

# SUMMIT COUNTY FAIR

2012 CALENDAR OF EVENTS  
 SUMMIT COUNTY FAIRGROUNDS  
 202 EAST PARK ROAD, COALVILLE, UT

<b>FRIDAY, JULY 27</b>	7:30 AM	<b>SHEEP DOG TRIALS</b>
	6:00PM	OPEN HORSE SHOW (Summit Co. Fairgrounds)
<b>SATURDAY, JULY 28</b>	7:30 AM	<b>SHEEP DOG TRIALS</b>
	9:00AM	OPEN HORSE SHOW (Summit Co Fairgrounds)
<b>SUNDAY, JULY 29</b>	<b>7:30AM</b>	<b>SHEEP DOG TRIALS</b>
THURSDAY, AUG. 2	7:00 PM	MISS SUMMIT COUNTY PAGEANT
SATURDAY, AUG. 4	6:00 PM	FOOD BOOTHS OPEN
	7:00 PM	DEMO DERBY & FIREWORKS
MON., AUG. 6	<b>2:00PM</b>	<b>BARREL RACING</b>
	7:00 PM	<b>CHARLEY JENKINS CONCERT</b> (NS High School Auditorium)
TUES., AUG. 7	2 PM - 8 PM	HOME ARTS EXHIBITS ENTERED
	2 PM - 6 PM	4-H EXHIBITS ENTERED
	2 PM - 7 PM	FINE ARTS EXHIBITS ENTERED
	6:00PM	FOOD BOOTHS OPEN
WED., AUG. 8	7:00PM	LITTLE BUCKAROO (TIMED EVENTS)
	8-9:30 AM	HOME ARTS (BAKED GOODS) ENTERED
	8-9:30 AM	4-H EXHIBITS ENTERED
	8:45 AM	HOGS MUST BE IN PEN/STALL
	9:00-10:00 AM	HOG ENTRIES ACCEPTED & WEIGHED-IN
	12:30 PM	YOUTH "PET FEST" REGISTRATION
	1:00 PM	YOUTH "PET FEST" (CHILDREN 4-12 WITH SMALL PETS, LEASHED)
THUR., AUG. 9	6:00 PM	FOOD BOOTHS OPEN
	7:00 PM	LITTLE BUCKAROO RODEO (MAIN SHOW)
	8:00 AM	HORTICULTURE & FLORICULTURE ENTERED
	8:00 AM	HOG SHOWMANSHIP
	9:30 AM	STEER & LAMBS MUST BE IN PEN /STALL
	9:45 AM – 10:45AM	4-H & FFA MARKET LIVESTOCK (LAMB & STEER) ENTRIES WEIGHED IN
	NOON	FOOD BOOTHS OPEN
	1:00 PM	LAMB SHOWMANSHIP
	11:30AM-3 PM	POULTRY & PET RABBIT EXHIBITS ACCEPTED
	4:00 PM	POULTRY & PET RABBIT JUDGING
	4:00 PM	ALL EXHIBITS & BOOTHS OPEN
	4:00 PM	STEER SHOWMANSHIP
	4:00PM	COOKIE DECORATING (KIDS 3-12)
	<b>5:00PM</b>	<b>CHOCOLATE EXTRAVAGANZA</b>
5:30 PM	ARCHERYCOMPETITION	
6:30 PM	ATV RODEO	
7:00 PM	FAIR FACTOR (Stage)	
FRIDAY, AUG 10	8:00 AM	LIVESTOCK JUDGING
	10:30 AM	ALL EXHIBITS & BOOTHS OPEN
	<b>11:00AM</b>	<b>MAKE N TAKE (KIDS 3-10, WHILE SUPPLIES LAST)</b>
	NOON	SUMMIT COUNTYSENIOR DAY LUNCHEON (REGISTRATION IS REQUIRED)
	2 PM-6 PM	PREMIUM BOOTH OPEN
	1 PM-7 PM	GRANDSTAND ENTERTAINMENT
	8:00 PM	PRCA RODEO & FIREWORKS
SATURDAY, AUG 11	10:00 PM	DANCE (AFTER RODEO)
	7:00 AM	EARLY BIRD BREAKFAST (MAIN STREET)
	7:30 AM	KIDS RUN
	8:00 AM	5-K RUN
	10:00 AM	PARADE, COALVILLE MAIN ST
	NOON-7 PM	PREMIUM BOOTH OPEN
	12:00 NOON	ALL EXHIBITS & BOOTHS OPEN
	11:30 AM	JR. LIVESTOCK BUYERS LUNCHEON
	<b>12:00 NOON</b>	<b>MAKE N TAKE (KIDS 3-10, WHILE SUPPLIES LAST)</b>
	NOON-6:00 PM	SUMMIT COUNTY MARKET (FAIRGROUNDS PARKWAY)
	1:00 PM	LIVESTOCK SALE (4-H & FFA)
NOON-7 PM	GRANDSTAND ENTERTAINMENT	
6:00 PM	PIE BAKING COMPETITION	
8:00 PM	PRCA RODEO & FIREWORKS	

HOME ARTS, FINE ARTS & 4-H EXHIBITS WILL CLOSE AT 8:00 PM.

FOR MORE INFORMATION CALL 435-336-3221, 615-3221 OR 783-4351 EXT. 3221, <http://summitcountyfair.org/>

**Bold** items are a new activity, date or time



**FREE ADMISSION & PARKING**

August 4-11, 2012

Summit County Fair Grounds  
202 E. Park Road  
Coalville, UT

★ **FREE SHUTTLE SERVICE** ★

August 10 & 11 from 11AM-11PM  
Pickups at NS High School, Coalville City Hall, and the Summit County Courthouse  
Saturday stop at the Senior Center

**NEW THIS YEAR**



\*Kids Make & Take

\*Charley Jenkins Concert

\*Chocolate Extravaganza

For More Information  
435-336-3221

<http://summitcountyfair.org/>

**EXHIBITS & ALL BOOTHS OPEN**

Thursday, August 9, 4:00 PM  
Friday, August 10, 11:00 AM  
Saturday, August 11, Noon

**FOOD BOOTHS OPEN**

Saturday, August 4 6:00 PM  
Monday August 6 6:00 PM\*  
Tuesday, August 7 6:00 PM\*  
Wednesday, August 8 6:00 PM  
Thursday, August 9 4:00 PM  
Friday, August 10 11:00 AM  
Saturday, August 11, Noon

\*Limited booths

**CARNIVAL OPEN**

Thursday, August 9, 4:00 PM  
Friday, August 10, 11:00 AM  
Saturday, August 11, Noon

**TICKET PRICES**

Tickets available online or in  
Treasurer's office  
Demolition Derby - \$12.00

Friday, August 10- PRCA Rodeo  
Kids 2 & under FREE, Kids 3-14 \$4.00,  
Adults \$10.00

Saturday, August 11- PRCA Rodeo  
All Seats \$10.00



**Charley Jenkins  
Concert  
Monday Aug 6th  
7 PM – NS High**



**FAIR ENTRY INFORMATION**

For forms and rules visit

<http://summitcountyfair.org/>

**Tuesday, August 7**

Home Arts	2-8:00 PM	Quonset
Fine Arts	2-7:00 PM	NS High
4-H	2-6:00 PM	Quonset
Baked Goods	2-8:00 PM	Quonset

**Wednesday August 8**

Baked Goods	8-9:30 AM	Quonset
4-H	8-9:30 AM	Quonset
Hog Entries	9-10:00 AM	Livestock

**Thursday August 9**

Table Settings	8-8:30 AM	Quonset
Floriculture	8-10:00 AM	Quonset
Horticulture	8-10:00 AM	Quonset
Lamb Entries	9:45-10:45 AM	Livestock
Steer Entries	9:45-10:45 AM	Livestock
Poultry Entries	11:30-3:00 PM	Livestock
Pet Rabbit Entries	11:30-3:00 PM	Livestock

**LIVESTOCK JUDGING**

August 9	8:00 AM	Hog Showmanship
	1:00 PM	Lamb Showmanship
	4:00 PM	Steer Showmanship
	4:00 PM	Rabbits and Poultry
August 10	8:00AM	Livestock Judging

**EVENTS & ACTIVITIES**

**HORSE SHOW**

Fair Grounds Arena

Friday, July 27, 6:00 PM  
Saturday, July 28, 9:00 AM

**MISS SUMMIT COUNTY SCHOLARSHIP PAGEANT**



North Summit Auditorium  
Thursday, August 2, 7:00 PM

**CHALK CREEK Wild 'N Woolie SHEEP DOG TRIAL**

July 27, 28 & 29 7:30 AM



**DEMOLITION DERBY**

Saturday, August 4, 7:00 PM

**BARREL BASH**

Monday, Aug 6, 2:00PM

## LITTLE BUCKAROO RODEO

Entries due August 3rd by 5:00 PM

Tues., August 7 (timed events) 7:00PM

Wed., August 8 (main show) 7:00 PM

## YOUTH PET FEST (ages 4-12)

Wednesday, August 8

12:30PM - Registration

1:00 PM - Judging

## ARCHERY COMPETITION

Thursday, August 9, 5:30PM

## ATV RODEO

Thursday, August 9, 6:30 PM



## Kids Make & Take

Information/1<sup>st</sup> Aid Booth  
(Kids 3-10, while supplies last)

Friday, August 10, Starting at 11:00 AM

Saturday, August 11, Starting at Noon

## SENIOR DAY LUNCHEON

Summit County Residents Only

Registration Required

Friday, August 10, Noon

## PRCA RODEO

Friday, August 10, 8:00 PM

Saturday, August 11, 8:00 PM

## EARLY BIRD BREAKFAST

(Coalville Main Street)

Saturday, August 11, 7:00 AM

## KIDS FUN RUN

Saturday, August 11, 7:30 AM

## 5-K Run/Walk

Saturday, August 11, 8:00 AM

## PARADE

(Coalville Main Street)

Saturday, August 11, 10:00 AM

## JR. LIVESTOCK BUYERS LUNCH

Saturday, August 11, 11:30 AM

## JR LIVESTOCK SALE

Saturday, August 11, 1:00 PM

## CONTESTS/FUN

\*Cookie Decorating – Ages 3-12

Sponsored by Kamas Food Town

Thursday, August 9, 4:00 PM

\*Chocolate Extravaganza Contest

Thursday, August 9, 5:00 PM

\*Pie Baking Contest

Saturday, August 11, 6:00 PM

\*Garden Barrel Contest

Saturday, August 4, 11:00 AM

## GRANDSTAND ENTERTAINMENT

Thursday, August 9

Fair Factor 7:00 PM

Friday, August 10

NS Extreme Dance 1:00 PM

Red Desert Ramblers 2:00 PM

Hypnotist Shawn Paulsen 3:00 PM

Summit County Royalty 4:45 PM

Nathan Osmond 6:00 PM

Dance

Friday, August 10, 10:00 PM

At the Fairgrounds Bowery

Saturday, August 11

Head over Heels Noon

Jake Johnson 12:30PM

Blaine Blonquist 1:30 PM

Turning Point Dance 2:00 PM

Dance N Motion 2:30PM

Hypnotist Shawn Paulsen 3:00 PM

Summit County Royalty 4:45 PM

Jagertown 6:00 PM



Saturday, August 11 Noon-6:00 PM

## PREMIUM BOOTH HOURS

Friday, August 10, 2:00 - 6:00 PM

Saturday, August 11, Noon – 7:00 PM

## SPONSORS



Patty Horie

Windermere Real Estate



DEER VALLEY RESORT





**Council's Current Schedule of Other Meetings and Events:**

As of July 27, 2012

**South Summit Regional Meeting:**

Monday, July 30<sup>th</sup>, 7:00 PM Kamas City Hall

**Fair Luncheon with Seniors:**

Friday, August 10<sup>th</sup>, Noon, Fairgrounds Park

**Joint Meeting with Snyderville Basin Planning Commission:**

Thursday, August 23<sup>rd</sup>, 6:00 PM Richins, downstairs conference room

**Open Meeting Training for all Boards/Districts:**

Thursday, Dec. 6<sup>th</sup>

**Joint meeting with ESCPC: TBD**



*Memorandum*

*To: County Council*

*From: Anita Lewis, Assistant Manager*

*Date: July 25, 2012*

*Re: Work Session – Strategic Plan*

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*Council,*

*The attached strategic plan was approved by the Council and has been placed into action. The attached reports are performance measures that are valid and reliable indicators that will help Summit County departments remain accountable to decision-makers, staff, customers and citizens.*

*The scheduled work session is for the Council to review the plan and performance measures, discuss outcomes and update the plan with new goals or issues important to the Council.*

# Mission Statement & Strategic Issues Report

August 10, 2011

For

## Summit County

60 North Main  
Coalville, Utah 84017

Facilitation by

### Ken Embley

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# Mission Statement

*A mission statement is a declaration of organizational purpose.* Mission statements vary in length based on their purpose, but they are typically short, and often not more than a punchy slogan. They should be targeted, activist in tone, and inspiring. *A mission statement should answer:*

- Who are we?
- What are the basic social and political needs we exist to meet, or what are the basic social or political problems we exist to address?
- In general, what do we do to recognize, anticipate, and respond to these needs or problems?

## *Summit County Mission Statement*

The mission of Summit County is—to provide cost-effective services that enhance quality of life, while respecting and promoting diversity, long term viability, and economic prosperity.

# Strategic Issues

A *strategic issue* is a fundamental policy question or critical challenge affecting an organization's (Summit County) mission and values, product or service level and mix, clients, users or payers, costs, financing, structure, processes, or management.<sup>1</sup> The description should not be more than a single paragraph in length. Strategic issues imply a need for exploring or creating new knowledge.<sup>2</sup> An adequate strategic issue description:<sup>3</sup>

- *Name* the strategic issue,
- *Phrases the issue as a question* the organization can do something about and that has more than one answer,
- Discusses the confluence of *factors* that makes the issue strategic, and
- Articulates the *consequences* of not addressing the issue.

## Immediate

### **1. Economic Diversification (929 total points—23.2% of Immediate)**

How can Summit County diversify its economy? The confluences of factors are that the current economy is primarily tourism based, while our previous economies were based on agriculture, logging, and mining. A tourism based economy is dependent upon Mother Nature, seasonal, and not predictable or reliable. As a bedroom community to the Salt Lake Valley, we have a large pool of executive and technical talent that works elsewhere. It's difficult for a large segment of our residents to work year-round in Summit County. Consequences of not diversifying our economy are our tax revenues are unstable and prone to wide fluctuations based upon macroeconomic and weather forces. It is hard for the County to plan and budget and to provide a consistent level of services. Our residents' quality of life suffers.

People to address economic diversification may include:

- Elected Officials & Staff
- Assistant County Manager
- A member(s) of the Park City/Summit County Chamber of Commerce
- Business leader(s)
- Representative(s) from non-governmental organization (NGO), community-based organization (CBO), and nonprofit

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<sup>1</sup> Strategic Planning for Public and Nonprofit Organizations, John M. Bryson, page 153

<sup>2</sup> Ibid., page 155

<sup>3</sup> Ibid., page 159

## **2. Sustainability (900 total points—22.5% of Immediate)**

How can Summit County meet the economic, environmental, and social needs of the present without compromising future generations' quality of life? As a sustainable County, we will lead and encourage the community in supporting local businesses, clean industries, and agriculture and in managing their activities sustainably. By doing so, we will protect our natural resources, air and water quality and public health. We will encourage opportunities for volunteerism, recreation, and community events for both residents and visitors. We will also manage our own internal efforts to track and monitor energy usage and reduce our carbon footprint. Failure to be sustainable will result in a diminished quality of life and increased energy use and costs to the economy, environment, and the community.

People to address sustainability may include:

- Summit County Sustainability Coordinator
- Park City Sustainability
- Summit County Facilities Director
- Public Works Director
- Representative(s) from NGO, CBO, and nonprofit

## **3. Communications (551 total points—13.8% of Immediate)**

What can Summit County do to improve and modernize communications at all levels? Factors in communications include: with the public inter-departmental, social media, with other governmental entities, in codes and policies, what we do, two-way listening, how public gets value from what we do, and maps (GIS). Consequences of poor communications include: decreased citizen participation, inhibits cohesiveness, wastes time and resources, distracts us from our mission, and it impairs delivery of services and community thriving.

People to address communication may include:

- Director of Information Technology
- Health Department Public Information Officer
- Park City Information Officer
- Summit County Sheriff's Office Public Information Officer
- Representative(s) from NGO, CBO, and nonprofit



#### **4. Relationships with the Utah Legislature and Governor (549 total points—13.7% of Immediate)**

How can Summit County improve relationships with the Utah Legislature and Governor in order to have a more effective voice at the state level? Summit County needs to promote an accurate and positive image of the county as a whole, beyond that of just Park City, to statewide elected officials. Failure to develop positive relationships gives rise to false assumptions about Summit County and its motives resulting in legislation and attitudes injurious to County residents.

