

**CENTERVILLE CITY
ORDINANCE NO. 2026-21**

**AN ORDINANCE AMENDING SECTION 15.09.140 OF THE
CENTERVILLE MUNICIPAL CODE REGARDING BOUNDARY LINE
ADJUSTMENTS AND BOUNDARY LINE ESTABLISHMENTS**

WHEREAS, the Utah Legislature adopted various amendments to the Utah Land Use Development and Management Act, including amendments to boundary line adjustments and boundary line establishments and related procedures, as more particularly set forth in Utah Code § 10-20-906 and 10-20-907; and

WHEREAS, the proposed amendments to the Centerville Municipal Code set forth herein are intended to comply with the provisions and requirements of the State Code amendments regarding boundary adjustments; and

WHEREAS, the proposed amendments to the Centerville Municipal Code as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public notices have been provided and appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to land use regulations set forth in the Centerville Subdivision Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1. Amendment. Section 15.09.140 of the Centerville Municipal Code regarding Exchange of Titles is hereby amended to read in its entirety as set forth in **Exhibit A**, attached hereto and incorporated herein by reference, regarding Boundary Line Adjustments and Boundary Line Establishments.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, and provisions of this Ordinance shall be severable.

Section 3. Omission Not a Waiver. The omission to specify or enumerate in this ordinance those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

Section 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

[Signature page to follow]

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, ON THIS 15th DAY OF SEPTEMBER, 2026.

ATTEST:

CENTERVILLE CITY

Jennifer Robison
Jennifer Robison, City Recorder

By: Clark A. Wilkinson
Mayor Clark A. Wilkinson

Voting by the City Council:

	Aye	Nay	Absent	Abstain
Councilmember Bangerter	<u>X</u>	_____	_____	_____
Councilmember Hayman	<u>X</u>	_____	_____	_____
Councilmember Hirst	<u>X</u>	_____	_____	_____
Councilmember Mecham	<u>X</u>	_____	_____	_____
Councilmember Plummer	<u>X</u>	_____	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the Utah Code § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing Ordinance was duly passed by the City Council and published or posted as required by law.

Jennifer Robison
JENNIFER ROBISON, City Recorder

DATE: 9/17/2026

RECORDED this 17th day of Sept., 2026.

PUBLISHED OR POSTED this 17th of Sept., 2026.



EXHIBIT A

Centerville Municipal Code – Section 15.09.140 (Boundary Line Adjustments and Boundary Line Establishments)

15.09.140 Exchange Of Title Boundary Adjustments and Boundary Establishments

(a) Boundary adjustments shall be processed in accordance with Utah Code § 10-20-906 and this Section. A boundary adjustment is an agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between adjoining lots or parcels. A boundary adjustment may not create an additional lot or parcel. In accordance with the provisions of Utah Code § 10-9a-608, the owners of record of adjacent parcels that are described by either a metes and bounds description or a recorded plat may exchange title to portions of those parcels if the exchange of title is approved by the Zoning Administrator in accordance with the provisions of this Section.

(b) Boundary adjustments shall be classified as either Simple Boundary Adjustments or Full Boundary Adjustments as provided in this Section.

(1) Simple Boundary Adjustment. A person may propose a Simple Boundary Adjustment to the Zoning Administrator. A proposal for a Simple Boundary Adjustment shall:

(A) Include a conveyance document that complies with Utah Code § 57-1-45.5; and

(B) Describe all lots or parcels affected by the proposed boundary adjustment.

(2) The Zoning Administrator shall consent to a proposed Simple Boundary Adjustment if the Zoning Administrator verifies that the proposal satisfies Subsection (b)(1) and does not:

(A) Affect a public right-of-way, municipal utility easement, or other public property;

(B) Affect an existing easement, onsite wastewater system, or internal lot restriction;
or

(C) Result in a lot or parcel out of conformity with applicable land use regulations.

~~(b) — (3) If the Zoning Administrator determines that a proposed Simple Boundary Adjustment does not meet the requirements of Subsection (b)(2), a Full Boundary Adjustment is required. An application for exchange of title approval shall be filed in writing with the Community Development Director on forms provided by the City, and shall include, at a minimum, the following:~~

~~(1) Three hard copies and one electronic copy of a survey, prepared by a licensed land surveyor or professional engineer, accurately drawn to scale and certified, showing:~~

~~(A) The two affected lots or parcels;~~

~~(B) The location of existing buildings on the lots or parcels;~~

~~(C) The proposed location of the new lot or parcel line;~~

~~(D) Any existing easements, driveways, utilities and infrastructure improvements;~~

~~(E) The frontage calculations for the two lots before and after the exchange of title; and~~

