorized by the planning commission pursuant to this chapter. (Ord., 1-22-2002)

10-21-2: INTENT

No boundary line adjustment shall result in the creation of a new lot or parcel. Lots within a subdivision may be combined; provided, that no increase in the number of lots results. (Ord., 1-22-2002)

10-21-3: AUTHORITY

Pursuant to Utah Code Annotated, as amended, this title designates and grants the zoning administrator authority, with or without a petition, to consider any proposed vacation, alteration to a subdivision plat, any portion of a subdivision plat, or any street, lot or alley contained in a subdivision plat, or boundary line adjustment, at a public hearing. (4-2010, 7-13-10)

10-21-4: REVIEW

The petition to change the boundaries shall include signatures from the representatives of each lot or parcel affected by the boundary line adjustment, and any necessary signatures from holders of liens, mortgages or easements affected by the boundary line adjustment. After reviewing said application, the zoning administrator shall circulate a map of the proposed adjustment to all affected city departments, planning commission, and to the affected parties. If the zoning administrator determines that the application does not include signatures from at least one record owner representing each parcel or lot, said administrator shall follow the procedures prescribed in Utah Code Annotated, as amended and this title as amended. (4-2010, 7-13-10)

10-21-5: PUBLIC HEARING REQUIRED

The planning commission shall hold a duly noticed public hearing in conformance with Utah Code Annotated, as amended, and section 10-20-2 of this title. (Ord. 04-12-14, 1-11-2005, eff. retroactive to 12-14-2004)

10-21-6: RECORDING REQUIRED

Following the final approval of the planning commission, the property owners shall submit the executed deeds, any required maps and other documentation to the city, along with the appropriate cost of recording the legal descriptions with the county recorder. The zoning administrator shall record the deeds. In accordance with state law, if a boundary line adjustment results in the need for dedication of a public right of way or other public dedication, a plat shall be required at the expense of the applicant. Any approved adjustment that has not been presented for recording to the zoning administrator within ninety (90) days of the date of approval shall be deemed to have expired. (Ord., 1-22-2002)