Described Differences for Meadowlark Subdivision Plat Amendment

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Boulder Planning Commission

Good evening,

We own lot 3 (of 3) in the Goldman Subdivision at the end of Lower Boulder Road. In agreement with the owners of lots 1 and 2, we are proposing several simple changes to the Goldman Subdivision Plat. Per Utah Municipal Code 10-9a-608 Subdivision amendments, the Planning Commission must sign off on changes to a subdivision plat. This will be a two-step process. Step one is a lot line adjustment, which doesn’t require public hearing, and step two is a plat name change, which does.

Step one is a simple boundary adjustment between the three lots of what is now known as Goldman Subdivision. The purpose of this boundary adjustment is to bring lot 3 up to 10 acres, while lots 1 and 2 each remain over 10 acres as well. The attached revised plat for the subdivision was done by Rod Torgersen, who surveyed the entire subdivision for us earlier this year.

Both lots 1 and 2 will move their line nominally east, by 11 feet. On the plat, you can see the original boundary as a dotted line, and just to the right of it you’ll find the adjusted boundary represented by a solid line. The adjustment lowers lots 1 and 2 by about a tenth of an acre, from 10.12 acres each to 10.02 acres each, bringing lot 3 up to 10.03 acres.

While we are adjusting the plat, we would like to also change the name of the easement that goes through the property from Goldman Circle to Meadowlark Lane. The name of the subdivision itself would also change from Goldman Subdivision to Meadowlark Subdivision. The owners of all three lots decided and agreed upon the name. The purpose of this is simply to have a name we are all fonder of and better represents the place itself. We have spoken to the county recorder and the name does not already exist on any other plats, so there is no conflict there. Additionally, we will be adjusting the easement to reflect what is in actual use. The plat shows both the old easement and the updated one. This will abandon the previous easement and add a new one as shown on the plat.

This 2nd step, described above, will require public hearing. A copy of this letter and notice of appearance on this Planning Commission meeting were sent to each of the adjoining landowners:

Matt Cochran and Constance Lynn, Elizabeth and Troy Julian, Jay and Susan Kelly, Annette Avery, Shawn Owen.

Thank you,

Dylan + Elena