People to address relationships with the Utah Legislature and Governor may include:

- Elected officials who have contacts in the legislature
- Look for other relationships like forest board, farm board, board of realtors, etc.
- People who have worked with the Gov. on other committees
- County Sheriff
- Representative(s) from NGO, CBO, and nonprofit

#### **5. Workforce Housing [Building Sustainable Communities (541 total points—13.5% of Immediate)]**

What can Summit County do to support and provide workforce housing? Providing core community employees the opportunity to work and live in Summit County is important to promote ownership in the community's culture and development, and to enhance a better quality of work and employee morale. Affordable workforce owned and rented housing improves community diversity, community relationships, and economic vibrancy. Consequences are it will be difficult to fill positions and the diversity of our community will decrease as more people are forced to commute and ultimately quality of life decreases.

People to address workforce housing may include:

- Community Development Director and Staff
- Resorts (as largest employers in County)
- Mountainland Community Housing Director
- Park City/Summit County Chamber Bureau
- Park City Workforce Housing
- Hispanic/Latino community representative
- Representative(s) from NGO, CBO, and nonprofit

## **6. Summit County Identity [East-West Divide (530 total points—13.3% of Immediate)]**

How can Summit County recognize and celebrate the similarities and differences of individual communities while maintaining the Summit County community identity as a whole? Diverse geographic economies and resources complement one another and enhance the lifestyles of Summit County residents. The failure to do this compromises the sense of community, quality of life, and economic sustainability of our county.

People to address summit county identity may include:

- Representative(s) from NGO, CBO, and nonprofit

### **Next Two Years**

#### **1. Align Governing Efforts (1,390 total points—34.7% of Next Two Years)**

How can Summit County align governing efforts and gain efficiencies in the provision of services? Factors include the need to consolidate governmental services to be more tactical and strategic rather than reactive. Consolidated agencies make it possible to develop, articulate, implement, and measure the results of a single comprehensive strategy to guide an organization and provide direction for priorities. A single agency, serving a specific government purpose, implementing a single strategic plan, can be held accountable to a set of core performance measures. Failure to do so can result in duplication of services, waste, and poor communication.

People to address align governing efforts may include:

- County Sheriff
- County Department, elected officials, and County-wide decision makers

#### **2. Managing Growth (750 total points—18.8% of Next Two Years)**

How can Summit County direct future growth to effectively manage and mitigate development impacts? Effective growth management includes designating appropriate growth areas in order to establish a level of certainty with respect to where growth will occur and promote community identity. Preferably, growth should occur near or adjacent to existing cities or towns. Failure to properly plan for future growth may result in inefficient, chaotic, controversial, unattractive growth patterns; decrease quality of life; waste natural resources; unnecessarily increase infrastructure demand; and promote sprawl.

People to address managing growth may include:

- Community Development Director
- Planning commissions
- City and municipality planners
- Land owners

### **3. Technology (695 total points—17.4% of Next Two Years)**

What can Summit County do to implement proven technologies to improve services, communications, and operations in Summit County? Summit County currently misses opportunities to use existing and future technology because of a lack of a strategic plan for acquisition and implementation of technologies. Today people expect to find and do most tasks online, and they expect transparency and efficiency from their government departments and equipment. Technology investments need to be made strategically, taking into consideration the various needs of the departments. Purchasing should be consolidated and coordinated among various departments and service districts and agencies. Each department needs to be more strategic and cooperative with current and future technology needs. Now that operating funds are decreasing, technology requests sometimes fall to political influence more than business influence. With proper research, planning, and investing, Summit County can implement proven technologies to solve many diverse problems and become more efficient and productive. Failure to implement a strategic technology plan can damage the county's image, efficiency, and ultimately customer service.

People to address technology may include:

- Director of Information Technology and Staff
- Library Directors (Park City & Summit County)
- Special service districts
- Technology resources in the community

### **4. Revenue Structure [Tax Structure (645 total points—16.1% of Next Two Years)]**

How can Summit County structure revenues to maximize equity among taxpayers and generate the funds needed to achieve the County's mission? The factors include a need to continually examine all possible revenue sources to maximize the sustainability of services during lean economic times. Other factors include a need to maintain market values, promote fairness and equality, equalize sales tax revenues with cities and counties, and consider users who can pay their own way. The consequences are a reduction of services and/or tax or fee increases.

People to address revenue structure may include:

- County Auditor
- County Treasurer
- Financial community resources



## **5. Promote and Expand Recreational Opportunities (520 total points—13.0% of Next Two Years)**

What can Summit County do to provide affordable, diverse, and expansive recreational opportunities that promote good health and well being throughout the County? As part of a world renowned destination community, Summit County relies heavily on the promotion and growth of recreational opportunities to drive tourism, tax revenues, and good health and well-being of its residents. As the County works through its general plan updates, the County must make it a priority to include the recreational element and plan for expanded countywide passive and active recreational needs. If we fail to promote and expand recreational opportunities quality of life, health, and economic benefits will suffer.

People to address promote and expand recreational opportunities may include:

- Snyderville Recreation District Manager and Staff
- North & South Summit School Districts
- Park City Municipal
- Park City Summit County Chamber and Three Ski Resorts
- Mountain Trails
- Nonprofits with recreational focus or interest
- Hispanic/Latino community representative

### **Long Term**

#### **1. Natural Resources (1,637 total points—40.9% of Long Term)**

How will Summit County maintain, develop, and manage our natural resources? Factors include proactively managing water, forest, agriculture, recreational areas, and energy resources. The consequences include a decrease in resource quality and quantity leading to an increase in environmental degradation, decreased economic opportunities, loss of tax base and a degradation of quality of life and desirability of tourist economy, and an elimination of future natural resources.

People to address natural resources may include:

- Director of the Water Reclamation District
- Director of Mountain Regional Water
- Forest District representative
- State Parks & Recreation
- Weber Basin Water
- Upper Provo River Water Users Association
- State division of natural resources

## **2. Agriculture (1,231 total points—30.8% of Long Term)**

How can Summit County encourage and support agriculture? Recognizing that growth consumes farmlands unless Summit County takes actions through land use plans, strategic planning, and economic incentives, agriculture will not be sustainable. The County should recognize the historical and cultural importance of agriculture in the community. Failure to maintain an environment that supports agriculture will result in the loss of agricultural opportunities.

People to address agriculture may include:

- Commission of agriculture
- Farm Bureau
- Agriculture Protection Area Advisory Board
- State Commissioner of Agriculture
- State Sources
- Future Farmers of America
- Restaurant Association

## **3. Cultural Diversity**

How can Summit County continue to meet the needs of a population that is becoming more diverse? Diversity factors include long-time residents and new residents; seasonal residents and full-time residents; outdoor recreationalists; increasing aging populations. In addition our community has experienced significant growth in Spanish speaking residents. Language and the ability to communicate create challenges for our communities. Failure to recognize and celebrate our increasing diversity will result in a lack of common unity.

People to address cultural diversity may include:

- Interfaith groups
- Hispanic/Latino community representatives
- Park City Leadership Representatives
- School representatives
- Senior citizens representatives
- Outdoor recreationalists representatives

# Operational Issues

*Operational issues* imply exploiting existing knowledge. The following operational issues (by title) were identified during this planning process:

- Promote Summit County
- Probation services
- Prepare for manmade or natural disasters
- Maintain county assets
- Workforce
- Wild Land Urban Interface (WUI)
- Healthy lifestyles

## *Other Operational Issues Considerations:*

- Continue to set local and regional transit goals that include public transit, connectivity, and non-motorized connections
- Transportation, including providing roads
- Explore and develop greener waste management options (to include water issues, solid waste, recycling)
- Need to modernize fund structure and better automate fiscal reporting. The current fund structure is overcomplicated. An agency's budget can be in four or five funds, hard to have a sense of budget. County can't operate without knowing how much money it has and without tools to keep track of its fiscal house. Need to keep track of money and be transparent. Need efficient, effective, transparent, timely financial reporting system.
- Policies can't be read by laymen right now. Shoot to create procedures and policies that can be interpreted by laymen clearly... especially in planning. Procedures and policies are so convoluted that they create misunderstandings and can lead to lawsuits.
- More options for managing jail populations. Currently there is only a traditional jail without room to expand. Look for alternatives like ankle bracelets, very low security work jails, etc.
- Develop a capital facilities plan to include highly efficient and sustainable infrastructure
- Substance abuse
- Promote exemplary fiscal stewardship and accountability
- Develop effective weed abatement and control strategies
- Enforce existing codes, ordinances, and policies with consistency and fairness
- Foster excellence in customer service and communications between constituents and departments
- Improve mental health programs including more effective drug abuse treatment and Drug Court

# 2009 Council Strategic Issues

Outlined below are the 2009 council strategic issues then an accounting or explanation of where these issues are found in the 2011 planning effort.

## IMMEDIATELY

- Bolster *economic development* and create a variety of initiatives including green energy, green agriculture, recreational open space, and a Summit County “brand” for locally produced products. \*Found in the Economic Diversification and Managing Growth 2011 strategic issue statements.
- Develop and implement a state *governmental relations* program involving the Legislative, Executive, and Judicial branches of state government. \*Found in the Relationships with the Utah Legislature and Governor 2011 strategic issue statement.
- Encourage and foster effective *growth* strategies in conjunction with the Council of Governments. \*Found in the Managing Growth 2011 strategic issue statement.
- Promote exemplary *fiscal stewardship and accountability*. \*An operational issues and also found in the county mission statement and in the Align Governing Efforts 2011 strategic issue statement.
- Develop a *capital facilities plan* to include highly efficient and sustainable infrastructure. \*An operational issue.
- Develop effective *weed abatement and control strategies*. \*An operational issue.
- Enforce existing *codes, ordinances, and policies* with consistency and fairness. \*An operational issue.
- Foster excellence in *customer service and communication* between constituents and departments. \*An operational issue and also found the Communications 2011 strategic issue statement.

## OVER THE NEXT TWO YEARS:

- Continue to set local and regional *transit* goals that include public transit, connectivity, and non-motorized connections. \*An operational issue.
- Promote and encourage *sustainability*. \*Found in the Sustainability 2011 strategic issue statement.

## LONG-TERM MEASURES:

- Improve *mental health programs* including more effective drug abuse treatment and Drug Court. \*An operational issue.
- Explore and develop *greener waste management options*. \*An operational issue.
- Maintain our ongoing legacy of *heritage and cultural assets*. \*Found in the Summit County Identity and Cultural Diversity 2011 strategic issue statements.
- Pursue *housing and employment options* for the diverse community of residents. \*Found in the Workforce Housing 2011 strategic issue statement.

# Strategies and Plans

## Strategies

A strategy or strategies should be developed for each of the County’s “immediate” strategic issues.

“Strategy may be thought of as a pattern of purposes, policies, programs, actions, decisions, and a resource allocation that defines what an organization [the County] is, what it does, and why it does it. Strategy therefore is an extension of the organizations [the County’s] mission, forming a bridge between the organization and its environment.”<sup>4</sup>

“Strategies typically are developed to deal with strategic issues: that is, they outline the organization’s response to the fundamental challenges it faces—strategic issues show where the bridges are needed, and strategies are the bridges.”<sup>5</sup>

**General strategies will fail if specific steps to implement them are absent** [hence—the reason to develop an action plan for each strategy]. Further, “strategies are prone to failure when there is no alignment or consistency among what an organization says what it pays for, and what it does. The definition of strategy offered here—an arrangement to achieve the mission... and create public value—calls attention to the importance of this alignment.”<sup>6</sup>

**Example** is from the Amherst Wilder Foundation Strategic Plan, 2005.

The **mission** is “to relieve and aid and assist the poor, sick, and needy people of St. Paul... by all appropriate means... without regard to their nationality, place of residence, sex, color, or religion.”<sup>7</sup>

The name of one **strategic issue** is: Economic Stability.

The Economic Stability **strategies** are:

- Move people from welfare to work
- Address barriers to employment: housing, child care, health care, and transportation
- Strengthen the financial position of the working poor
- Improve the quality, quantity, and stability of low-income housing

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<sup>4</sup> Strategic Planning for Public and Nonprofit Organizations, John M. Bryson, page 183

<sup>5</sup> Ibid., page 183

<sup>6</sup> Ibid., page 184

<sup>7</sup> Ibid., page 189

## Action Plans

Identifying a mission statement, strategic issue statements and strategies is not enough. “The changes called for by the adopted strategies must be incorporated throughout the system for these strategies to be brought to life and for real value to be created for the organization and its stakeholders. Thinking strategically about implementation and developing an effective implementation plan are important tasks on the road to realizing the strategies.”<sup>8</sup>

Action plans should detail the following:

- County mission statement
- Strategic issue statement
- Strategy statement
- Membership (identification of the people who will form the “team” to work the strategy to include membership roles and responsibilities and the identification of a “chair” who has direct responsibility and accountability for the action plan)
- Expected results and specific objectives and milestones (these are the measures of success)
- Resource requirements and sources for working the action plan and also the resource requirements and sources needed to implement the action plan and achieve expected results
- Communications/marketing process (the means and methods to communicate/market the plan and results to stakeholders)
- Specific tasks (action steps) and relevant details

“The organization must build into action plans enough sponsors, champions, and other personnel—along with enough time, money, attention, administrative and support services, and other resources—to ensure successful implementation. It must “budget the plan” wisely to ensure implementation goes well. In inter-organizational or community situations, it is almost impossible to underestimate the requirements for communication, nurturance of relationships, and attention to operational detail.”<sup>9</sup>

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<sup>8</sup> Strategic Planning for Public and Nonprofit Organizations, John M. Bryson, page 50

<sup>9</sup> Ibid, page 51

***Sample Action Plan***

County mission statement:
Strategic issue statement:
Strategy statement:
Membership (identification of the people who will form the “team” to work the strategy to include membership roles and responsibilities and the identification of a “chair” who has direct responsibility and accountability for the action plan):
Expected results and specific objectives and milestones (these are the measures of success):
Resource requirements and sources for working the action plan and also the resource requirements and sources needed to implement the action plan and achieve expected results:
Communications/marketing process (the means and methods to communicate/market the plan and results to stakeholders such as Park City T.V., Park City Recorder, Summit County News, seek out leaders from different communities for updates, a booth at public gathering events):

<i>Task Number</i>	<i>Task Plan—is the specific tasks we plan to perform to realize the strategy as measured by the expected results</i>	<i>Person Responsible</i>	<i>Due Date</i>	<i>Status</i>



# Next Steps

## *Statement of Work*

The project purpose is to facilitate work with key county leaders to identify a county mission statement, identify and prioritize county strategic issue statements, do the initial work to identify people who will work the strategic issues and otherwise “set the stage” to address and resolve these issues.

It is important to note that the “work” is nearly complete (Statement of Work). However, strategic planning is an on-going effort and the work required to “address and resolve” county strategic issues is just beginning.

## *Next Step Considerations:*

- County Council approvals of work completed.
- Communicate/market the work.
  - ❖ Inform/educate all county leaders, employees and residents.
  - ❖ County website:
    - Post the new county mission statement to the county website.
    - Keep the current county vision statement and eliminate the “In order to achieve this, Summit County must:” statements.
    - Post the identified strategic issues to the county website.
- Organize and otherwise initiate necessary activities to empower work groups to “address and resolve” the six “immediate” strategic issues statements. ***Warning—it is easy to out-plan the availability of resources to “work” the plan.*** Considerations:
  - ❖ Select work group leaders (one for each of the six “immediate” strategic issues).
  - ❖ Identify a date and time for these leaders to receive instructions.
  - ❖ Leader’s select work group members.
  - ❖ Work group members agree on strategies.
  - ❖ An action plan is developed to each strategy. At a minimum, each action plan will identify:
    - County mission statement
    - Strategic issue statement
    - Strategy statement
    - Membership
    - Expected results
    - Resource requirements
    - Communications/marketing process
    - Tasks needed to complete the work
- Encourage Department operational planning and the use of planning methodologies similar to those found in this report.

## MEMORANDUM

To: Summit County Council  
From: Anita Lewis, Alison Weyher  
Date: July 23, 2012  
Re: Progress Report on Economic Diversification

In the Summit County Strategic Issues Report adopted by the Summit County Council in August, 2011, Economic Diversification was identified as the number one immediate priority. The following outline summarizes progress towards that goal.

**Action item:** The economic development task force (established by the County Council in 2010) met several times to prioritize issues facing businesses in Summit County.

**Result:** The task force adopted four strategy statements:

1. Building an Economic Development website linked to the Summit County homepage.

**Status:** The Park City Chamber has created the website with links to all cities in the County. The beta site may be accessed via <http://econ.spigotdesign.com>

2. Creation of an on-line Business Directory

**Status:** The beta version of the directory may be accessed via [summitcountybusiness.com](http://summitcountybusiness.com)

3. Identify regulations that hinder economic development and job growth.

**Status:** The Eastern Summit County Business Alliance is working to identify these issues

4. Expand and enhance Eastern Summit County business community by providing resources for existing local businesses and recruiting small businesses.

