

LOT LINE ADJUSTMENT

Review Text Sheet

Washington County Community Development Dept.
197 E. Tabernacle, St. George, Utah 84770
Phone: (435) 634-5701 Fax: (435)986-3346

FOR OFFICE USE ONLY

Receipt # _____

Amount \$ _____

Date Received _____

CONTACT PERSON FOR PROJECT OF THOSE LISTED ON THE APPLICATION FORM:

Lot Line Adjustment: Subdivision Name _____

Parcel ID# _____ Specific Address _____

The applicant shall submit the following information to the above: *[All information will be required at or before the staff meeting, which is held in the Community Development Conference Room, at 9:30 a.m. on the 1st Tuesday of each month]*

Please include with the application (Land Use Authority staff): **\$150.00**

CHECKLIST FOR A LOT LINE ADJUSTMENT: Petitioners must file with the Land Use

Authority Staff a signed, written Petition that includes:

- The consent of owners of record.
- A copy of the proposed survey plat that has been submitted to the Land Use Authority and the County Public Works Director; and will be filed with the Map Depository within 90 days of survey. (CD electronic filing if available)
- A narrative or explanation of the grounds for requesting the alteration.

(State Code 17-27a-103)

(32)-**Definition:** "**Lot line adjustment**" means the relocation of the property boundary **line** in a subdivision between two adjoining lots with the consent of the owners of record.

(56) (c) "Subdivision" does not include:

- (i) a bona fide division or partition of agricultural land for the purposes;
- (ii) a recorded agreement between owners of adjoining properties adjusting their mutual boundary if:
 - (A) no new **lot** is created; and
 - (B) the **adjustment** does not violate applicable land use ordinances;
- (iii) a recorded document, executed by the owner of record:
 - (A) revising the legal description of more than one contiguous unsubdivided parcel of property into one legal description encompassing all such parcels of property; or
 - (B) joining a subdivided parcel of property to another parcel of property that has not been subdivided, if the joinder does not violate applicable land use ordinances; or
 - (iv) a recorded agreement between owners of adjoining subdivided properties adjusting their mutual boundary if:
 - (A) no new dwelling **lot** or housing unit will result from the **adjustment**; and
 - (B) the **adjustment** will not violate any applicable land use ordinance.
- (d) The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a subdivision under this Subsection (56) as to the unsubdivided parcel of property or subject the unsubdivided parcel to the municipality's subdivision ordinance.

Other information requested by the Community Development Staff or Planning Commission *[Use this sheet or add sheets if necessary.]*

If reviewed by the Planning Commission; there must be representation at the Planning Commission meeting held on the 2nd Tuesday of each month, beginning at 1:30 a.m., in the Commission Chambers of the Washington County Administration Building.