

TITLE 10

CHAPTER 21

BOUNDARY LINE ADJUSTMENTS

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10-21-1: SCOPE

- A. Subject to the provisions of this chapter, when properly executed and acknowledged as required by state law, an agreement between owners of adjoining property that designates the boundary line between the adjoining properties acts, upon recording in the office of the recorder of the county in which each property is located, as a quitclaim deed to convey all of each party's right, title, interest, and estate in property outside the agreed boundary line that had been the subject of the boundary line agreement or dispute that led to the boundary line agreement. (Utah State Code 10-9a-524-1).
- B. Adjoining property owners executing a boundary line agreement shall follow the procedure as annotated in Utah code 10-9a-524-2a
- C. Applications for boundary line adjustments for a subdivision amendment or a lot that contains a dwelling may be authorized by the planning commission zoning administrator pursuant to this chapter.

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.

10-21-3: AUTHORITY

Pursuant to Utah Code 10-9a-524-5a, if a parcel that is the subject of a boundary line agreement is within a subdivision or contains a dwelling unit, the application shall be submitted to the zoning administrator for approval. The zoning administrator shall review the application to determine compliance with provisions of the code and shall approve the application unless the:

- A. Boundary line adjustment causes the lot size to not meet the minimum zoning requirements and/or

- B. Parcel or lot no longer complies with the requirements proscribed under River Heights City Ordinance 10-12.

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. The petition shall also include a legal description of the agreed upon boundary line of each parcel or lot after the boundary line is changed. Pursuant to Utah Code 10-9a-524(5)(c), if the city fails to send a written notice within 14 days, the property owner may record the boundary line agreement as if no review was required.

10-21-5: PUBLIC HEARING REQUIRED

No public hearing is required unless the zoning administrator deems one necessary.

10-21-6: RECORDING REQUIRED

Once the zoning administrator has approved the application, the parties shall submit, at their expense, the agreement and legal description of the boundary adjustment to county to be recorded.

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