**Status:** see following action item

**Action item:** Expand and enhance the Eastern Summit County business community.

**Result:** Under the direction of Carsten Mortensen and DeAnn Geary the Eastern Summit County Business Alliance has been established and has had meetings in north and south Summit County.

**Status:** The ESCBA is currently establishing a board of directors, adopting a mission statement and finalizing their organizational status.

**Action item:** Explore options to increase revenue from oil and gas production in Chalk Creek Canyon.

**Result:** Staff met with John Baza, the director of the Division of Oil, Gas and Mining for the State of Utah. Baza clarified that there may be options to enhance natural gas production in the Chalk Creek oil fields.

**Status:** Baza and staff agreed to follow up on this item in January, 2013.

**Action item:** Meet with EDCUtah to clarify that Summit County is interested in business recruitment and identify ways to participate in their programs.

- Result:**
1. County invited to submit site proposals when appropriate (ie. Henefer site proposal for call center)
  2. County contacted for economic development questions (ie recent visit by Pres. Pershing to businesses with Utah ties)
  3. County asked to help facilitate relocations – (ie. Questar Bldg at Silver Creek Business Center)
  4. Pending visit from EDCU to show available sites in Summit County

**Action item:** Meet with Spencer Eccles and Chris Conabee from GOED

- Result:**
1. GOED now has Summit County Contact
  2. GOED has agreed to fund activities such as workshops, etc.
  3. Eccles and Conabee suggested meeting with Beverly Evans

**Action item:** Meetings with Beverly Evans, GOED Rural Development Director

- Result:** County invited to submit programs for Business Expansion and Retention grant  
**Status:** \$25,000 BEAR grant awarded in July, 2012

**Action item:** Meeting with Mayors Marchant, Schmidt

- Result:** Agreement to help with County economic development efforts. All mayors submitted letters of support for BEAR grant.

**Action item:** Attend 10<sup>th</sup> Annual Rural Business Conference, April 2012

- Result:** Contacts with other rural counties.

**Action Item:** Meeting with Park City Council

- Result:** Briefed Park City Council on County economic development efforts. Park City provided revised business list for website. Jonathon Weidenhamer agreed to work with County on business retention and recruitment.

**Action Item:** Kimball Junction Business Alliance

- Result:** Staff meets monthly with the Alliance to build relationships and foster communication.

**SUMMIT COUNTY STRATEGIC PLAN  
WORKFORCE HOUSING COMMITTEE**

**TO: SUMMIT COUNTY COUNCIL  
SUMMIT COUNTY MANAGER**

**FROM: SCOTT LOOMIS –CHAIRMAN WORKFORCE HOUSING  
COMMITTEE**

**DATE: JULY 18, 2012**

**RE: COMMITTEE UPDATE**

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The Workforce Housing Committee appointed under Summit County's Strategic Plan Initiative has completed the items under its Action Plan and forwarded recommendations onto the Snyderville Basin Planning Commission (SBPC) for input and approval. The SBPC will forward its recommendations onto the Summit County Council (SCC) for review and adoption.

- 1. The first specific objective of the Committee was to develop an affordable housing Model Needs Assessment. The Model Needs Assessment has been prepared by Bob Rosenthal after input and review by the Committee and interested members of the public at several meetings. It was presented to the SBPC at a public hearing on April 10, 2012 and at a work session July 17<sup>th</sup>. The response from the SBPC and the public has been very positive. It will be presented for recommendation by the SBPC to the SCC at a public hearing presently scheduled for July 31, 2012.**
- 2. The second specific objective of the Committee was to identify priority housing needs to be addressed. The Model Needs Assessment identifies certain needs to address and it will ultimately make recommendations to SCC on potential policy changes to address these needs once the Model Needs Assessment is adopted.**
- 3. The third specific objective of the Committee was to make recommendations to amend the workforce housing provisions of the Land Management Code. Recommendations have been submitted to the SBPC and discussed at a public hearing on September 27, 2011 and work sessions on November 15, 2011 and February 28, 2012. A work session to discuss additional changes is presently scheduled for August 15, 2012, with a public hearing to follow shortly.**

- 4. The last specific objective of the Committee was to suggest methods to the county to participate in or provide additional/alternative resources for the development of affordable housing. Some recommendations are in the recommended Code changes and others will be presented upon adoption of the Needs Assessment and Code amendments.**

**In conclusion, the Committee has completed all of its tasks it is capable of to this point pending completion of the process by the SBPC and SCC in adopting the Model Needs Assessment and Code amendments.**

July 18, 2012

Update from Scott Loomis, chair of the strategic committee for housing:

- Staff is working on Code amendments as referenced by Scott in the memo, to make the affordable housing requirement more meaningful and effective.
- Staff is drafting the biennial update on housing required by the State, which will come before the Council for review in the next couple months.
- Staff and the SBPC are working on updates to the General Plan Housing element along with the overall update to the General Plan, which will reflect the information in the needs assessment.
- Staff recommends that a Strategic Plan or Housing Action Plan for housing be created; many of the specific recommendation in the 2006 Housing Element of the General Plan are more global policy related or are the types of items that should go into a toolbox for the provision of housing. As these items are too specific for the General Plan and also not land-use related, Staff feels that a housing action plan is a preferable option. Staff will present this to the SCC at a later date, once the more pressing matters of the Needs Assessment, Code amendments, and General Plan element are addressed.
- The Master Planned Development (MPD) program is still in the works, which program will contain a section addressing affordable housing. Staff has drafted an initial version of the MPD; however, on amendments to the General Plan are needed to enable the program. Therefore, it is on hold until more progress on the General Plan has been made.



**Date: July 19, 2012**

**To: Summit County Council**

**Re: Status Report on Communication Strategic Plan**

**From: Ron Boyer, IT Director**

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### **Modernize Communication**

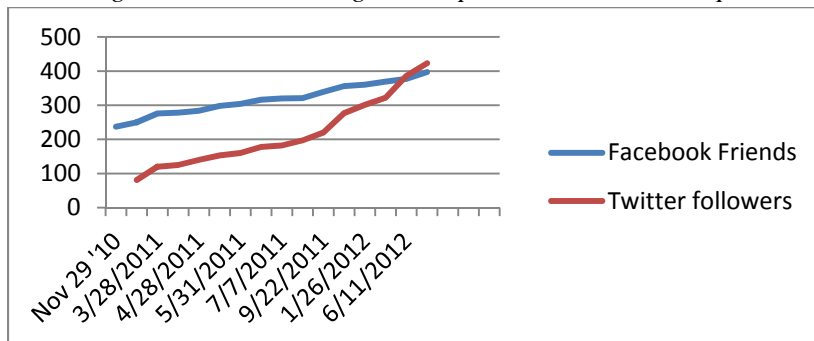
Regular press releases to the media from all departments.

The development of a calendar listing the items that need to be released and when and by whom.

An expanded and improved county website.

Regular updates to the county Facebook page and Twitter account.

*The three items listed above are still happening business as usual. However, Sheriff and Health are actively using social media, twitter, more to disseminate messages. For example, the fire ban was distributed through the media using twitter, which gave immediate results. Most of this went through the Sheriff's twitter account which has 1100 followers. The more the county uses twitter, the more followers that will sign up. To improve communicating with the public, a Public Information Officer for general county government would help in delivering a consistent message. This person would also help in coordinating messages out of the courthouse.*



An expanded employee orientation program that educates new employees on department functions and county history.

*Navee Vernon provided a history of Echo Canyon at the last department head meeting. Discussions with Human Resources have brought some ideas, but nothing has been set.*

Increase number of cell phone numbers in the Reverse 911 system.

*Will work with Dispatch to provide mailing to residents that have not signed up.*

### **Communications in Spanish**

Posted resources in county buildings written Spanish.

*More announcements have been posted in Spanish as well as HR recruiting in Spanish.*

### **Grass Roots and Face to Face**

Scheduled visits to each Middle and High School in Summit County once a year.



Scheduled visits to each Senior Citizens Center once a year.

Visits to other organizations throughout the county.

*In May of this year, we were able to visit the government class at North Summit with a Councilor and County Attorneys. We also held a County Open House in May which offered residents a chance to ask questions and meet all county departments.*

### **Internal Communications**

County Manager and County Council would decide if this is a viable option. This could be implemented as a Customer Service Center or could keep current staff assignments as is and implement portions such as a CRM system that would track incidents.

*This was determined to not be effective at this time and has been sidelined.*



## Staff Report

**To:** Summit County Council  
**Report Date:** July 18, 2012  
**Meeting Date:** July 25, 2012  
**From:** Ashley Koehler, Sustainability Coordinator & Stephanie Dolmat-Connell, Energy Programs Specialist  
**Project Name:** Sustainability Goals and Actions Progress Report  
**Type of Item:** Work Session- Strategic Plan status update

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**EXECUTIVE SUMMARY:** The 2011 County Strategic Plan identifies sustainability as one of the major strategic issues and includes several ways in which the County can approach sustainability. In response, the County subsequently adopted a Sustainability Plan that outlines 20 goals with specific actions for each. Each action includes departments or agencies needed and timeframes in which to initiate. This plan was adopted by Resolution in November of 2011 with a 13% carbon reduction goal against which to measure our progress. The following outline provides an update to some of the goals and actions of the Sustainability Plan, which include solar development, open space management, carbon footprinting, fleet management, and landfill diversion.

### **CURRENT GOALS AND ACTIONS IN PROGRESS:**

#### **Goal 1 Establish accountability for County sustainability efforts and energy conservation measures**

- Carbon footprint for county facility and operations following standard Greenhouse Gas (GHG) Protocol for 2005 – 2011 (see Figure 1) updated and completed. Reports have been submitted to ICLEI for third party audit and verification.
- A federal grant and County support enabled for a temporary sustainability staff, Stephanie Dolmat-Connell, to be hired to implement energy related goals in the Sustainability Plan.

#### **Goal 8 Reduce energy and water consumption in existing County facilities**

- A list of specific energy and natural resource conservation actions that will concretely show how to meet the 13% reduction goal by the end of 2013 is being generated.
- 2010 to 2011 electricity use in County facilities decreased by 16.4%, saving the County \$5,500 in electricity bills; however, natural gas use in County facilities increased by 12.4% (see Figure 2).
- Due energy retrofits completed in 2010-'11, the County expects to see an annual energy savings of approximately 151,700 kWh, which equates to \$19,000 in utility cost savings per year.
- In 2011, the County offset 11.5% of its electricity use by purchasing Blue Sky renewable energy credits.
- Energy analysis shows that Courthouse and Justice Center have the highest energy intensity across all County facilities; future energy efficiency projects will focus on these buildings.

#### **Goal 2 Develop funding stream for projects to meet carbon reduction goal**

- Applied for Rocky Mountain Power (RMP) Blue Sky grant for a 40kW solar installation on Quinn's Health Department building.
- Exploring opportunities to apply for state-funded low interest loans for energy efficiency retrofits at Justice Center and Courthouse, as well as Federal Qualified Energy Conservation Bonds.
- \$15,779 in rebates from RMP were received from energy efficiency upgrades in 2010 and 2011 and are reserved for renewable and energy efficiency projects.

### **Goal 3 Incorporate sustainability measures in the Land Management Codes and General Plans**

- Snyderville Basin sensitive wildlife habitat map is proposed to be incorporated into the General Plan and an ordinance to mitigate development impacts on wildlife and their habitat is under review. A public hearing was held in February 2012, following 3 work sessions beginning in 2010.
- Sustainability themes are currently being incorporated in the draft Snyderville Basin General Plan.

### **Goal 5 Initiate a program to encourage the community to generate an additional 100 kW of solar by 2014**

- Applied for and received a grant from the Department of Energy called the Wasatch Rooftop Solar Challenge to streamline the solar permitting process throughout Wasatch Front and Summit County to make it easier to install solar (working with Utah Clean Energy and five other municipalities/counties). Planning, building, and sustainability staff are all involved in order to change procedures and policy to fit best practices. By end of year, a solar portal on the County website will detail the more streamlined process.

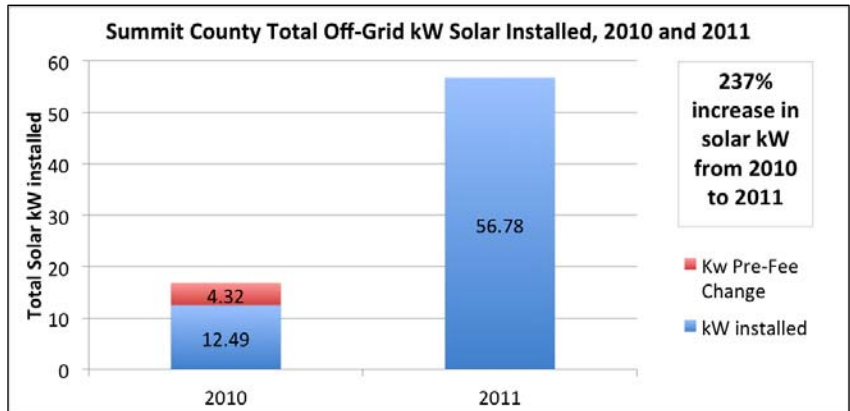


Figure 3: Off-Grid Solar Installed, 2010 and 2011

- On and off-grid renewable energy installations in the County have been tracked for 2010 & 2011 (Figure 3).
- Building staff are trained on reviewing and inspecting solar photovoltaic panels. Staff will continue to need funding for ongoing training in this evolving field.

### **Goal 6 Maintain & preserve natural resources significant to Summit County's identify & quality of life**

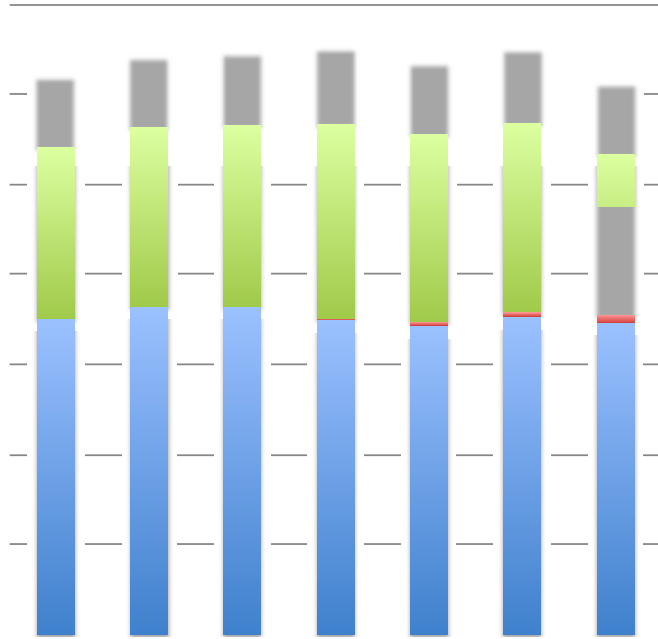
- 3,053 acres have been preserved as open space in the Snyderville Basin, funded in part from the 2005 and 2010 Open Space and Trails bond.
- ESAP has helped to preserve 9,133 acres of private agricultural lands in Eastern Summit County.
- All open space and vacant County land has been completed and mapped. A County staff team has been assembled that oversees the maintenance and management of these lands as well as County property. Staff will be updating Council in August regarding management and budget needs on these properties.

### **Goal 12 Extend the life of the County landfills**

- New waste and recycling contract requires monthly reports on tons and volume of recyclables that are diverted from the landfill.
- Curbside trash container size reduced and curbside recycling service expanded from ~6,000 to over 14,000 households in the new contract.

### **Goal 14 Implement County fleet management initiatives to increase fuel efficiency, reduce emissions, and save money.**

- Fleet committee assembled in February 2012 and meets monthly, chaired by Public Works Director.
- Fleet audit complete and excess vehicles re-allocated. Policy recommendations have been drafted for Council's future consideration to transition to higher fuel efficiency and alternative fuels in time for FY 2013 budget cycle.
- Fuel use decreased by 5.7% from 2010 to 2011.





MOUNTAIN REGIONAL WATER  
SPECIAL SERVICE DISTRICT

July 19, 2012

Corrie Kirklen  
Summit County Treasurer  
Summit County Courthouse  
P. O. Box 128  
Coalville, UT 84017

***Re: Certification of Past Due Fees and Charges for Water Service***

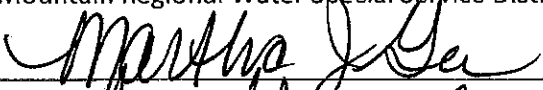
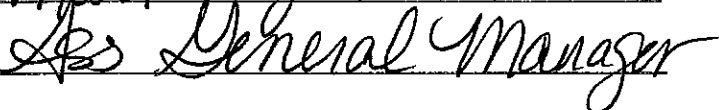
Dear Ms. Kirklen:

Pursuant to and in conformance with the provisions of Utah Code Ann. Section 17B-1-902, Mountain Regional Water Special Service District (the "District"), hereby certifies the past due fees and charges set forth in the attached Notices of Certification and Lien to you as the Treasurer of Summit County, for collection. As set forth in the statute, upon this certification, these past due fees and charges become a lien on the delinquent customer's property to which water service from the District has been provided, on a parity with and collectible at the same time and in the same manner as general property taxes that are a lien on the property.

