

**MINUTES UTAH
COUNTRY RECORDER STANDARDS BOARD**
August 21, 2023 1:00 P.M.

CONVENED: 1:01 P.M.

ADJOURNED: 2:28 P.M

DOPL STAFF PRESENT:

Division Director: Mark Steinagel

Board Secretary: Allison Pulsipher

BOARD MEMBERS PRESENT:

Ryan Allred

Rashelle Hobbs

Ben Stanley

Kreg Wagner

Paul Newton

Shelley Brennan

Gage Zobell

Robert Hartshorn

Chad Montgomery

BOARD MEMBERS ABSENT:

GUESTS:

Note: Other guests may have been in attendance electronically but were not identified.

ADMINISTRATIVE BUSINESS:

Call Meeting to Order

Ms. Hobbs called the meeting to order at 1:01 p.m.

Read and Approve July 17, 2023 Minutes (0:06:40)

Mr. Zobell motioned to approve the minutes as written.

Mr. Montgomery seconded the motion.

The Board motion passed unanimously.

Read and Approve Standards (0:07:10)

Ms. Brennan motioned to approve the Name Discrepancies: Trusts as written.

Mr. Zobell seconded the motion.

The Board motion passed unanimously.

Read and Approve Standards (0:08:10)

Ms. Brennan motioned to approve the Name Discrepancies: Individuals as written.

Mr. Newton seconded the motion.

The Board motion passed unanimously.

Read and Approve Standards (0:08:45)

Ms. Brennan motioned to approve the Name Discrepancies: Entities as written.

Mr. Montgomery seconded the motion.

The Board motion passed unanimously.

Discussion Items:**Review Title to Real Property Held in Trust (0:09:20)**

Mr. Newton asked the Board what their thoughts are regarding the form required by Utah County when documenting trusts.

Ms. Brennan informed the Board where that form comes from.

Mr. Montgomery stated he spoke with Utah County recorders and informed the Board it is a standardization from the system Utah County uses in their recorder's office.

Mr. Newton asked if the Board could table this discussion until the next meeting so he can speak with the Title Industry.

Ms. Brennan stated she could contact the software provider to see if this new process is standard and how it is working in other counties and states.

Review Recording of Documents with Blended Notary (0:16:30)

Ms. Hobbs asked if there was any further discussion regarding Blended Notary.

Mr. Montgomery motioned to approve Recording of Documents with Blended Notary.

Mr. Newton seconded the motion.

The Board passed the motion unanimously.

Utah County Forms

This issue was discussed with Title to Real Property Held in Trust and was tabled for the future Board Meeting.

Utah Code 17-27a-608/ SB 174 (0:17:30)

Mr. Hartshorn stated some concerns and issues the Properties Rights Coalition have been encountering when using recorded plats.

Mr. Allred stated the land surveyors have been having issues with the interpretation of Utah Code 17-27a-608.

Mr. Hartshorn explained the changes that were made with SB 174 and explained the concerns with what was taken out of the statute.

Mr. Newton suggested creating a general section for a sub-division to record the amendments and notice of adjustments made to plats that effect the sub-division.

Ms. Brennan stated there are some issues with the definitions for 'lot line', 'sub-division amendment', and 'sub-division plat'. The conflict is between the definitions and what the statute was changed to state.

Mr. Allred stated the surveyors have been required to record all the land surveys they have completed.

Mr. Hartshorn asked the Board their opinion of adding Mr. Newtons suggestion into rule.

Mr. Montgomery stated concern if someone conducting a lot line adjustment does not amend the sub-division plat, the sub-division plat no longer represents what the property actually includes.

Mr. Hartshorn suggested that this may be a legislative issue that needs fixing.

Mr. Wagner stated he can speak with others who helped draft the bill to see what their intent was with making this adjustment.

Nr. Newton suggested when a lot line adjustment is made, the recorders require the surveyor to include a copy of the survey so any party in the future who looks up a plat can see the adjustments made.

The Board agreed to discuss this topic further at the next meeting.

Upcoming Meeting:

September 18

ADJOURN:

Meeting adjourned at 2:28 P.M.

Note: These minutes are not intended to be a verbatim transcript but are intended to record the significant features of the business conducted in this meeting. Discussed items are not necessarily shown in the chronological order they occurred.

9/18/2023 (ss) Rashelle Hobbs

Date Approved

Chairperson, County Recorder Standards Board

9/27/2023 (ss) 

Date Approved

Division Director, DOPL