

LINDON CITY CODE

Chapter 17.33 Amending a Recorded Plat

Sections:

17.33.010 – Purpose

17.33.020 – When these regulations apply

17.33.030 - Application requirements

17.33.040 - Review process and requirements for approval

17.33.050 - Recording an approval

Section 17.33.010 Purpose

A plat amendment is any change or alteration to a recorded plat that does not create any new parcels or lots. (The change may be a relocation or elimination of a property line within the plat, a change in notations or lot numbers on the plat, a change of the title or name of the plat, etc.)

A plat amendment is an alternative to having to go through a subdivision application process in order to amend a recorded plat when no new parcels or lots will be created.

These regulations will ensure that:

1. A plat amendment does not result in properties that violate the requirements of this Title or other currently adopted zoning and development standards of Lindon City; and
2. A plat amendment does not alter the coverage or availability of existing utility services to existing lots or parcels.

Section 17.33.020 – When these regulations apply

A plat amendment is required to change or alter an existing subdivision plat in any way - when said changes or alterations do not create additional lots or parcels. Changes or alterations that create additional lots or parcels and/or initiate installation of new public improvements (other than utility relocations) constitute a subdivision, not a

plat amendment, and are subject to the subdivision approval process.

Section 17.33.030 Application requirements
Application submittal requirements shall be followed as listed in the Land Development Policies, Standard Specifications and Drawings manual (Development Manual). The submittal requirements for subdivisions shall apply unless specific requirements for Plat Amendments are shown.

Section 17.33.040 Review process and requirements for approval

Plat Amendments are reviewed by Staff, the City Engineer, and the Land Use Authority in the same manner and process as a subdivision plat per LCC 17.32, and as outlined in the Development Manual. A request for a plat amendment may be denied by the Land Use Authority, if it is determined that the application fails to meet requirements found within Lindon City Code. In addition to any requirements required as part of a typical subdivision plat review, the following items shall be met:

A. Properties.

1. For purposes of this subsection, the plat amendment will not cause any involved properties to move out of conformance with any of the regulations of this Title (become non-conforming), except as follows:

- a. If a property or lot is already out of conformance with a regulation in this Title, the plat amendment will not cause the property or lot to move further out of conformance with the regulation(s);

2. The plat amendment will not result in the creation of a flag lot;

LINDON CITY CODE

3. No new building lot or additional housing units will result from the amendment;
4. The plat amendment does not result in remnant land that did not previously exist;
5. The plat amendment will not result in a property that is in more than one zone (split zoning), unless that property was already in more than one zone;

B. Utility Services and Lot Improvements.

1. The availability of utility services to the properties or lots must be maintained with no *new* utility services being installed other than utility relocations (i.e., realignment of property lines that require relocation of utility stubs).
2. Water shares must be submitted per LCC Section 17.32.270 for any acreage or lots within the plat for which water shares have not already been turned into the City;
3. A plat amendment that results in new street frontage being added to an existing lot or parcel is acceptable as long as the new street frontage will not result in the creation of any new lots or parcels *and* the new street frontage already has all typically required public improvements installed (curb, gutter, sidewalk, utilities, etc.). If any *new* public improvements are necessary along unimproved street frontages (not just relocation of existing utilities) and are to be included within the amended plat, then the request needs to go through a subdivision application – not a plat amendment.

amendments will be the same as an approval for a subdivision plat as found within LCC 17.32 and the Development Manual.