

**ESCALANTE CITY
ORDINANCE 2024-08**

**AN ORDINANCE AMENDING ESCALANTE CITY CODE 10.54.280 SINGLE
PARCEL SPLIT AND PROVIDING REPEALER WITHIN THE CITY OF
ESCALANTE, STATE OF UTAH.**

WHEREAS, the City Council, as the governing body of the City of Escalante, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of the City of Escalante to amend the following Ordinance; and

WHEREAS, The City Council and Mayor wish to amend such an Ordinance.

NOW THEREFORE, be it ordained by the Council of the City of Escalante, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “10.54.280 Single Parcel Split; Approval” of the Escalante Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

10.54.280 Single Parcel Split; Approval

Property owners may split their parcel and record the amendments of the appropriate subdivision plat or deeds of records if the following conditions are met:

- A. No Parcel may be split more than once in five years.
- B. Owner's Responsibilities:
 - 1. The owners seeking approval for a single parcel split shall present to the Planning Commission a map indicating the present parcel boundaries and the boundaries as they will be upon completion of the single parcel split.
 - 2. Upon approval by the City Council, a new legal description of both resulting parcels shall be recorded at the Garfield County Recorder's office. The single parcel split shall not be considered complete until this action is taken and a copy is received by the City.
 - .
 - 3. Water Meter:
 - a. must be on the property of the existing service;
 - b. must be moved at the expense of the property owner to accommodate the existing service.
- C. Planning Commission Responsibilities:
 - 1. Upon the materials described above, the planning commission shall review the map to ensure that:
 - a. Both resulting parcels shall each have sufficient acreage to meet the minimum required area for the zone(s) in which the lots exist.

- b. Both resulting parcels meet the minimum required width required for the zone(s) in which the lots exist.

AFTER AMENDMENT

10.54.280 Single Parcel Split; Approval

Property owners may split their parcel and record the amendments of the appropriate subdivision plat or deeds of records if the following conditions are met:

- A. No Parcel may be split more than once in five years.
- B. Owner's Responsibilities:
 1. The owners seeking approval for a single parcel split shall present ~~to the City Office to the Planning Commission~~ to the City Office a map indicating the present parcel boundaries and the boundaries as they will be upon completion of the single parcel split.
 2. Upon approval ~~by the City Council~~, a new legal description of both resulting parcels shall be recorded at the Garfield County Recorder's office. The single parcel split shall not be considered complete until this action is taken and a copy is received by the City.
 - .
 3. Water Meter:
 - a. must be on the property of the existing service;
 - b. must be moved at the expense of the property owner to accommodate the existing service.
- C. ~~Planning Commission~~ City Responsibilities:
 1. Upon receiving the materials described above, the ~~planning commission~~ City shall review the map to ensure that:
 - a. Both resulting parcels shall each have sufficient acreage to meet the minimum required area for the zone(s) in which the lots exist.
 - b. Both resulting parcels meet the minimum required width required for the zone(s) in which the lots exist.

PASSED AND ADOPTED BY THE ESCALANTE CITY COUNCIL MARCH 19, 2024.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Chad Lyman	<u>X</u>	_____	_____	_____
Councilmember Sally Orme	<u>X</u>	_____	_____	_____
Councilmember Marlene Stowe	<u>X</u>	_____	_____	_____
Councilmember Blaine Porter	<u>X</u>	_____	_____	_____
Councilmember Lenza Wilson	<u>X</u>	_____	_____	_____

Presiding Officer

Attest



Melani Torgersen, Mayor, Escalante City



Stephanie Steed, MMC, City Recorder, Escalante City