The District hereby requests that you take appropriate action to collect the amounts due pursuant to your authority as set forth in the statute.

Respectfully,

Mountain Regional Water Special Service District

  
\_\_\_\_\_  
Its: 

# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

<u>Acct. #</u>	<u>Parcel ID</u>	<u>Name</u>	<u>Legal Description</u>	<u>Service Address</u>	<u>Balance</u>	<u>Process Fee</u>	<u>Total Amount to be</u>
2010.1	SU-B-10	WINKLE WILLIAM	LOT 10 SUMMIT PARK SUBDIVISION PLAT B CONT 0.38 AC M2-216 1306-1190 1366-1242	315 WOODLAND DRIVE	\$397.42	\$20.00	\$417.42
3022.1	SU-C-22	STEINHILBER JOANN	LOT 22 PLAT C SUMMIT PARK SUBDIVISION CONT 0.40 AC WWD-526 JQC-91 M81-350	175 PARKVIEW DR	\$188.96	\$20.00	\$208.96
3043.1	SU-C-43	FLOR FRANK STEPHEN	LOT 43 SUMMIT PARK SUBDIVISION PLAT C CONT 0.30 AC M40-395 M141-248 M142-431 581-80 988-455 146-386 1966-872	190 PARKVIEW DR	\$305.49	\$20.00	\$325.49
3049.1	SU-C-49	TUSCHMAN DAVID	SUBD: SUMMIT PARK PLAT C & AMENDMENT BLOCK: 0 LOT: 49 PLAT: C000S 9 T 1S R 3E LOT 49 PLAT C, SUMMIT PARK SUBDIVISION CONT 0.34 AC M9-562 WWD-195 XWD-304	250 PARKVIEW DR	\$397.42	\$20.00	\$417.42
8020.1	SU-H-20	BOUFFARD STEVEN E	SUBD: SUMMIT PARK PLAT H & AMENDMENT BLOCK: 0 LOT: 20 PLAT: H000S 9 T 1S R 3E ALL OF LOT 20 SUMMIT PARK SUBDIVISION PLAT H AMENDED CONT 0.396 ACRES	105 CRESTVIEW TERR	\$397.42	\$20.00	\$417.42
8037.1	SU-H-37	MIKACEVICH JOE	SUBD: SUMMIT PARK PLAT H & AMENDMENT BLOCK: 0 LOT: 37 PLAT: H000S 9 T 1S R 3E ALL OF LOT 37 SUMMIT PARK SUBDIVISION PLAT H AMENDED CONT 0.213 ACRES	380 CRESTVIEW DR	\$397.42	\$20.00	\$417.42
8041.1	SU-H-41	TRAFELI ROBERT	ALL OF LOT 41 SUMMIT PARK SUBDIVISION PLAT H AMENDED CONT 0.215 AC M2-602 M6- 360 M24-293 460-645 521-120 559-6481056- 434 1508-1055	420 CRESTVIEW DR	\$138.59	\$20.00	\$158.59

# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

9025.1	SU-I-25	PEARSON CRAIG	LOT 25 SUMMIT PARK SUBDIVISION PLAT I CONT 0.34 AC M39-525 M137-312 M198-502	520 PARKVIEW DR	\$309.62	\$20.00	\$329.62
9056.1	SU-I-56	ANTHONY GLENN H	SUBD: SUMMIT PARK PLAT I SUBD & AMENDED BLOCK: 0 LOT: 56	480 UPPER EVERGREEN DRIVE	\$397.42	\$20.00	\$417.42
9092.1	SU-I-92	VENTURI GINO	SUBD: SUMMIT PARK PLAT I SUBD & AMENDED LOT: 92 PLAT: I BUILDING: 0.00 LOT 92 SUMMIT PARK SUBDIVISION PLAT I CONT 0.47 AC M99- 103 1031-839 1116-594 1711-1610 1856-1214	445 UPPER EVERGREEN DRIVE	\$471.59	\$20.00	\$491.59
12005.1	SU-L-5	NELSON DAVID	SUBD: SUMMIT PARK PLAT L SUBD BLOCK: 0 LOT: 5 PLAT: L000S 9 T 1S R 3E LOT 5 PLAT L SUMMIT PARK SUBDIVISION CONT 0.397 ACRES M133-397 M136-717	90 INNSBRUCK STRASSE	\$397.42	\$20.00	\$417.42
12016.1	SU-L-16	JONES CORDELL H	SUBD: SUMMIT PARK PLAT L SUBD BLOCK: 0 LOT: 16 PLAT: L000S 9 T 1S R 3E LOT 16 PLAT L SUMMIT PARK SUBDIVISION CONT 0.408 AC 297-163 299-764 1445-1854	115 INNSBRUCK STRASSE	\$397.42	\$20.00	\$417.42
13015.1	SU-M-15	MILLER RASMUSSEN	LOT 15 PLAT M SUMMIT PARK SUBDIVISION CONT 0.36 AC M82-632-633 451-380-381 667- 281 1155-240 1322-768 1536-65 1728-580	340 ST MORITZ ST	\$149.32	\$20.00	\$169.32
13033.1	SU-M-33	LAYTON LARRY	SUBD: SUMMIT PARK PLAT M SUBD & AMENDMENT BLOCK: 0 LOT: 33 PLAT: M000S 16 T 1S R 3E LOT 33 PLAT M SUMMIT PARK SUBDIVISION CONT 0.36 ACRES M46-316	0 SU-M-33	\$208.69	\$20.00	\$228.69



# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

27004.2	ABT-4	MAZUR SCOTT	UNIT 4 ASPEN BROOK TOWNHOUSES; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 1382 SQ FT OR 0.03 AC TOGETHER WITH AN UND 4.9112% INT IN THE COMMON AREA 806-72 851-280 (RECORDERS NOTE: FOR PURPOSES OF ASSESSMENT % OF INT IN COMMON AREA IS FIGURED BY % OF SQ FT/UNIT) 941-785 946-600 1041-17 1644-325 2004-821	435 ASPEN DRIVE #4	\$306.70	\$20.00	\$326.70
27013.2	ABT-13	MAZUR SCOTT	UNIT 13 ASPEN BROOK TOWNHOUSES; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 1382 SQ FT OR 0.03 AC TOGETHER WITH AN UND 4.9112% INT IN THE COMMON AREA (RECORDERS NOTE: FOR PURPOSES OF ASSESSMENT % OF INT IN COMMON AREA IS FIGURED BY % OF SQ FT/UNIT) 806-72 851-280 919-763 1041-17 1480-1746 1542-490 1718- 1378 1924-642	0 UNIT 13	\$306.70	\$20.00	\$326.70
43008.1	SU-M-2-8	HENSON MICHAEL W	LOT 8 PLAT M2 SUMMIT PARK SUBDIVISIONCONT 0.845 AC (QCD M132-464 MALDEL & MACY-KYSAR) M163-66-709 M218- 452 590-519 1095-730 (REF:1144-61) 1147-847	51 ST MORITZ CIR	\$191.97	\$20.00	\$211.97
43022.3	SU-M-2-22	NATIONAL NOTE OF UTAH LLC	SUBD: SUMMIT PARK PLAT M2 SUBD & AMENDED LOT: 22	50 ST MORITZ TERRACE	\$245.32	\$20.00	\$265.32

# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

43052.1	SU-M-2-52	LIGHTHOUSE USA LLC	SUBD: SUMMIT PARK PLAT M SUBD & AMENDMENT LOT: 52 PLAT: M BUILDING: 0.00LOT 52 PLAT M SUMMIT PARK SUBDIVISION CONT 0.42 AC M65-451 M66-103 M17-60 M40-271-3 670-652 907-662 1169-72 1673-1845 1721-1384 1802-590 1834-640 1847-722	240 MATTERHORN DRIVE	\$397.42	\$20.00	\$417.42
43081.1	SU-M-2-81	RAYMOND JAROM	SUBD: SUMMIT PARK PLAT M2 SUBD & AMENDED LOT: 81 PLAT: M2BUILDING: 0.00LOT 81 PLAT M2 SUMMIT PARK SUBDIVISION CONT 0.682 AC M30-713 695-244 855-613 1091-160 1634-702 1988-483	450 MATTERHORN DRIVE	\$323.62	\$20.00	\$343.62
43136.1	SU-M-2-136	WANGERIN STEVE	SUBD: SUMMIT PARK PLAT M2 SUBD & AMENDED BLOCK: 0 LOT: 136	15 MATTERHORN TERRACE	\$397.42	\$20.00	\$417.42
43137.2	SU-M-2-137	FAGERSTEIN SALVADOR	LOT 137 PLAT M2 SUMMIT PARK SUBDIVISIONCONT 0.726 AC M153-842 344-405 358-427 888-813 (REF:888-812) 1731-856 (2067-1025) 2067-1031 2070-564	5 MATTERHORN TERRACE	\$137.65	\$20.00	\$157.65
435076.1	TL-1-76	OLDHAM ERIC	LOT 76 TIMBERLINE SUBDIVISION #1 CONT 0.48 AC M3-594 M25-327-8 M38-52 M120-461	7833 N DOUGLAS DR	\$302.70	\$20.00	\$322.70
500201.2	SLS-1-E-201	BIZILY JAMES & DEBRA	LOT 201 SILVER SPRINGS 1-E SUBDIVISION IN SEC 30 T1SR4E SLBM CONT 13,590 SQ FT M232-436 M259-554 288-456 409-605500-522 503-262 524-575 536-652 570-66 706-590 1252-568 1527-1720 1824-1210	571 N SILVER SPRINGS RD	\$309.85	\$20.00	\$329.85
500218.1	MW-1-12-13	HUDON CHRISTOPHER	SUBD: SILVER SPRINGS PHASE 1E SUBD & AMENDED LOT: 202S 30 T 1S R 4E LOT 202 SILVER SPRINGS 1-E SUBDIVISION	1462 W MEADOW LOOP RD	\$281.25	\$20.00	\$301.25

# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

500327.1	WBD-62	RASMUSSEN MARK	LOT 62 WILLOW BEND WEST, A PLANNED UNIT DEVELOPMENT IN SEC 30, T1SR4E, SLBM CONT 0.06 AC TOGETHER WITH RIGHT AND USE OF COMMON AREA M212-286 M256-240 297-262 450-81-177 (SEE QCD'S 467-37,8,93)(REF-661-517) 1055-261 1373-462-464	4805 N MEADOW LOOP #62	\$131.46	\$20.00	\$151.46
500487.1	NSS-B-87	PUTTUCK DAVE	LOT 87 NORTHSORE SILVER SPRINGSSUBDIVISION NO 1-G PLAT B, ACCORDING TO THE OFFICIAL PLAT ON FILE IN OFFICE OF THE SUMMIT COUNTY RECORDER CONT 12,717	5177 HEATHER LN	\$859.85	\$20.00	\$879.85
500570.1	SOS-C-70	WALL JOHN JR	SUBD: SOUTHSORE AT SILVER SPRINGS PLAT C SUBD LOT: 70 PLAT: C BUILDING: 0.00 LOT 70 SOUTHSORE AT SILVER SPRINGS SUBDIVISION PLAT C; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE	16451 W SILVER SPINGS ROAD	\$438.91	\$20.00	\$458.91
500571.1	SOS-C-71	MAFFUCCIO DANIEL	LOT 71 SOUTHSORE AT SILVER SPRINGS SUBDIVISION PLAT C; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 9,402 SQ FT OR 0.22 AC 723-555 732-358 960-702 1293-119 1494-487 1606-286 1745-364 DANIEL MAFFUCCIO & SHIRLEY MAE MAFFUCCIO TRUSTEES OF THE MAFFUCCIO FAMILY TRUST 1745-364	1617 SOUTH SHORE DR	\$346.45	\$20.00	\$366.45
502319.1	CSP-3B-B	PADAN LYNN		5141 COVE CANYON DR #B	\$249.18	\$20.00	\$269.18

# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

502358.3	CSP-8C-B	NEMEROFF YING	BLDG 8C UNIT B THE COVE AT SUN PEAK SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 2012 SQ FT TOGETHER WITH AN UND 1/21% INT IN THE PROJECT COMMON AREA & AN UND 1/45% INT IN THE CONDOMINIUM COMMON AREA (NOTE: SEE AMENDED DECLARATION BK 1252-65 1602-1643 2058-341-415 FOR PURPORTED CHANGES OF UNIT SQ FT & COMMON AREA PERCENTAGES) 1290-1425	5241 COVE CANYON DR #B	\$228.93	\$20.00	\$248.93
613103.1	SMT-A-103	BOERBOOM AARON & SUSIE		5702 N KINGSFORD AVE	\$114.35	\$20.00	\$134.35
615211.1	WLCRK-11	GAY MASON A &	SUBD: WILLOW CREEK ESTATES SUBDIVISION LOT: 11LOT 11 WILLOW CREEK ESTATES SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE	4757 PACE DRIVE	\$682.87	\$20.00	\$702.87
615266.1	WLCRK-66	DOWLAND TINA	LOT 66 WILLOW CREEK ESTATES SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 49,483 SQ FT OR 1.14 AC 1624-1602 1625-1347 1806-112-140 1893-1997 1894-001 PAUL DOWLAND & TINA DOWLAND TRUSTEES OF THE DOWLAND FAMILY TRUST 1894-001;	1144 OLD RAIL LANE	\$1,243.09	\$20.00	\$1,263.09
661078.01	DC-78	JGC BEACH PROPERTIES LLC	SUBD: DEER CROSSING SUBDIVISION & AMENDED LOT: 78LOT 78 DEER CROSSING SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE	8067 N PROMONTORY RANCH RD	\$427.98	\$20.00	\$447.98

# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

661101.1	DC-101	FAY JOHN & ELIZABETH	LOT 101 DEER CROSSING SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 74,888 SQ FT OR 1.72 AC 1489-1381 1691-1968	8316 N RANCH GARDEN RD	\$500.98	\$20.00	\$520.98
663016.2	WHLS-16	BLUE SAGE COURT LLC	Lot 16 West Hills Subdivision; According to the official plat on file in the Summit Co. Recorders Office Cont 57,881 sq.ft or 1.33 ac 1455-701 1661-517	7765 N BLUE SAGE CIR	\$397.42	\$20.00	\$417.42
663021.1	WHLS-21	ZICK THOMAS & NATHALIE	SUBD: WEST HILLS SUBDIVISION LOT: 21LOT 21 WEST HILLS SUBDIVISION;	7615 N RANCH CLUB TRIAL	\$397.42	\$20.00	\$417.42
663035.2	WHLS-35	HALLAL DAVID & TERRIE		2650 E CLIFFROSE COURT	\$387.29	\$20.00	\$407.29
663063.1	WHLS-63	JACK JOHNSON	LOT 63 WEST HILLS SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 67,967 SQ FT OR 1.56 AC 1500-1360 1850-1290	7801 N WEST HILLS TRAIL	\$397.42	\$20.00	\$417.42
666024.1	PSKY-24	VERP STEPHEN	SUBD: PAINTED SKY SUBDIVISION LOT: 24LOT 24 PAINTED SKY SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 47,183 SQ FT OR 1.08 AC 1760-511 1767-78	2958 BLUE SAGE TRAIL	\$397.42	\$20.00	\$417.42
667028.1	PSSR-28	WHITE MARK	SUBD: PROMONTORY SUNSET RIDGE SUBDIVISION LOT: 28LOT 28 PROMONTORY SUNSET RIDGE SUBDIVISION	3032 SADDLEBACK RIDGE DR	\$696.96	\$20.00	\$716.96
668020.1	SGNH-20	LUMSDEN THOMAS C	SUBD: SIGNAL HILL SUBDIVISION LOT: 20LOT 20 SIGNAL HILL SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE	3457 WEST VIEW TRAIL	\$397.42	\$20.00	\$417.42

# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

669012.1	HSD-12	INSPIRATION ENTERPRISES LLC	LOT 12 THE HOMESTEADS SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 19,288 SQ FT OR 0.44 AC 1663-1457	2410 E WEST VIEW TRAIL	\$397.42	\$20.00	\$417.42
669013.1	HSD-13	LEO MARK		7318 N WEST VIEW COURT	\$137.04	\$20.00	\$157.04
671027.1	PALSDS-27	MONTGOMERY CONST MANAGEMENT	SUBD: PALISADES SUBDIVISION LOT: 27LOT 27 THE PALISADES SUBDIVISION;	6088 DAKOTA TRAIL	\$397.42	\$20.00	\$417.42
671061.1	PALSDS-61	M & M FINANCE LLC	SUBD: PALISADES SUBDIVISION LOT: 61LOT 61 THE PALISADES SUBDIVISION;	6894 CODY TRAIL	\$397.42	\$20.00	\$417.42
672055.2	TCS-55	AURORA LOAN SERVICES LLC	LOT 55 TRAPPERS CABINS SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 10,994 SQ FT OR 0.25 AC TOGETHER WITH AN UND EQUAL % INT IN THE COMMON AREA 1811-1831 1889-254 1990-417 2057-1424 (SEE RECISSION OF TRUSTEES DEED 2059-1192)	3618 BLUE SAGE TRAIL	\$302.70	\$20.00	\$322.70
673012.1	BB-12	LENOFF GARY S T/C	LOT 12 BISON BLUFFS SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 38,627 SQ FT OR 0.89 AC TOGETHER WITH AN EQUAL % INT IN THE COMMON AREA 1755-1383-1384	2485 SADDLEHORN DRIVE	\$548.02	\$20.00	\$568.02
673051.1	BB-51	LABERTEW MICHAEL	LOT 51 BISON BLUFFS SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 42,147 SQ FT OR 0.97 AC TOGETHERWITH AN EQUAL % INT IN THE COMMON AREA 1749-1258	2295 SADDLEHORN DRIVE	\$172.02	\$20.00	\$192.02

# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

674063.3	AC-63	WESTBRIDGE, LLC	SUBD: ASPEN CAMP SUBDIVISION LOT: 63LOT 63 ASPEN CAMP SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 52,083 SQ FT OR 1.19 AC 1761-1316 1798-474 2057-1479 2071-634	7695 N FIRE RING GLADE	\$358.54	\$20.00	\$378.54
676030.1	BJUMP-30	FREY MARTIN	LOT 30 BUFFALO JUMP SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 19,431 SQ FT OR 0.45 AC 1834-1196- 1197	8969 N HIDDEN HILL LOOP	\$397.42	\$20.00	\$417.42
677006.1	NGC-6	G&M AND ASSOCIATES LLC	LOT 6 NORTHGATE CANYON SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 71,803 SQ FT OR 1.65 AC 1861-1178 2117-635	2578 LONGSPUR LANE	\$397.42	\$20.00	\$417.42
677014.2	NGC-14	CARRICK LANE BENJAMIN	LOT 14 NORTHGATE CANYON SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT57,248 SQ. FT. OR 1.31. AC 1816-515	2065 CANYON GATE ROAD	\$140.73	\$20.00	\$160.73
677023.1	NGC-23	SENNINGER DAVID	LOT 23 NORTHGATE CANYON SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT62,601 SQ FT OR 1.44 AC 1801-57	1575 CANYON GATE ROAD	\$358.54	\$20.00	\$378.54
677026.4	NGC-26	ANDERSON B & KARTUCHNER S	LOT 26 NORTHGATE CANYON SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 49,067 SQ FT OR 1.13 AC 1884-1006- 1007 2027-953 2076-980	9233 SPOTTED OWL COURT	\$322.87	\$20.00	\$342.87
677070.1	MH-II-51	RING ROI		557 CANYON GATE ROAD	\$282.50	\$20.00	\$302.50



# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

677078.1	NGC-78	NEMELKA DAVID	LOT 78 NORTHGATE CANYON SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 82,858 SQ FT. OR 1.90 AC 1804-362	2380 CANYON GATE ROAD	\$137.04	\$20.00	\$157.04
679020.3	SUM-20	HORAN BROOKE TRUSTEE	LOT 20 THE SUMMIT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 59,909 SQ FT OR 1.38 AC 1877-348	9430 UNION PACIFIC TRAIL	\$922.99	\$20.00	\$942.99
679025.2	SUM-25	EMBRACE HOLDINGS LLC	SUBD: SUMMIT SUBDIVISION (THE) LOT: 25BUILDING: 0.00LOT 25 THE SUMMIT SUBDIVISION;	3270 CENTRAL PACIFIC TRAIL	\$282.50	\$20.00	\$302.50
700027.2	SPC-A-27	LUKAS HERB	SUBD: SPRING CREEK PLAT A & AMENDMENTS LOT: 27BUILDING: 0.00LOT 27 SPRING CREEK SUBDIVISION PLAT A IN SECS 18 & 19 T1SR4E CONT 0.654 AC M170-461 M187-513 M197- 787-789 M221-651 1346-1407 1830-596	6827 BUFFLEHEAD DRIVE	\$304.03	\$20.00	\$324.03
700232.1	BHWKS-1- 32-2AM	STEVENS JACQUELINE	LOT 32 BLACK HAWK STATION SUBDIVISION PHASE 1 2ND AMENDED; ACCORDING TO THE	1038 LINCOLN LN	\$819.36	\$20.00	\$839.36
711144.1	GWLD-II- 144-AM	PUMPHREY JAMES	SUBD: GLENWILD PHASE II & AMENDED LOT: 144LOT 144 GLENWILD PHASE II SUBDIVISION AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 40,727 SQ FT OR 0.93 AC TOGETHER WITH A PROPORTIONATE INT IN THE COMMON AREA (S	740 HOLLYHOCK ST	\$397.42	\$20.00	\$417.42

# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

711161.1	GWLD-II-161-AM	HIRTENSTEIN MICHAEL	LOT 161 GLENWILD PHASE II SUBDIVISION AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 87,570 SQ FT OR 2.01 AC TOGETHER WITH A PROPORTIONATE INTEREST IN THE	295 HOLLYHOCK ST	\$209.30	\$20.00	\$229.30
711167.1	GWLD-III-167	RINEHART ROBERT	SUBD: GLENWILD PHASE III SUBDIVISION LOT: 167 LOT 167 GLENWILD PHASE III SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE	8135 GLENWILD DR	\$509.04	\$20.00	\$529.04
711176.1	GWLD-III-176	JOHNSON JACK	LOT 176 GLENWILD PHASE III SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 29,350 SQ FT OR 0.67 AC TOGETHER WITH A PROPORTIONATE INTEREST IN THE COMMON AREA	8045 GLENWILD DR	\$744.81	\$20.00	\$764.81
711182.2	GWLD-III-182	JASCHKE HAROLD H	SUBD: GLENWILD PHASE III SUBDIVISION LOT: 182 LOT 182 GLENWILD PHASE III SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE	7985 GLENWILD DR	\$397.42	\$20.00	\$417.42
712103.1	SS-34-A-1	MERRICK DL	S 17 T 1S R 4E BEG 1470 FT E ALG THE S SEC LINE FR THESW COR OF SEC 17, T1S R4E, SLBM; & RUN TH	3 KNOB HILL RD	\$397.42	\$20.00	\$417.42
714026.2	NPKTH-2-26	MCDONALD THOMAS G		6170 N PARK LANE SOUTH UNIT 26	\$240.34	\$20.00	\$260.34

# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

810005.2	PRESRV-1-5	SAPP RYAN	SUBD: PRESERVE PHASE 1 (THE) SUBDIVISION LOT: 5LOT 5 THE PRESERVE PHASE 1 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 594,790 SQ FT OR 13.65 AC 1705-644 1878-1785	703 W RED FOX RD	\$533.40	\$20.00	\$553.40
810017.1	PRESRV-1-17	API PROPERTIES 814 LLC	LOT 17 THE PRESERVE PHASE 1 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 496,908 SQ FT OR 11.41 AC 1709-1613	1374 W RED FOX COURT	\$138.14	\$20.00	\$158.14
810021.3	PRESRV-2-21	MOGEL CRAIG	LOT 21 THE PRESERVE PHASE 2 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 535,905 SQ FT OR 12.30 AC 1785-501 1872-425 1949-179	312 W DEER HILL	\$397.42	\$20.00	\$417.42
810039.2	PRESRV-2-39	GW VENTURES	SUBD: PRESERVE PHASE 2 (THE) SUBDIVISION & AMENDED LOT: 39BUILDING: 0.00LOT 39 THE PRESERVE PHASE 2 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 437,180 SQ FT OR 10.04 AC 1785-501 1882-1360-1363 1997-	8905 N ELK CREST	\$397.42	\$20.00	\$417.42
810057.2	PRESRV-3-57	PRATZ BLAKE A	LOT 57 THE PRESERVE PHASE 3 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 11.83 AC 1882-1347-1352-1363 2014- 134	9455 N RED HAWK TRAIL	\$137.04	\$20.00	\$157.04

# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

810058.2	PRESRV-3-58	GW VENTURES, LLC	LOT 58 THE PRESERVE PHASE 3 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 10.20 AC 1882-1347-1352-1363 2012-1886	9196 QUAIL RIDGE LANE	\$397.42	\$20.00	\$417.42
810065.1	PRESRV-3-65	FORTRESS CREDIT OPPORTUNITIES I LP	LOT 65 THE PRESERVE PHASE 3 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 10.26 AC 1882-1325-1331-1342-1363 2082-721	2233 PRESERVE DRIVE	\$2,073.44	\$20.00	\$2,093.44
820006.1	SG-D-6	WEIDENFELD DONALD & JULIE	LOT 6 OF STAGECOACH ESTATES PLAT D" SUBDIVISION THE SAME AS IS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER CONT 10.10 AC 470-26-69 751-383 756-523 819-124 994-349 1013-81 1222-314 1716-918 1760-79 1766-339 1968-48 DONALD B WEIDENFELD AN UND 1/2 INT; MICHAEL NECAISE AN UND 1/2 INT 1968-48"	STAGECOACH LOT 6	\$2,093.87	\$20.00	\$2,113.87
820016.1	SG-D-16	ROWLAND VICKI	LOT 16 OF STAGECOACH ESTATES PLAT D" SUBDIVISION THE SAME AS IS RECORDED IN THE OFFICE OF SUMMIT COUNTY RECORDER CONT 9.67 AC 470-9-77 632-601 815-559 826-558 1402-570 1574-981 1605-9661659-1277-1297 1680-90"	STAGECOACH LOT 16	\$1,851.45	\$20.00	\$1,871.45
820022.1	SG-C-22	WILSON WILLIAM & CHRISTY JO	LOT 22 OF STAGECOACH ESTATES PLAT C" SUBDIVISION THE SAME AS IS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER CONT 10.08 AC 1581-1993 1706-1205-1208-1209 (SEE AFFIDAVIT OF DEATH OF JOHN OMER 1706-1205) 1899-944"	STAGECOACH LOT 22/KIMBALL BELOW LOW COVE	\$2,204.20	\$20.00	\$2,224.20

# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

820054.1	SG-C-54	HOLIDAY VIRGINIA	SUBD: STAGECOACH ESTATES PLAT C SUBD BLOCK: 0 LOT: 54 PLAT: C000S 32 T 1N R 4E LOT 54 OF STAGECOACH ESTATES PLAT C" SUBDIVISION THE SAME AS IS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER CONT 9.89 AC 470-54 628-213 713-98 816-371 843-456 11"	STAGECOACH LOT 54	\$2,093.87	\$20.00	\$2,113.87
820061.1	SG-C-61	LAF INTERNATIONAL	Legal LOT 61 OF STAGECOACH ESTATES PLAT C"SUBDIVISION, THE SAME AS IS RECORDED IN"	STAGECOACH LOT 61	\$2,204.20	\$20.00	\$2,224.20
820117.1	SG-D-117	GARNER WILLIAM	SUBD: STAGECOACH ESTATES PLAT D SUBD LOT: 117BUILDING: 0.00LOT 117 STAGECOACH ESTATES PLAT D" SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 10.60 AC 470-31C 504-444-445 516-391 1684-1612 (NOTE: J LYNN"	STAGECOACH LOT 117	\$2,093.87	\$20.00	\$2,113.87
850002.1	SGR-1-2	DAVIS SANFORD JAY	SUBD: SILVER GATE RANCHES PHASE 1 SUBDIVISION LOT: 2LOT 2 SILVER GATE RANCHES PHASE 1 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 35,775 SQ FT OR 0.82 AC TOGETHER WITH A PROPORTIONATE INT IN THE COMM	6722 MINERAL LOOP	\$216.10	\$20.00	\$236.10
850012.1	SGR-1-12	DAVIS SANFORD JAY	SUBD: SILVER GATE RANCHES PHASE 1 SUBDIVISION LOT: 12LOT 12 SILVER GATE RANCHES PHASE 1 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT	2502 MERRIMAX CIRCLE	\$213.28	\$20.00	\$233.28
850014.1	SGR-1-14	BOTHNER KURT	SUBD: SILVER GATE RANCHES PHASE 1 SUBDIVISION LOT: 14LOT 14 SILVER GATE RANCHES PHASE 1 SUBDIVISION	2515 MERRIMAX CIRCLE	\$471.59	\$20.00	\$491.59

# Mountain Regional Water SSD Certified Property Tax Liens for 2011-2012

7200473.1	TCT-B	BARNES MICHAEL S	SUBD: TROUT CREEK TOWNHOUSES LOT: A000LOT A TROUT CREEK TOWNHOUSES A PLANNED UNIT DEVELOPMENT;	STAND BY FEES	\$1,192.26	\$20.00	\$1,212.26
8200291.1	SG-C-29-A	WILSON WILLIAM	LOT 29-A OF STAGECOACH ESTATES PLAT C" SUBDIVISION THE SAME AS IS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER CONT 8.83 AC 470-50 546-548 718- 104 811-267 1013-735 (REF:1070-51) 1070-218 (REF:1112-54) 1112-55-56 1301-1167 1310- 1580 1472-829 1473-284 (REF:1492-1807) 1522- 968 1540-1294-1304 1811-1590-1609 1858- 741 1859-496 1975-1971-1993"	STAGECOACH LOT 29- A/LOWER COVE	\$2,204.20	\$20.00	\$2,224.20
8200292.1	SG-C-29-B	GARNER WILLIAM PIERCE	SUBD: STAGECOACH ESTATES PLAT C SUBD LOT: 29B PLAT: C BUILDING: 0.00LOT 29B OF STAGECOACH ESTATES PLAT C" SUBDIVISION THE SAME AS IS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER CONT 6.87 AC TOGETHER WITH A PORTION OF LOT 120 DESC AS BEG AT"	STAGECOACH LOT 29-B	\$2,204.20	\$20.00	\$2,224.20

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**TOTALS**

**\$49,139.30**

**\$1,760.00**

**\$50,899.30**

# Memorandum

**To:** Summit County Council  
**CC:** Corrie Forsling  
**From:** Nancy Shupe  
**Date:** August 1, 2012  
**Re:** Park Ridge Estates SID Assessment Liens

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In 1993, the Park Ridge Estates Special Improvement District bonded for improvements to the water system for the Park Ridge Estates subdivision. To repay the bond, property owners are assessed a yearly amount of \$259.35. When the bond assessment is not paid, the amount is attached as a lien on the property tax notice along with a \$50.00 fee.

Acting as the governing board for the Park Ridge Estates Special Improvement District, the Summit County Council will need to approve the liens.

Attached is the letter to be signed by the Summit County Council Chair for the parcels that have not paid the bond assessment and a list of the parcels that will have a lien placed on them. The bond will be paid off in 2013.

COUNTY COUNCIL



David Ure - Chair  
Claudia McMullin - Vice Chair  
Sally Elliott  
John Hanrahan  
Chris Robinson

August 1, 2012

Summit County Council  
Park Ridge Estates SID

Corrie Forsling  
Summit County Treasurer  
Courthouse  
Coalville, Utah 84017

Dear Ms. Forsling:

The Summit County Council, acting as the governing board of Park Ridge Estates Special Improvement District does hereby certify the attached accounts for water bond assessments as past due and delinquent.

You are requested to attach the respective delinquent accounts to the property unit as a lien for collection with the general County as valorem tax as prescribed in a resolution implementing the provisions of the Water Improvement District dated the 26<sup>th</sup> day of May 1994. As outlined, all of the 2012 Park Ridge Estates Special Improvement District bond assessments which remained unpaid as of May 26, 2012 shall be added to the real property taxes owed on said property for the year 2012 as provided in Section 17B-1-902 Utah Code Annotated 1953, as amended and if the same are not paid, the property charged with the 2012 Park Ridge Improvement District assessments shall be sold for the amount due plus interest, penalties and costs, in the manner provided by Chapter 2 of Title 59, for delinquent general property taxes.