~~(F) The size of the two lots before and after the exchange of title.~~

~~(2) The applicable fees and deposits as set forth in the City Fee Schedule.~~

~~(3) The proposed notice of approval and conveyance of title documents.~~

(4) Full Boundary Adjustment

(A) To propose a Full Boundary Adjustment, the adjoining property owners shall submit a proposal to the Zoning Administrator that includes:

- i. A conveyance document that complies with Utah Code § 57-1-45.5;
- ii. A survey, prepared by a licensed land surveyor or professional engineer, accurately drawn to scale and certified, that complies with Utah Code § 57-1-45.5(3)(b), including:
 1. the frontage calculations for the lots before and after the boundary adjustment; and
 2. any additional information required by the Zoning Administrator to verify compliance with the zoning regulations applicable to the subject parcels;
- iii. If required by this Title, a proposed plat amendment corresponding with the proposed Full Boundary Adjustment, prepared in accordance with Utah Code § 10-20-811 and applicable City ordinances;
- iv. A completed boundary line adjustment application submitted to the Zoning Administrator in a form established by the Zoning Administrator or designee along with any fees and deposits as set forth in the City Fee Schedule;
- v. Written approval of any proposed easement adjustments by all affected property owners, easement holders, and other parties with a legal interest in the easement.

(B) The Zoning Administrator shall provide consent to a proposed Full Boundary Adjustment if:

- i. The proposal includes all information required by Subsection (b)(4)(A);
- ii. The survey required by Subsection (b)(4)(A)(ii) shows no evidence of a violation of a land use regulation; and
- iii. If a corresponding plat amendment is required by City ordinance, the plat amendment has been approved in accordance with Utah Code § 10-20-811; and
- iv. The boundary adjustment does not result in the creation of a new parcel.

(c) Consent to a boundary adjustment under this Section is an administrative act. The Zoning Administrator shall provide notice of consent to the person proposing the boundary adjustment in a format that makes clear that:

- (1) The City and the Zoning Administrator are not responsible for any error related to the boundary adjustment; and
- (2) The Davis County Recorder may record the boundary adjustment, as set forth in Utah Code § 10-20-906;
- (3) The descriptions of both the original parcels and the parcels created by the boundary adjustment have been provided and correctly described; and
- (4) Acknowledgement for each party executing the notice is in accordance with the provisions of the Utah Recognition of Acknowledgements Act, as set forth in Utah Code § 57-2a-1, et seq.

~~(c) No exchange of title shall be permitted which would result in the creation of a new dwelling lot or housing unit or the creation of a remnant piece of land that did not previously exist.~~

(d) A boundary adjustment is effective on the day the boundary adjustment, as consented to by the Zoning Administrator, is recorded by the Davis County Recorder along with the relevant conveyance document in accordance with Utah Code §§ 10-20-906 and 57-1-45.5

(e) A notice of approval recorded under this Section does not act as a conveyance of title to real property. If a boundary line adjustment is approved by the Zoning Administrator, the applicant shall also be required to file and record a conveyance of title reflecting the approved change with the Davis County Recorder's Office.

(f) The recording of a boundary adjustment does not constitute a land use approval.

(g) Boundary Establishments

(1) The owners of adjoining property may initiate a Boundary Establishment to resolve an ambiguous, uncertain, or disputed boundary between adjoining properties and to agree upon the location of an existing common boundary between the adjoining properties.

(2) Adjoining property owners executing a Boundary Establishment shall:

(A) Prepare an establishment document that complies with Utah Code § 57-1-45; and

(B) Record the Boundary Establishment with the Davis County Recorder in accordance with Utah Code § 57-1-45.

(3) A Boundary Establishment is not subject to review by the City or the Zoning Administrator and does not require the consent or approval of the City or the Zoning Administrator before it may be recorded.

(4) A Boundary Establishment is effective on the day it is recorded by the Davis County Recorder.

(5) -Nothing in this Subsection prohibits the City from enforcing applicable land use regulations in accordance with state law.

~~(d) If an exchange of title is approved by the Zoning Administrator, a notice of approval acceptable to the City shall be recorded in the Davis County Recorder's Office, which notice of approval shall:~~

~~(1) Be executed by each owner included in the exchange and by the Zoning Administrator;~~

~~(2) Contain an acknowledgment for each party executing the notice in accordance with the provision of the Utah Recognition of Acknowledgments Act, as set forth in Utah Code §§ 57-2a-1, et seq.; and~~

~~(3) Recite the descriptions of both the original parcels and the parcels created by the exchange of title.~~

~~(e) A notice of approval recorded under this Section does not act as a conveyance of title to real property. If an exchange of title is approved by the Zoning Administrator, the applicant shall also be required to file and record a conveyance of title reflecting the approved change with the Davis County Recorder's Office.~~

HISTORY

Adopted by Ord. [2017-03](#) on 4/4/2017

Amended by Ord. [2024-01](#) on 1/16/2024