

**Ordinance No. 2020-15**

**AN ORDINANCE AMENDING LAND MANAGEMENT CODE § 15-7.1-7, SIGNATURES AND RECORDING OF THE PLAT, TO REQUIRE THAT STAFF SUBMIT APPROVED PLATS TO THE UTAH AUTOMATED GEOGRAPHIC REFERENCE CENTER WITHIN 30 DAYS OF COUNCIL APPROVAL TO PROVIDE DATA FOR THE UNIFIED STATEWIDE 911 EMERGENCY DATABASE; AND TO REQUIRE THE SUMMIT COUNTY GIS COORDINATOR/ADDRESSING AUTHORITY TO SIGN THE PLAT**

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah, to promote the health, safety, and welfare of the residents, visitors, and property owners of Park City;

WHEREAS, the Land Management Code implements the goals, objectives, and policies of the Park City General Plan to maintain the quality of life and experiences for City residents and visitors;

WHEREAS, in 2019, the Utah Legislature enacted House Bill 61 and now requires that cities submit an electronic copy of an approved plat to AGRC within 30 days of approval so that AGRC may input up-to-date road and address data in the unified statewide 911 emergency database;

WHEREAS, on October 17, 2019, Summit County informed the City that the County Recorder's Office now requires that the GIS Coordinator/Addressing Authority review, approve, and sign all plats to ensure that roads and addresses are not duplicated countywide for the benefit of 911 dispatch, first responders, and public safety;

WHEREAS, the Planning Commission duly noticed and conducted a public hearing on February 12, 2020, and forwarded a positive recommendation to City Council;

WHEREAS, the City Council duly noticed and conducted a public hearing on March 5, 2020; and

WHEREAS, it is in the best interest of the residents and visitors of Park City, Utah, to amend Land Management Code § 15-7.1-7 to require that staff submit approved plats to the Utah Automated Geographic Reference Center within 30 days of Council approval to provide data for the unified statewide 911 emergency database, and to require the Summit County GIS Coordinator/Addressing Authority to sign the plat in order to protect public health and safety and to maintain the quality of life for the City's residents and visitors.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. LAND MANAGEMENT CODE § 15-7.1-7, SIGNATURES AND RECORDING OF THE PLAT. The recitals above are incorporated herein as findings of fact. Section 15-7.1-7 of the Land Management Code of Park City is hereby amended as outlined in Exhibit A.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 5<sup>th</sup> day of March, 2020

PARK CITY MUNICIPAL CORPORATION



Andy Beerman, Mayor

Attest:

  
Michelle Kellogg, City Recorder

Approved as to form:

  
Mark Harrington, City Attorney

**SIGNATURES AND RECORDING OF THE PLAT LAND MANAGEMENT CODE AMENDMENT**

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Section 1. Section 15-7.1-7 is amended to read:

**15-7.1-7 Signatures And Recording Of The Plat**

**A. SIGNING OF PLAT.**

1. When a Guarantee is required, the Chairman of the Planning Commission and Mayor shall endorse approval on the plat after the Guarantee has been approved by the City Council, or its administrative designee and all the conditions of the ordinance pertaining to the plats have been satisfied.
2. When installation of improvements prior to plat recordation is required, the Chairman of the Planning Commission and Mayor shall endorse approval on the plat after all conditions of the ordinance have been satisfied and all improvements satisfactorily completed. There shall be written evidence that the required public facilities have been installed in a manner satisfactory to the City as shown by a certificate signed by the City Engineer and City Attorney that the necessary dedication of public lands and improvements has been accomplished.
3. The plat shall be signed by the City Engineer, City Attorney and the City Recorder, if the plat meets the requirements herein.
4. The plat shall conform to City ordinances and be approved by the culinary water authority, the sanitary sewer authority, the County GIS Coordinator/Addressing Authority, and the local health department, if the local health department and the City consider the local health department's approval necessary.
5. The City may withhold an otherwise valid plat approval until the Owner of the land provides the City Council with a tax clearance indicating that all taxes, interest, and penalties owing on the land have been paid.
6. A[a] Subdivision Plat recorded without the required signatures is void.

EXHIBIT A

26 **B. SUBMISSION OF PLAT TO THE UTAH AUTOMATED GEOGRAPHIC REFERENCE**

27 **CENTER.** Staff shall submit an approved plat to the Utah Automated Geographic Reference  
28 Center within thirty (30) days of the date of City Council approval to provide data for the unified  
29 statewide 911 emergency database.

30 **C. [B.] RECORDING OF PLAT.** It shall be the responsibility of the Developer's licensed title  
31 company to file the original Mylar plat with the County Recorder within thirty (30) days of the  
32 date of signature. Simultaneously with the filing of the plat, the licensed title company shall  
33 record the agreement of dedication together with such legal documents as shall be required to  
34 be recorded by the City Attorney.

35 **D. [C.] SECTIONALIZING MAJOR SUBDIVISION PLATS.** Prior to granting final approval of a  
36 Major Subdivision Plat, the Planning Commission and City Council may permit the plat to be  
37 divided into two (2) or more sections and may impose such conditions upon the filing of the  
38 sections as it may deem necessary to assure the orderly Development of the plat. The Planning  
39 Commission and City Council may require that the performance Guarantee be in such amount  
40 as is commensurate with the section or sections of the plat to be filed and may defer the  
41 remaining required performance Guarantee principal amount until the remaining sections of the  
42 plat are presented for filing. The Developer may also file irrevocable offers to dedicate Streets  
43 and public improvements only in those sections submitted to be filed and defer filing offers of  
44 dedication for the remaining sections until such sections, subject to any additional conditions  
45 imposed by the Planning Commission, and offers shall be granted concurrently with final  
46 approval of the balance of the plat. The approval of all remaining sections not filed with the  
47 County Recorder shall automatically expire unless such sections have been approved for filing  
48 by the Planning Commission, all fees paid, all instruments and offers of dedication submitted  
49 and performance Guarantees approved and actually filed with the County Recorder within one  
50 (1) year of the date of final Subdivision approval of the Subdivision Plat. See Section 15-7.1-6 of  
51 these regulations.