Sincerely,

Summit County Council  
PARK RIDGE ESTATES SPECIAL IMPROVEMENT  
DISTRICT - Ordinance #210

60 North Main - P.O. Box 128 - Coalville, UT 84017  
Phone (435) 336-3025 - Fax (435) 336-3032



PARK RIDGE ESTATES SPECIAL IMPROVEMENT DISTRICT 2012 TAX LIEN LIST

account	parcel	taxyear	owner	SpecialAmt	UnpaidBalance	DateStamp	Transfer2Taxes2012
135453	PRE-12	2012	SAGERS FAMILY LIMITED PARTNERSHIP	\$259.35	\$518.70	16-Mar-12	\$309.35
136063	PRE-9	2012	FUQUA STEPHANIE & GREG	\$259.35	\$518.70	16-Mar-12	\$309.35
136048	PRE-7	2012	RILEY JOHN P & LIESE SHARON R H/W	\$259.35	\$518.70	16-Mar-12	\$309.35
135974	PRE-6	2012	DEMARTIN PROPERTIES	\$259.35	\$518.70	09-May-11	\$309.35
135958	PRE-58	2012	DATTA SANCHAITA & BHASKAR RAGULA	\$259.35	\$518.70	28-Apr-11	\$309.35
135933	PRE-56	2012	KEIZER, TODD & LANA	\$259.35	\$518.70	01-Jun-11	\$309.35
135891	PRE-52	2012	MORRIS PETER C & KRISTINE	\$259.35	\$518.70	02-May-11	\$309.35
135859	PRE-49	2012	WALSH ROBERT F III & DEIRDRA	\$259.35	\$518.70	09-May-11	\$309.35
135776	PRE-41	2012	CHURCH BRYAN P & RANA H	\$259.35	\$518.70	02-May-11	\$309.35
135651	PRE-30	2012	WYNNE WILLIAM L	\$259.35	\$518.70	16-Mar-12	\$309.35
135628	PRE-28	2012	WRIGHT MATTHEW A & MOLLY	\$259.35	\$518.70	01-Jun-11	\$309.35
135537	PRE-2	2012	KILDOW LINDSEY	\$259.35	\$518.70	17-Aug-10	\$309.35
135560	PRE-22	2012	DABELL TODD W & D'ANN	\$259.35	\$518.70	16-Mar-12	\$309.35
				\$3,371.55			\$4,021.55

County Engineer



Derrick A. Radke, P.E.

## MEMORANDUM

**Date:** July 25, 2012

**To:** Summit County Council  
Robert Jasper, County Manager

**From:** Derrick A. Radke, County Engineer

**Re:** Agenda for August 1, 2012  
NRCS Weber River EWP Grant - Weber River Voluntary Assessment Area

As you are well aware, in June of 2011 and 2012, the Weber River in Summit County experienced flood levels which at times exceeded a 100 year event. The USGS Gauging Station near Oakley at times measured over 3500 cfs. As a result of the flood, moderate to severe damage occurred to stream banks, irrigation structures, public infrastructure and some homes. The principle areas experiencing damage ranged from near the head waters of the Weber River to Rockport Reservoir.

As you are also aware, Summit County received two grants from the Natural Resources Conservation Service, a Division of the US Department of Agriculture (NRCS) to mitigate the damages to the river banks (original \$3M grant in 2010 and an exigency \$500K grant in 2011). The majority of these funds were dedicated to the repair of eroded river banks to minimize future flood impacts at the selected locations. Summit County received requests to evaluate over 50 sites on the river. Upon evaluating the sites against the Federal criteria, the NRCS (with some input from the County) determined that 37 sites were eligible for EWP assistance. After working with the individual property owners on their options, there were 26 property owners who chose to participate in the program.

The cost to mitigate the flood damage to each site varied from as little as \$1,500 up to \$471,000. Under the EWP program, the grant is a 75%/25% split between the County and the Department of Agriculture (NRCS). The County chose to pass our 25% match on to the property owners who benefitted from the work. An Agreement for the repayment of the match was executed with each property owner prior to commencing the work (the Agreement also covered property access and future maintenance, also the responsibility of the property owner). In some cases, the property owner chose to pay the estimated cost of the match up front, and in some cases they chose to take advantage of the Voluntary Assessment Area (VAA) that the Council agreed to make available to ease the burden of paying the match and allowing the property owners to pay for the improvements over a 20 year period (Work Session discussion in the Fall of 2010). Each

P.O. Box 128 • Coalville, UT 84017

Coalville: (435) 336-3250 • Kamas: (435) 783-4351 ext. 3250 • Park City (435) 615-3250

Fax: (435) 336-3043 • Park City Fax (435) 615-3043

**Summit County Council & Robert Jasper, County Manager**  
**NRCS Weber River EWP Grant - Weber River Voluntary Assessment Area**  
**July 25, 2012**  
**Page 2 of 3**

property owner who chose to enter the VAA executed a Waiver to protest the formation of the Assessment Area.

David Thomas, Chief Civil Deputy County Attorney prepared the necessary Ordinances to create the Weber River Voluntary Assessment Area. The first Ordinance declares the Council's intent to form the Assessment Area, and the second Ordinance levies the repayment for each individual property. A copy of each Ordinance is attached for your information.

The individual assessment will be calculated by the County Treasurer and sent out annually with the tax notice for the property. Attached is a detailed list of the Sites/Properties showing the amount owed (or paid for those who chose to pay their match in advance). For your information, the Treasurer has established the interest on the repayment as variable rate tied to the Federal Funds Target rate capped at 6%. This rate is the rate that banks charge each other when lending money, and will provide a very reasonable interest rate for the property owners as well as cover the administrative costs of the County to manage the Assessment Area..

I would recommend that the Council approve the Ordinances and authorize the Chair to execute the documents based on the following Findings:

- Ordinance # TBD (Providing for a Weber River Voluntary Assessment Area)
  1. Summit County Property Owners benefit from the installation of flood control improvements to the Weber River and its tributaries.
  2. A Weber River Voluntary Assessment Area benefits specific property owners within the Assessment Area by making the cost of the flood control improvements affordable.
  
- Ordinance # TBD (The levying of an assessment against certain properties related to the Weber River Voluntary Assessment Area for the purpose of financing the cost of certain flood control improvements).
  1. The Assessment as listed is just and equitable; that each piece of property to be assessed within the Assessment Area will be benefited in an amount not less than the Assessment to be levied against said property; and that no piece of property listed in the Assessment List will bear more than its proportionate share of the costs of improvements.

---

As additional information, the work under the Grants has been completed (with one exception at a location near the County Fair Grounds, Site 36 being paid for by Mr. Craig Vernon...this work will be completed by County forces once the County Fair is over) and all the bills have been paid. The County paid out a total of \$3,399,982 (\$900,000 of which was for County owned/sponsored sites) and will receive back in total \$3,354,078 (total from NRCS is \$3,071,017, Cash from property owners of \$97,512, payments from North & South Bench Irrigation Companies of \$151,445, and repayment from the VAA of \$80,008). Please see the detailed summary (NRCS

**Summit County Council & Robert Jasper, County Manager**  
**NRCS Weber River EWP Grant - Weber River Voluntary Assessment Area**  
**July 25, 2012**  
**Page 3 of 3**

Financial Summary) attached for your information. The net cost (cash output) to Summit County tax payers for over \$3 Million dollars of work is \$45,904 (note that \$220,000 was budgeted in 2010 for the County's portion of the required match) which is well under even the required 25% match under the EWP Program. This is due to the soft match allowed under the program. The soft match included County Staff time billed against the project, landfill tipping fees, and on-site materials which were incorporated into the work.

Overall, this was a very successful and worthwhile project for the property owners along the river. I would like to express my appreciation to the representatives of the NRCS who worked very hard to help Summit County make this a successful project.

If you have any questions, please let me know.

Enclosure (Ordinances, VAA Property Summary, Expense Summaries)

cc: Kevin Callahan, Public Works Director  
file (S:\Projects\2010\pw10\misc\nrcs-grant\vaa docs\cc-vaa ord1.dar.wpd)

Construction-Original EWP Grant

Project 2010	SUMMIT COUNTY PARCEL NUMBER	MATCH METHOD CASH/VAA/ OTHER	MATCH (CASH DEPOSIT)	MATCH (IN-KIND COUNTY STAFF)	MATCH (IN-KIND CONST.)	Payments to Contractor	Owner's Portion of Engineering & Const. Obs.	TOTAL CONSTRUCTION + CE COST TO DATE	NRCS GRANT, FA ONLY (75%)	OWNER REQUIRED MATCH (25%)	OWNER (REFUND) /OWES
Site 1-Holiday Park	CD-743	CASH (post proj)	\$4,412	\$289	\$882	\$19,715	\$ 1,445	\$22,331	\$16,748	\$5,583	\$0
Site 2-Weber River Corp	CD-756	CASH	\$10,214	\$760	\$149	\$53,869	\$ 3,948	\$58,725	\$44,044	\$14,681	\$3,559
Site 4-Alpine Ac. County Bridge	AA-B-ROADS	Staff Time	\$0	\$7,670	\$1,941	\$34,011	\$ 2,493	\$38,445	\$28,834	\$9,611	\$0
Site 5-Sanders/County	CD-193-A; CD-19	Staff Time	\$5,375	\$25,104	\$32,320	\$203,931	\$ 14,946	\$251,197	\$188,398	\$62,799	\$0
Site 6 - Weber Road	RIV-3	Staff Time	\$0	\$6,576	\$16,387	\$70,313	\$ 5,153	\$91,853	\$68,890	\$22,963	\$0
Site 7a-Smart (54%)	ELKHRN-1	VAA	\$0	\$732	\$9,970	\$42,740	\$ 3,132	\$56,575	\$42,431	\$14,144	\$3,441
Site 7b-Miller (46%)	ELKHRN-2	VAA	\$0	\$624	\$8,493	\$36,409	\$ 2,668	\$48,194	\$36,145	\$12,048	\$2,932
Site 9-Woodscorp	OT-WA	VAA	\$0	\$3,374	\$41,977	\$200,630	\$ 14,704	\$260,684	\$195,513	\$65,171	\$19,821
Site 11 (SB)	OT-2-1-X	CASH	\$0	\$6,103	\$36,593	\$399,579	\$ 29,284	\$471,559	\$353,669	\$117,890	\$75,194
Site 12 (NB)	OTBV-260-A	CASH	\$72,000	\$4,279	\$2,130	\$302,091	\$ 22,140	\$330,639	\$247,980	\$82,660	\$4,251
Site 13-Woodenshoe	CD-319	Staff Time	\$0	\$32,650	\$0	\$121,680	\$ 8,918	\$130,598	\$97,949	\$32,650	\$0
Site 13b - Woodenshoe	CD-319	Staff Time	\$0	\$3,637	\$21,204	\$72,823	\$ 5,337	\$99,364	\$74,523	\$24,841	\$0
Site 14-Weber River Corp	CD-756	CASH	\$19,553	\$1,027	\$9,662	\$64,012	\$ 4,691	\$79,393	\$59,545	\$19,848	-\$10,394
Debris Removal 2010		Landfill Fees	\$0	\$74,964	\$299,855	n/a		\$299,855	\$224,891	\$74,964	\$0
Project 2011											
Site 15-County Prop(Ford)	OT-1-L	CASH	\$2,500	\$251	\$0	\$10,020	\$ 734	\$11,005	\$8,254	\$2,751	\$0
Site 16a - Piper	WW-C-43	VAA	\$0	\$227	\$1,210	\$15,000	\$ 1,099	\$17,536	\$13,152	\$4,384	\$2,947
Site 17 - Barry	OT-2-A	CASH	\$293	\$78	\$201	\$1,870	\$ 137	\$2,286	\$1,715	\$572	\$0
Site 23 - O'Brian	NS-110	VAA	\$0	\$664	\$11,634	\$36,335	\$ 2,663	\$51,296	\$38,472	\$12,824	\$526
Site 24 - Christiansen	NS-1220-B	VAA	\$0	\$1,561	\$4,981	\$106,297	\$ 7,790	\$120,630	\$90,472	\$30,157	\$23,615
Site 25 - Adkins	NS-692	VAA	\$0	\$1,806	\$26,326	\$103,786	\$ 7,606	\$139,524	\$104,643	\$34,881	\$6,749
Site 30 - Hidden Lakes	CD-390-H-1	CASH	\$8,896	\$1,226	\$31,339	\$68,820	\$ 5,044	\$106,428	\$79,821	\$26,607	-\$8,896
Site 34 - Novak	CD-2074; CD-207	CASH (post proj)	\$2,588	\$1,487	\$24,650	\$82,701	\$ 6,061	\$114,899	\$86,174	\$28,725	\$0
Site 36 - Vernon	CT-315-1	VAA	\$0	\$324	\$1,192	\$21,915	\$ 1,606	\$25,037	\$18,777	\$6,259	\$4,744
Site 37 - Sturt	OTBV-260-A	CASH	\$0	\$896	\$20,217	\$44,825	\$ 3,285	\$69,223	\$51,917	\$17,306	\$0
Total	Thius Number is less the amount paid by N. Bench (site 12)		\$53,831	\$101,344	\$378,420	\$2,413,227	\$ 154,885	\$2,897,275	\$2,172,957	\$724,319	\$128,488
Total Const Less County Projects, Original Grant								\$1,985,963.90			

Construction EWP Exigency Grant

		CASH/VAA	MATCH (CASH)	MATCH (IN-KIND COUNTY STAFF)	MATCH (IN-KIND)	Payments to Contractor	Owner's Portion of Engineering & Const. Obs.	TOTAL CONSTRUCTION + CE COST TO DATE	NRCS GRANT, FA ONLY (75%)	OWNER REQUIRED MATCH (25%)	OWNER (REFUND) /OWES
Site 18-Swift Creek	CD-193	VAA	\$0	\$3,113	\$44,331	\$219,805	\$20,642	\$240,447	\$180,335	\$60,112	\$12,668
Site 22-Fort Creek	Reimb. Agree.	CASH	\$11,000	\$646	\$9,061	\$46,573	\$3,355	\$49,927	\$37,445	\$12,482	-\$8,226
		VAA	\$0	\$598	\$8,380	\$43,071	\$3,103	\$46,172	\$34,629	\$11,543	\$2,566
Site 29-Marion Ditch	Reimb. Agree.	CASH	\$6,145	\$557	\$10,885	\$40,111	\$2,886	\$42,998	\$32,248	\$10,749	-\$6,145
Site 32-Jones	AA-B-45-AM	CASH	\$250	\$0	\$0	\$985	\$15	\$1,000	\$750	\$250	\$0
Debris Removal 2011		Landfill Fees	\$0	\$24,406	\$97,623	\$0	\$0	\$97,623	\$73,217	\$24,406	\$0
Total			\$27,879	\$4,913	\$97,063	\$448,169	\$30,001	\$478,170	\$358,627	\$119,543	\$863
Total Const Less County Projects, Extengency \$81,710											
Total Const Less County Projects, Extengency								\$379,546.67			
Total Const Less County Proj.								\$2,365,510.57			

Extengency EWP

Engineering/Tech. Assist. (TA)	Original EWP TA	TA	Total TA
Original Grant	\$ 300,000	\$ 154,885	\$ 454,885
Exigency Funds	\$ 50,000	\$ 33,702	\$ 83,702
Total	\$ 350,000	\$ 188,586	\$ 538,586

Note: Yellow Highlighted lines are County Sponsored Projects

County In-Kind	Value	SC Req Match	Avail.
County Staff time	\$106,258	\$75,637	\$30,621
County Equipment	\$0	\$0	\$0
Total In-Kind Contribution	\$106,258	\$75,637	\$30,621

**NRCS FINANCIAL SUMMARY**

Prepared by: Derrick Radke, PE  
 Prepared on: July 9, 2012

Original Grant FA

Total Paid to Contractors	\$	2,413,227
Additional TA over 10%	\$	154,885
In-Kind Match Const.	\$	378,420
In-Kind Match Const. (Other)	\$	97,063
In-Kind Match County Staff	\$	106,258
<b>Total Construction Cost</b>	<b>\$</b>	<b>3,149,852</b>
NRCS Portion (75%)	\$	2,362,389
Required Match (25%)	\$	787,463

Note:

FA = Financial Assistance (Construction)  
 TA = Technical Assistance (Engineering)

Original Grant TA

	\$	300,000
NRCS Portion (100%)	\$	300,000

Exigency Grant FA

Total Paid to Contractors	\$	448,169
Additional TA over 10%	\$	30,001 **
<b>Total Construction Cost</b>	<b>\$</b>	<b>478,170</b>
NRCS Portion (75%)	\$	358,628
Required Match (25%)	\$	119,543

Exigency Grant TA

	\$	50,000
NRCS Portion (100%)	\$	50,000

Total NRCS FA to County

\$2,721,017

Prop. Owner Match (Cash Paid Up-Front) \$81,710

Prop. Owner Match Owed (VAA) \$129,351 (includes \$33,660 in Refunds)

