

Proposed Code Amendment

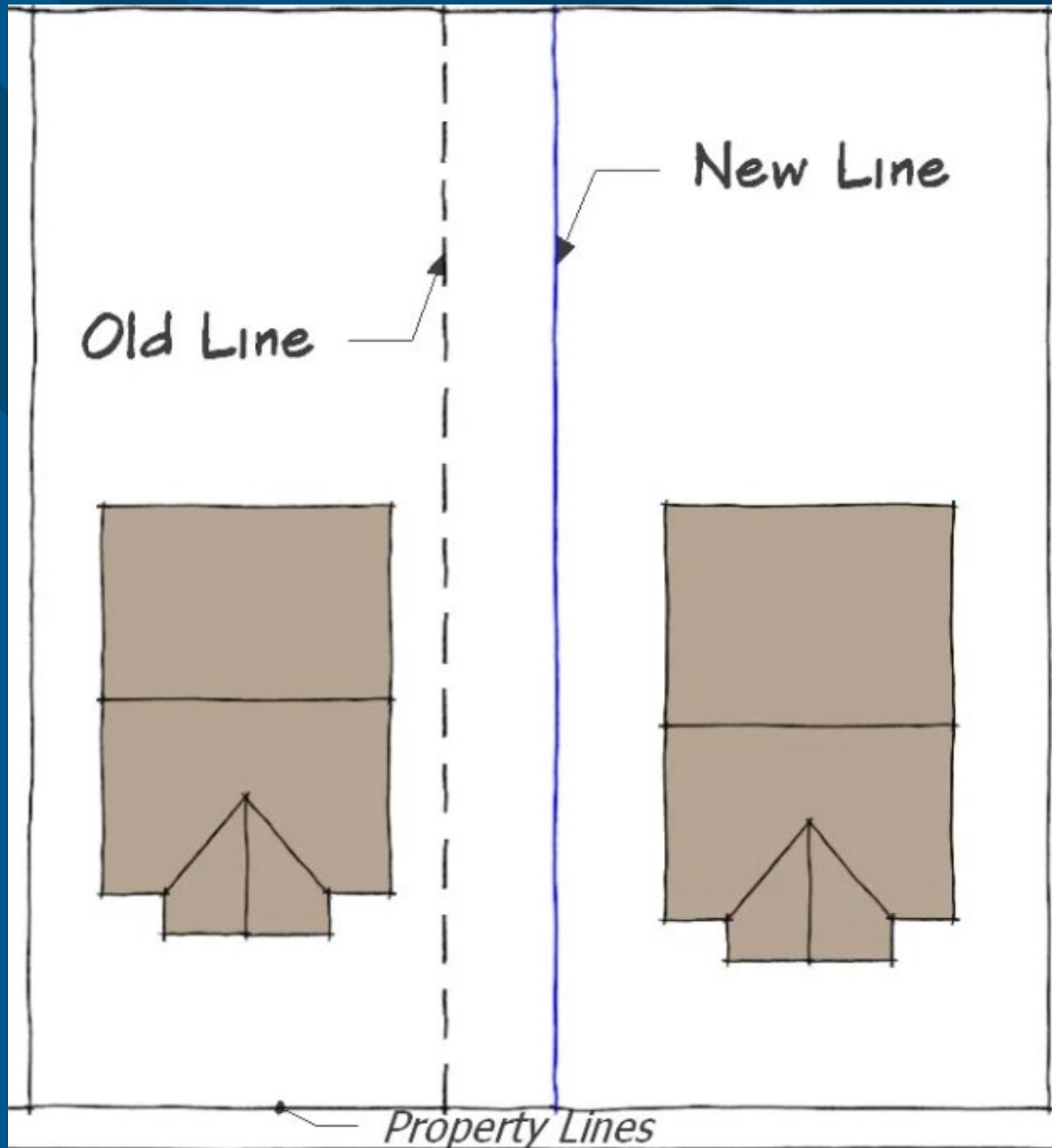
Title 21, *Land Development Code*

Proposal Affects

- Chapter 3 - Officers, Boards and Commission
- Chapter 30 - Subdivision Review
- Chapter 37 – Definitions

2025 Legislative Session Senate Bill 140

- New and revised code relating to boundary adjustments (aka property line adjustments)
- Proposed amendments bring the Sandy City Code into compliance with the Utah Code



Senate Bill 140 - Boundary Adjustments

- Property Line Adjustment → Boundary Adjustment
*Agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels, but only if it does **not** create an additional lot or parcel.*
- Significance is a simplified process to adjust a shared property line between lots and/or parcels, that does **not** require a public meeting.

Senate Bill 140 - Boundary Adjustments

- **Simple vs. Full - Boundary Adjustment**
- “*Simple Boundary Adjustment*” may NOT:
 - Affect a public right-of-way, municipal utility easement, or other public property;
 - Affect an existing easement, onsite wastewater system, or an internal lot restriction; or
 - Result in a lot or parcel out of conformity with land use regulations.
- If the boundary adjustment does not qualify, it is considered a “*Full Boundary Adjustment*.”

Proposed Code Amendments (Title 21)

- Decisions ascribed to Planning Commission and Community Development Director are corrected
- Property line adjustment section is updated to be consistent with state law terms and processes for a simple boundary adjustment
 - Specifies qualifications for a “simple boundary adjustment”
 - Updates standards for city approval
 - Public meeting requirement is removed

Proposed Code Amendments (Title 21)

- If a request does not qualify for a simple boundary adjustment, it is a “*Full Boundary Adjustment*”
 - Situations that involve a full boundary adjustment will be part of a subdivision plat
 - Full boundary adjustments will need to follow the subdivision plat amendment process
- Definitions are added and/or updated to be consistent with Utah Code definitions

Planning Commission Recommendation



Planning Commission gave a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to boundary adjustments based on the analysis and findings in the staff report.

~End~