

LINDON CITY CODE

Chapter 17.34 Property Line Adjustment

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Section 17.34.010 Purpose

A Property Line Adjustment (PLA) is the relocation or elimination of a common property line between two or more abutting properties that are not part of a platted subdivision lot. A PLA does not create any new parcels or lots. The regulations ensure that:

1. A PLA 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 PLA does not alter the coverage or availability of existing utility services to existing lots or parcels.

Section 17.34.020 When these regulations apply

A PLA is required to relocate or remove a common property line between two or more properties that are not part of platted lots. Amendments to property lines that are part of a platted subdivision lot may not be completed through a PLA, but instead require an amendment of the plat as outlined in LCC 17.33.

Section 17.34.030 Application requirements
Application submittal requirements shall be followed as listed in the Land Development Policies, Standard Specifications and Drawings manual (Development Manual).

Section 17.34.040 Review process and Requirements for approval

PLA's are reviewed through a non-discretionary, administrative procedure by the Land Use Authority. A request for a PLA may be denied by the Land Use Authority, or designee, if it is determined that the application fails to meet requirements found within this division or violates any other regulations within Lindon City Code. A request for PLA will be approved if all of the following are met:

A. Properties.

1. For purposes of this subsection, the PLA 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 PLA will not cause the property or lot to move further out of conformance with the regulation(s);

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

3. No new building lot or additional housing units will result from the adjustment;

4. All adjoining property owners consent to the new lot lines by signing the application;

5. The lot line adjustment does not result in remnant land that did not previously exist;

6. The PLA 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;

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7. A PLA 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 net effect of creating any new lots or parcels.

B. Utility Services and Lot Improvements.

1. The availability of utility services to the properties or lots must be maintained;
2. Water shares must be submitted per LCC Section 17.32.270 for any acreage of the properties for which water shares have not already been turned into the City.
3. No new lot or public improvements (curb, gutter, sidewalk, etc.) are required if a PLA creates additional street frontage that is added to an existing parcel or lot unless the frontage of the existing lot contains improvements, in which case the improvements shall be extended from the existing point where the improvements end and shall be continued across any unimproved street frontage within the lot. Improvement plans and an improvement bond will be required prior to approval. Payment of any additional fees for engineering reviews of improvement plans and/or bonds will be the responsibility of the applicant.

Section 17.34.050 Recording an approval
Within 30 days of written approval of the PLA the notice of approval certifying that the PLA satisfies all applicable ordinances and resolutions of Lindon City shall be recorded with the Utah County Recorder. Recording fees will be paid by the applicant as per the Lindon City Fee Schedule and fees adopted by Utah County. The notice of approval does not convey title. In order to

convey title, the adjoining property owner(s) will need to prepare and record a quit claim deed, warranty deed, or other acceptable instrument in the office of the Utah County Recorder.