Paid from North Bench Irr. Co. \$72,000

Original NRCS Grant TA \$300,000

Extengency NRCS Grant TA \$50,000

**Total Cash to County \$3,354,078**

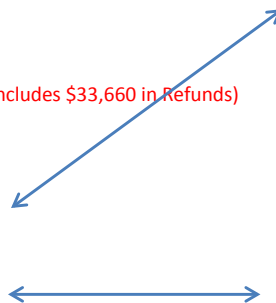
\*\* Error in Original TA Calculation Add to Total \$3,700

Total Paid Out by County **\$3,399,982**

Net Cash Paid by SC to Project \$ 45,904

\$ 691,383	Previous NRCS Payments
\$ 300,000	"
\$ 37,874	"
\$ 154,763	"
\$ 365,000	"
\$ 12,126	"
\$ 203,865	"
\$ 1,765,010	Total NRCS Reimb. Prior to Final Request
\$ 1,306,007	Due from NRCS (Final Reimbursement)
\$ 129,351	Due from Property Owners (VAA)
\$ 81,710	Paid from Property Owners
\$ 72,000	Paid from North Bench Irr. Co.
<b>\$ 3,354,078</b>	

\$ 2,413,227	Original Projects Payments to Contractor
\$ 154,885	Original Project Additional Engineering over NRCS Allowed TA
\$ 300,000	Original Project Allowed NRCS TA
\$ 448,169	Exigency Project Payments to Contractor
\$ 33,702	Exigency Project Additional Engineering over NRCS Allowed TA
\$ 50,000	Exigency Project Allowed NRCS TA
<b>\$ 3,399,982</b>	



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF SUMMIT COUNTY, UTAH, PROVIDING FOR A  
WEBER RIVER VOLUNTARY ASSESSMENT AREA; AND PROVIDING  
AN EFFECTIVE DATE OF \_\_\_\_\_

**WHEREAS**, the Summit County Council has determined that the County of Summit benefits from the installation of flood control improvements to the Weber River and its tributaries; and,

**WHEREAS**, the Summit County Council has further determined that a Weber River Voluntary Assessment Area should be designated and that assessments should be levied on all parcels within that Assessment Area in accordance with Utah State law;

**NOW THEREFORE**, the Summit County Council hereby ordains:

**SECTION 1. History and Purpose.**

- A. Utah Code Annotated §11-41-101 – 706 (1953, as amended), the Assessment Area Act, provides for the creation of assessment areas within counties for the purpose of financing the costs of improvements, operation and maintenance, or economic promotion activities that benefit property within the area.
- B. It is the purpose and intent of this Ordinance to establish an Assessment Area which is the precursor to County action to levying actual assessments on each parcel within the Assessment Area.
- C. The Assessment Area so created shall be designated as the “Weber River Voluntary Assessment Area,” and shall be the mechanism used to finance the costs of flood control improvements to the Weber River.
- D. The Weber River Voluntary Assessment Area is a voluntary assessment area under Utah law and all property owners within the Assessment Area have signed written waivers in accordance with UCA §11-42-104 as to the designation of the Assessment Area, the levying of an assessment, the non-contiguous nature of the Assessment Area, and the contest or protest period.

**SECTION 2. Creation of Weber River Voluntary Assessment Area.**

- A. The Summit County Council hereby creates and designates the Weber River Voluntary Assessment Area for the purpose of financing the costs of flood control improvements to the Weber River.
- B. The Summit County Council further verifies that the boundaries of the Assessment Area shall be as shown on Exhibit A, attached.

**SECTION 3. Duration of Assessment Area.** The Weber River Voluntary Assessment Area created under this Ordinance shall last for a period of twenty (20) years from the effective date of this Ordinance.

**SECTION 4. Determination of Costs.** All costs and expenses for the flood control improvements have been estimated and shall be financed by assessments on property within the Assessment Area and included within the Assessment Area's annual budget.

**SECTION 5. Effect of Assessment Area Creation.** All properties within the boundaries of the Assessment Area will be subject to an Assessment as determined and established by Summit County ordinance.

**SECTION 6. Report of Estimated or Actual Costs of Proposed Activities.**

- A. The Summit County Council hereby accepts and adopts the findings and recommendations provided by the County administration of all estimated and/or actual costs for all proposed improvements as outlined in their Detailed Activities Report, which was submitted to all property owners prior to passage of this ordinance, as required by law.
- B. The Summit County Council verifies that all proper steps have been taken to ensure that all contemplated property owners within the Assessment Area have had an opportunity, as provided by law, to review and object to any of the proposed activities on said report.

**SECTION 7. Contestability.** No Assessment shall be declared void or set aside in whole or in part in consequence of any error or irregularity which does not go to the equity or justice of the Assessment or proceeding. Any party who has not waived his objections to same as provided by statute may commence a civil action against the County to enjoin the levy or collection of the Assessment or to set aside and declare unlawful this Ordinance. Such action must be commenced and summons must be served on the County no later than thirty (30) days after the effective date of this Ordinance. Both commencement of the action and service of summons must be completed within the thirty day time frame in order for a civil action to stand. This action shall be the exclusive remedy of any aggrieved party. No court shall entertain any complaint or argument which the party was authorized to make by statute but did not timely make during the formal protest/objection hearing period prior to adoption of this Ordinance. If property owners are silent during the protest/objection period prior to adoption of this Ordinance, those owners are barred from filing a civil lawsuit contesting the adoption of this Ordinance.

**SECTION 8. Adequate Protest Period.**

- A. The Summit County Council confirms that all proper protocol and procedures were followed in granting property owners the time necessary, as required by law, to file protests in response to this Ordinance.
- B. The Summit County Council further verifies that either no protest was filed with the County prior to adoption of this Ordinance or in the alternative that any protests that were filed did not meet the adequate protest minimum standards as allowed by law. All property owners filed waivers of the contest and protest periods in accordance with UCA §11-42-104.

**SECTION 9. Notice to Property Owners.** The Summit County Council verifies that all notice requirements pertaining to the adoption of this Ordinance have been provided to all property owners as follows: All property owners filed waivers as to the designation of the Assessment Area in accordance with UCA §11-42-104 and are attached as Exhibit A.



**SECTION 10.**        All Necessary Action Approved. The officials of the County are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance.

**SECTION 11.**        Effective Date. This Ordinance shall become effective on \_\_\_\_\_.

**PASSED AND ADOPTED, AND ORDERED PUBLISHED** by the Summit County Council, Summit County, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

Summit County Council

\_\_\_\_\_  
Kent Jones  
Summit County Clerk

\_\_\_\_\_  
David Ure, Chair

\_\_\_\_\_  
Approved as to Form  
David L. Thomas  
Chief Civil Deputy

VOTING OF COUNTY COUNCIL:

Councilmember Elliott	_____
Councilmember Robinson	_____
Councilmember Ure	_____
Councilmember Hanrahan	_____
Councilmember McMullin	_____

**Exhibit A**

Project Site	SUMMIT COUNTY PARCEL NUMBER
Site 7a-Smart (54%)	ELKHRN-1
Site 7b-Miller (46%)	ELKHRN-2
Site 9-Woodscorp	OT-WA
Site 16a - Piper	WW-C-43
Site 18-Swift Creek	CD-193
Site 23 - O'Brian	NS-110
Site 24 - Christiansen	NS-1220-B
Site 25 - Adkins	NS-692
Site 36 - Vernon	CT-315-1
Site 22-Fort Creek, Steven & Diane Keller	CD-26-6
Site 22-Fort Creek, Robert & Kayleen Siddoway	NS-59-1
Site 22-Fort Creek, Kathleen Stone	CD-22
Site 22-Fort Creek, Chandra Bergeson	HROCK-2

**WAIVER OF REQUIREMENTS UNDER TITLE 11,  
CHAPTER 42, TO DESIGNATE A WEBER RIVER  
VOLUNTARY ASSESSMENT AREA AND LEVY AN ASSESSMENT  
FOR THE PURPOSES OF FLOOD CONTROL IMPROVEMENTS  
PROJECT SITE 7**

We, the undersigned, own property in Summit County, Utah, as described in Exhibit A, attached hereto, the which is subject to flooding from the Weber River. Summit County has proposed the designation of a Weber River Voluntary Assessment Area (the "WRVAA"), which will include our property. This WRVAA is established for the purpose of financing the costs of improvements for flood control that benefit all properties within the Voluntary Assessment Area. The financing shall be funded through a twenty (20) year Assessment Levy. We unanimously agree and consent to waive all procedural requirements for the designation of a WRVAA and the levying of an assessment on our property for the purpose of flood control. We further agree and consent to waive any and all contest and protest periods, and any requirements requiring contiguous or adjacent properties, under statute in order to accomplish the above flood control improvements. This waiver is intended to fully comply with UCA §11-42-104. We each have been advised to seek legal counsel prior to signing this document.

Dated: 5/2/11

SIGNED:

DAVID H SMART  
*[Signature]*  
BRENDA SMART

*California*  
STATE OF UTAH )  
*San Diego* ) ss  
SUMMIT COUNTY )

The foregoing instrument was acknowledged before me this 2 day of May, 2011, by DAVID H SMART.



Kenneth C Shook  
NOTARY PUBLIC  
Residing at: San Diego, CA  
My Commission Expires: 2/14/13

STATE OF UTAH )  
*San Diego California* ) ss  
SUMMIT COUNTY )

The foregoing instrument was acknowledged before me this 2 day of May, 2011, by BRENDA SMART.



Kenneth C Shook  
NOTARY PUBLIC  
Residing at: San Diego, CA  
My Commission Expires: 2/14/13

**EXHIBIT A**

Description of the parent parcel (Summit County Tax ID No. ELKHRN-1) for  
as follows:

ELKHORN RANCH SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON  
THE SUMMIT COUNTY RECORDERS OFFICE

122AC

**WAIVER OF REQUIREMENTS UNDER TITLE 11,  
CHAPTER 42, TO DESIGNATE A WEBER RIVER  
VOLUNTARY ASSESSMENT AREA AND LEVY AN ASSESSMENT  
FOR THE PURPOSES OF FLOOD CONTROL IMPROVEMENTS  
PROJECT SITE 7**

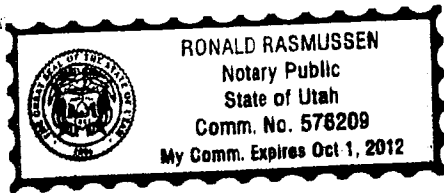
We, the undersigned, own property in Summit County, Utah, as described in Exhibit A, attached hereto, the which is subject to flooding from the Weber River. Summit County has proposed the designation of a Weber River Voluntary Assessment Area (the "WRVAA"), which will include our property. This WRVAA is established for the purpose of financing the costs of improvements for flood control that benefit all properties within the Voluntary Assessment Area. The financing shall be funded through a twenty (20) year Assessment Levy. We unanimously agree and consent to waive all procedural requirements for the designation of a WRVAA and the levying of an assessment on our property for the purpose of flood control. We further agree and consent to waive any and all contest and protest periods, and any requirements requiring contiguous or adjacent properties, under statute in order to accomplish the above flood control improvements. This waiver is intended to fully comply with UCA §11-42-104. We each have been advised to seek legal counsel prior to signing this document.

Dated: 4-21-11

SIGNED:

*Dale E Miller*  
DALE E MILLER, TRUSTEE

*Laurel Miller*  
LAUREL MILLER, TRUSTEE



STATE OF UTAH        )  
Salt Lake            ) ss  
SUMMIT COUNTY        )

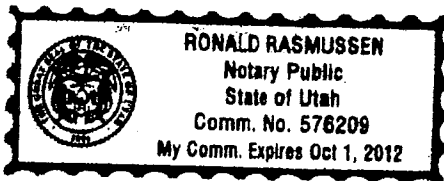
The foregoing instrument was acknowledged before me this 21 day of April 2011, by DALE E MILLER, TRUSTEE.

*Ronald Rasmussen*  
NOTARY PUBLIC  
Residing at: Sandy, UT  
My Commission Expires: 10-1-2012

STATE OF UTAH        )  
Salt Lake            ) ss  
SUMMIT COUNTY        )

The foregoing instrument was acknowledged before me this 21 day of April 2011, by LAUREL MILLER, TRUSTEE.

*Ronald Rasmussen*  
NOTARY PUBLIC  
Residing at: Sandy, UT  
My Commission Expires: 10-1-2012



**EXHIBIT A**

Description of the parent parcel (Summit County Tax ID No. ELKHRN-2) for  
as follows:

ELKHORN RANCH SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON  
THE SUMMIT COUNTY RECORDERS OFFICE

4 AC

**WAIVER OF REQUIREMENTS UNDER TITLE 11,  
CHAPTER 42, TO DESIGNATE A WEBER RIVER  
VOLUNTARY ASSESSMENT AREA AND LEVY AN ASSESSMENT  
FOR THE PURPOSES OF FLOOD CONTROL IMPROVEMENTS  
PROJECT SITE 9**

We, the undersigned, own property in Summit County, Utah, as described in Exhibit A, attached hereto, the which is subject to flooding from the Weber River. Summit County has proposed the designation of a Weber River Voluntary Assessment Area (the "WRVAA"), which will include our property. This WRVAA is established for the purpose of financing the costs of improvements for flood control that benefit all properties within the Voluntary Assessment Area. The financing shall be funded through a twenty (20) year Assessment Levy. We unanimously agree and consent to waive all procedural requirements for the designation of a WRVAA and the levying of an assessment on our property for the purpose of flood control. We further agree and consent to waive any and all contest and protest periods, and any requirements requiring contiguous or adjacent properties, under statute in order to accomplish the above flood control improvements. This waiver is intended to fully comply with UCA §11-42-104. We each have been advised to seek legal counsel prior to signing this document.

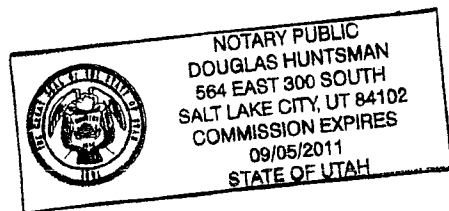
Dated: 4/15/2011

SIGNED:

\_\_\_\_\_  
WOODS CORPORATION  
By: Gary R. Felker  
Its: President

STATE OF UTAH     )  
                                  ) ss  
SUMMIT COUNTY    )

SUBSCRIBED AND SWORN to before me by Gary R. Felker who acknowledged under oath, to my satisfaction, that he/she is the President of WOODS CORPORATION, the corporation named in this deed and that this deed was signed and delivered by the corporation as duly authorized by a proper resolution of its Board of Directors.



Douglas Huntsman  
NOTARY PUBLIC  
Residing at: Salt Lake City, UT  
My Commission Expires: 9/5/11

**EXHIBIT A**

Description of the parent parcel (Summit County Tax ID No. OT-WA) for Project  
as follows:

1. B2 CH S OF NW COR NE1/4 SEC 29T1SR6E SLM TH S 765 FT; E 900 FT; N 765  
FT; W 900 FT TO BEG

2. 15.8 AC

3. 1/4 W 10 FT WIDS LESS 2.244 AC



**WAIVER OF REQUIREMENTS UNDER TITLE 11,  
CHAPTER 42, TO DESIGNATE A WEBER RIVER  
VOLUNTARY ASSESSMENT AREA AND LEVY AN ASSESSMENT  
FOR THE PURPOSES OF FLOOD CONTROL IMPROVEMENTS  
PROJECT SITE 16-A**

We, the undersigned, own property in Summit County, Utah, as described in Exhibit A, attached hereto, the which is subject to flooding from the Weber River. Summit County has proposed the designation of a Weber River Voluntary Assessment Area (the "WRVAA"), which will include our property. This WRVAA is established for the purpose of financing the costs of improvements for flood control that benefit all properties within the Voluntary Assessment Area. The financing shall be funded through a twenty (20) year Assessment Levy. We unanimously agree and consent to waive all procedural requirements for the designation of a WRVAA and the levying of an assessment on our property for the purpose of flood control. We further agree and consent to waive any and all contest and protest periods, and any requirements requiring contiguous or adjacent properties, under statute in order to accomplish the above flood control improvements. This waiver is intended to fully comply with UCA §11-42-104. We each have been advised to seek legal counsel prior to signing this document.

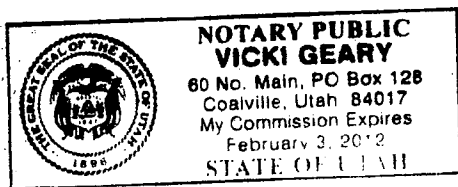
Dated: 11/3/11

SIGNED:

Annie B Pieper  
ANNIE B PIEPER

STATE OF UTAH     )  
                                  ) ss  
SUMMIT COUNTY    )

The foregoing instrument was acknowledged before me this 3 day of Nov, 2011, by ANNIE B PIEPER.



