

Consolidation of Contiguous Lots and Parcels

PURPOSE:

The purpose of this chapter is to allow for the consolidation of lots within a subdivision, or consolidation of parcels.

APPLICABILITY:

This section applies to ~~adjacent land parcels or lots that are part of a previously recorded subdivision~~ contiguous lots that are part of a previously recorded subdivision or, to contiguous parcels of land described by metes and bounds. For two (2) or more adjacent lots or parcels to be consolidated into one lot or parcel, the following criteria shall be met:

- A. Compliance with all applicable zoning ~~regulations including maximum lot size, if applicable~~ ordinances.
- ~~B. A lot consolidation cannot yield two (2) principal buildings on one lot. Unless permitted in the zoning district or by an approved planned development.~~
- ~~C. The lots being consolidated must share the same zone.~~
- B. Lots or parcels must be contiguous.
- C. Lots or parcels must be in the same recorded name of ownership.
- D. Retain all rights-of-way, or prescriptive easements.
- E. Obtain approval from Joint Utility Committee (JUC).
- F. A lot or parcel consolidation cannot yield two (2) or more principal dwellings on one lot or parcel.
- G. The parcel or lot being consolidated must be of the same zoning.
- H. Subdivisions governed by a Homeowners Association (HOA), must have a written letter of approval from said HOA at the time of application.

GENERAL APPLICATION REQUIREMENTS:

The application for consolidation of lots within a recorded subdivision shall include:

- A. A site plan with current lot lines and legal descriptions as recorded.
- B. A site plan of proposed consolidated lots with new lot lines and a new legal description provided by a licensed land surveyor or engineer, including a statement on the plan of the following: "Consolidation of these lots are the only changes to the subdivision".
- C. A map showing existing utilities.
- D. Approval letter from the HOA if applicable.

The application for consolidation of parcels shall include:

- ~~A. A site plan, verified by a Utah registered land surveyor or professional engineer, depicting the following information:~~ A site plan of current metes and bounds and a legal description as recorded.
- B. A site plan of proposed consolidated metes and bounds and a legal description provided by a licensed land surveyor or engineer.

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A-C. A map showing existing utilities.

- a. ~~Current lot lines; and~~
- b. ~~Location of any home(s) and/or building(s) on the parcels involved, including accessory buildings.~~
- B. ~~Verification that elimination of a parcel line or lines will not leave in place any utility easement(s) that will impede future development.~~
- C. ~~A copy of the deed or other recordable instrument that will be used to execute the consolidation. The instrument shall clearly indicate that the parcels are to be consolidated into one parcel and one legal description.~~

CITY INTERNAL REVIEW:

The planning and zoning official or designee shall review the application for completeness and for compliance to the regulations of the zoning ordinance. Upon review of the application, the planning and zoning official, or designee, may either approve or deny the lot consolidation.

~~RECORDABLE INSTRUMENT:~~

~~City approval of the consolidation shall be in the form of a notarized notice of subdivision lot consolidation executed by the planning and zoning official or designee, which the city shall record in the office of the Washington County recorder. The notice shall specify, according to section _____ of this chapter, the time period after which city approval shall expire. The applicant shall record the approved recordable document of conveyance in the office of the Washington County recorder to validate the city approval.~~

EXPIRATION OF APPROVAL:

To validate the City approval, the applicant of either a lot consolidation or parcel consolidation shall have ninety (90) days to record the approved site plan of the consolidated lots in the office of the Washington County Recorder.

Should the applicant fail to record said documents within the aforementioned timeframe, the application shall be deemed as if denied. ~~City approval for lot consolidations is only valid upon recording of the approved deed or other recordable instrument, and any document of approval issued by the city shall clearly indicate the same. Furthermore, city approval shall expire ninety (90) calendar days from the date the city document was notarized unless both the city approval document and the approved recordable instrument for transferring property are recorded within that time.~~