Vicki Geary  
NOTARY PUBLIC  
Residing at: Summit  
My Commission Expires: 2/3/2012

**EXHIBIT A**

al description of the parent parcel (Summit County Tax ID No. WW-C-43) for  
-A is as follows:

BEAT C WEBER WILD ESTATES SUBDIVISION

47 AC

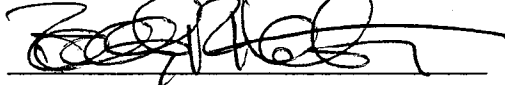
**WAIVER OF REQUIREMENTS UNDER TITLE 11,  
CHAPTER 42, TO DESIGNATE A WEBER RIVER  
VOLUNTARY ASSESSMENT AREA AND LEVY AN ASSESSMENT  
FOR THE PURPOSES OF FLOOD CONTROL IMPROVEMENTS  
PROJECT SITE 18 - SWIFT CREEK RANCH**

We, the undersigned, own property in Summit County, Utah, as described in Exhibit A, attached hereto, the which is subject to flooding from the Weber River. Summit County has proposed the designation of a Weber River Voluntary Assessment Area (the "WRVAA"), which will include our property. This WRVAA is established for the purpose of financing the costs of improvements for flood control that benefit all properties within the Voluntary Assessment Area. The financing shall be funded through a twenty (20) year Assessment Levy. We unanimously agree and consent to waive all procedural requirements for the designation of a WRVAA and the levying of an assessment on our property for the purpose of flood control. We further agree and consent to waive any and all contest and protest periods, and any requirements requiring contiguous or adjacent properties, under statute in order to accomplish the above flood control improvements. This waiver is intended to fully comply with UCA §11-42-104. We each have been advised to seek legal counsel prior to signing this document.

Dated: August 9, 2011

SIGNED:

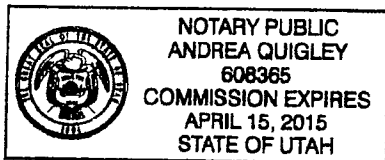
SWIFT CREEK RANCH, LLC



By: Kenneth M. Woolley, by Bradley R Helsten,  
Attorney in Fact.  
Its: Manager


STATE OF UTAH     )  
                                  ) ss.  
COUNTY OF Salt Lake)

SUBSCRIBED AND SWORN to before me by Bradley R. Helsten, attorney in fact for Kenneth M. Woolley who acknowledged under oath, to my satisfaction, that this document was signed and delivered by the corporation as duly authorized by a proper resolution of the Manager.



My Commission Expires:

April 15, 2015

  
Notary Public  
Residing In: Salt Lake City

## EXHIBIT A

Legal description of the parent parcel (Summit County Tax ID No. CD-193) is as

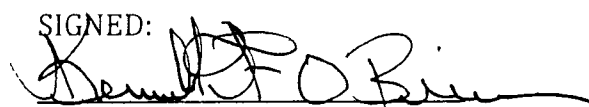
TRACT OF LAND LOCATED IN THE S1/2 OF SEC 12 T1SR6E SLBM & HAVING A  
BEARING TAKEN AS N 00°22'00" W BETWEEN THE SW COR & THE W1/4  
SD SEC 12 AS MONUMENTED BY EXISTING BLM CAPS DESC AS FOLLOWS:  
THE SW COR OF SEC 12 T1SR6E SLBM SD PT BEING AN EXISTING BLM  
& RUN TH N 0°22'00" W 488.68 FT ALONG THE SEC LINE TO A PT ON  
CD-193-E-1; TH N 33°07'52" E 35.26 FT ALONG SD PARCEL; TH N  
° W 44.39 FT ALONG SD PARCEL; TH N 56°36'12" W 13.38 FT ALONG SD  
TO A PT ON THE SEC LINE; TH N 0°22'00" W 203.88 FT ALONG THE SEC  
L TO THE S'LY LINE OF PARCEL CD-193-C; THE NEXT (11) COURSES ARE  
ALONG THE FOLLOWING PARCELS OF LAND: CD-193-C, CD-193-B, CD-193-A  
4-A; TH N 65°28'26" E 91.93 FT; TH N 54°54'50" E 145.44 FT; TH N  
° E 223.05 FT; TH N 33°07'41" E 116.57 FT; TH N 62°41'52" E 259.31 FT;  
° E 23'18" E 250.65 FT; TH N 47°32'57" E 551.85 FT; TH N 12°13'40" E 242.20  
° E 12'45" E 82.77 FT; TH N 37°15'10" E 51.47 FT; TH N 54°00'00" E 22.72  
° E 1°46'16" E 584.52 FT TO & ALONG THE W'LY LINE OF PARCEL CD-192-A;  
° E 1°57'09" E 140.78 FT ALONG SD LINE; TH S 55°41'57" E 66.34 FT ALONG SD  
° TH S 34°27'05" W 144.33 FT; TH S 0°16'28" E 109.38 FT M/L TO AN EXISTING  
MARKING THE NW COR OF THE SE1/4 OF THE SW1/4 OF SD SEC 12; TH N  
° E 1320.07 FT TO A REBAR MARKING THE NE COR OF THE SE1/4 OF THE  
OF SD SEC 12; TH S 89°55'56" E 1316.63 FT TO A REBAR MARKING THE NE  
THE SW1/4 OF THE SE1/4 OF SD SEC 12; TH S 0°01'29" E 1321.19 FT TO  
COR OF THE SW1/4 OF THE SE1/4 OF SD SEC 12; TH N 89°41'56" W  
° FT TO THE S1/4 COR OF SD SEC 12; TH N 89°56'32" W 1317.97 FT TO THE  
OF THE SE1/4 OF THE SW1/4 OF SD SEC 12; TH N 89°56'32" W 1317.98  
THE PT OF BEG

21.48 AC

**WAIVER OF REQUIREMENTS UNDER TITLE 11,  
CHAPTER 42, TO DESIGNATE A WEBER RIVER  
VOLUNTARY ASSESSMENT AREA AND LEVY AN ASSESSMENT  
FOR THE PURPOSES OF FLOOD CONTROL IMPROVEMENTS  
PROJECT SITE 23**

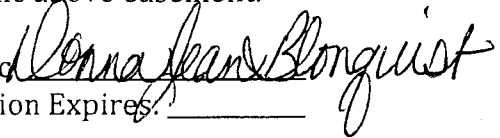
We, the undersigned, own property in Summit County, Utah, as described in Exhibit A, attached hereto, the which is subject to flooding from the Weber River. Summit County has proposed the designation of a Weber River Voluntary Assessment Area (the "WRVAA"), which will include our property. This WRVAA is established for the purpose of financing the costs of improvements for flood control that benefit all properties within the Voluntary Assessment Area. The financing shall be funded through a twenty (20) year Assessment Levy. We unanimously agree and consent to waive all procedural requirements for the designation of a WRVAA and the levying of an assessment on our property for the purpose of flood control. We further agree and consent to waive any and all contest and protest periods, and any requirements requiring contiguous or adjacent properties, under statute in order to accomplish the above flood control improvements. This waiver is intended to fully comply with UCA §11-42-104. We each have been advised to seek legal counsel prior to signing this document.

Dated: Dec 11

SIGNED:  
  
KENNETH F O'BRIEN, TRUSTEE  
KENNETH F O'BRIEN & NADINE R O'BRIEN  
FAMILY TRUST

STATE OF UTAH     )  
                          ) ss.  
COUNTY OF Summit)

SUBSCRIBED AND SWORN to before me by KENNETH F O'BRIEN TRUSTEE of the KENNETH F O'BRIEN & NADINE R O'BRIEN FAMILY TRUST who acknowledged to me that she is the owners of record and that she has executed the above easement.

Notary Public   
My Commission Expires: \_\_\_\_\_  
Residing In: \_\_\_\_\_

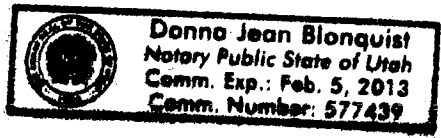


EXHIBIT A

Legal description of the parent parcel (Summit County Tax ID No. NS-110) is as

3.76 CHS W OF SE COR NW1/4 SEC 4 T1NR5E SLBM; TH W 11.35 CHS; N 12\*0' E  
W 70\*30' E 10.8 CHS; S 3\*33' W 7.13CHS TO BEG CONT 9.31 AC (LESS &  
3.76 CHS W OF SE COR NW1/4 SEC 4; ALSO BEG 1155.3 FT; S 8\*10' W 3235 FT; S 26\*58' W OF NE COR  
NW1/4 SEC 4; TH S 8\*10' W 860.64 FT; N81\*10' W 766 FT; N 0\*02' E 841.6 FT; N 77\*07'  
W 11.35 CHS; N 37\*07' E 347.18 FT; N 70\*13' E 166.3 FT; S 16\*33' W 242.8 FT; S 5\*01' W  
W 11.35 CHS; N 89\*0' E 204.9 FT TO BEG CONT 18.9 AC (LESS 8.02 AC HWY I80-4 M7-185);  
3.76 CHS E; 6.55 CHS N 7\*30' W & 0.44 CHS N 88\*15' E OF SW COR NW1/4  
NW1/4 SEC 4; TH N 10\*50' W 7.86 CHS; N 30' W 10.02 CHS; N 88\*30' E 5.875 CHS; N 80\*30' E  
W 11.35 CHS; S 18.55; TH S 88\*15' W 16.60 CHS TO PT OF BEG CONT 30.524 AC; ALSO BEG  
3.76 CHS W OF SE COR NW1/4 SEC 4; TH N 25.58 CHS; N 75\*10' E 8.16 CHS; S'LY UP RIVER  
3.76 CHS W OF SE COR NW1/4 SEC 4; W 2 CHS TO BEG

3.76 AC

**WAIVER OF REQUIREMENTS UNDER TITLE 11,  
CHAPTER 42, TO DESIGNATE A WEBER RIVER  
VOLUNTARY ASSESSMENT AREA AND LEVY AN ASSESSMENT  
FOR THE PURPOSES OF FLOOD CONTROL IMPROVEMENTS  
PROJECT SITE 24**

We, the undersigned, own property in Summit County, Utah, as described in Exhibit A, attached hereto, the which is subject to flooding from the Weber River. Summit County has proposed the designation of a Weber River Voluntary Assessment Area (the "WRVAA"), which will include our property. This WRVAA is established for the purpose of financing the costs of improvements for flood control that benefit all properties within the Voluntary Assessment Area. The financing shall be funded through a twenty (20) year Assessment Levy. We unanimously agree and consent to waive all procedural requirements for the designation of a WRVAA and the levying of an assessment on our property for the purpose of flood control. We further agree and consent to waive any and all contest and protest periods, and any requirements requiring contiguous or adjacent properties, under statute in order to accomplish the above flood control improvements. This waiver is intended to fully comply with UCA §11-42-104. We each have been advised to seek legal counsel prior to signing this document.

Dated: Nov 30, 2011

SIGNED:

Sherrri Christensen  
CASTLE ROCK RANCH, LLC


By: SHERRI B. CHRISTIANSEN  
Its: member & manager

STATE OF UTAH     )  
                          ) ss.  
COUNTY OF        )

SUBSCRIBED AND SWORN to before me by SHERRI B. CHRISTIANSEN who acknowledged under oath, to my satisfaction, that she is the member and manager of CASTLE ROCK RANCH, LLC, the corporation named in this deed and that this deed was signed and delivered by the corporation as duly authorized by a proper resolution of its Board of Directors.

Ashley Rowser  
Notary Public  
Residing In: Summit County

My Commission Expires:  
May 28, 2013

 ASHLEY ROWSER  
Notary Public State of Utah  
My Commission Expires on:  
May 28, 2013  
Comm. Number: 579016

**EXHIBIT A**

Legal description of the parent parcel for which the project benefits (Summit  
No. NS-1220-B) is as follows:

N 89°41' W 2923.648 FT FR THE NE COR OF SEC 32, T4NR4E, SLBM, & RUN TH  
S 158.8 FT ALG THE N LN OF SD SEC32, TO A PT WH IS 100 FT  
PERPENDICULAR FR THE CTR LN OF THE MAIN TRACK OF THE UNION PACIFIC  
ROAD & TH S 51°17'14" E 2251.08 FT; TH N 0°06'22" E 115.65 FT; TH N  
0°03" E 15.37 FT; TH S 51°17' 14" E 1679.27 FT; TO A PT ON THE E SECLN OF  
SEC 22; TH N ALG SD SEC LN 1680.55 FT TO THE S'LY R/W LN OF A COUNTY RD;  
ALG SD COUNTY RD THE FOLLOWING COURSES: (1) N 29°34'17" W 81.99 FT (2)  
S 89°41" W 174.40 FT (3) N 28°10'29" E 38.79 FT (4) N 47°32'43" W 321.87 FT  
S 51°34'26" W 367.133 FT TO THE N SEC LN OF SD SEC 32, TH ALG SD SEC LN S  
158.8 W 2264.216 FT TO THE PTOF BEG

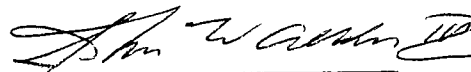
1.05 AC



**WAIVER OF REQUIREMENTS UNDER TITLE 11,  
CHAPTER 42, TO DESIGNATE A CHALK CREEK  
VOLUNTARY ASSESSMENT AREA AND LEVY AN ASSESSMENT  
FOR THE PURPOSES OF FLOOD DAMAGE IMPROVEMENTS  
PROJECT SITE 25**

We, the undersigned, own property in Summit County, Utah, as described in Exhibit A, attached hereto, the which is subject to flooding from Chalk Creek. Summit County has proposed the designation of a Chalk Creek Voluntary Assessment Area (the "CCVAA"), which will include our property. This CCVAA is established for the purpose of financing the costs of improvements for flood control or damage that benefit all properties within the Voluntary Assessment Area. The financing shall be funded through a twenty (20) year Assessment Levy. We unanimously agree and consent to waive all procedural requirements for the designation of a CCVAA and the levying of an assessment on our property for the purpose of flood control or damage. We further agree and consent to waive any and all contest and protest periods, and any requirements requiring contiguous or adjacent properties, under statute in order to accomplish the above flood control improvements. This waiver is intended to fully comply with UCA §11-42-104. We each have been advised to seek legal counsel prior to signing this document.

Dated: 11-18-11



JOHN WILLIAM ADKINS III



MICHELLE S ADKINS

STATE OF UTAH )  
COUNTY OF SUMMIT ) ss.

SUBSCRIBED AND SWORN to before me by JOHN WILLIAM ADKINS III who acknowledged to me that he is an owner of record and that he executed the above easement.

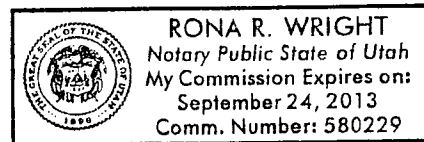


Notary Public

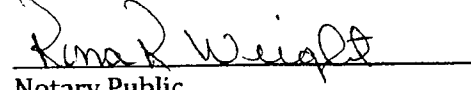
Residing In: SUMMIT COUNTY

My Commission Expires: 9-24-13

STATE OF UTAH )  
COUNTY OF SUMMIT ) ss.



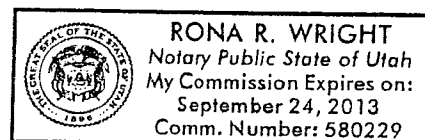
SUBSCRIBED AND SWORN to before me by MICHELLE S ADKINS who acknowledged to me that she is an owner of record and that she executed the above easement.



Notary Public

Residing In: SUMMIT COUNTY

My Commission Expires: 9-24-13



**EXHIBIT A**

Description of the parent parcel (Summit County Tax ID No. NS-692) for Project Site 25

SEC 3 T2NR7E SLM

M58-357.25 AC

LESS MWD 187 59.21 AC & LESS 4.439 AC M58-357-8-9

187 59.21 AC



**EXHIBIT A**

A full description of the parent parcel (Summit County Tax ID No. CT-315-1) is as follows:

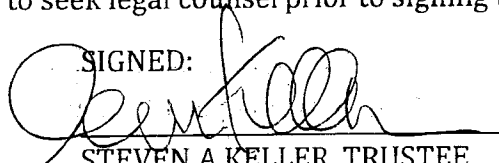
SECTION 9 OF THE SW1/4 OF SEC 9 T2NR5E SLBM BEG AT A PT 1023.9 FT N & 113.0 FT W OF THE S1/4 COR OF SD SEC 9 (THE S1/4 COR IS MARKED BY A LARGE OLD IRON POST); TH THREE (3) COURSES ALONG THE FENCE LINE WHICH MARKS THE N E CORNER OF AN EXISTING RD: S 80\*19.8' W 142.50 FT; S 83\*15.4' W 104.67 FT; S 83\*15.4' W 72.22 FT; TH N 22\* 42.0' W 478.44 FT ALONG AN EXISTING FENCE LINE TO THE S'LY BANK OF CHALK CREEK AT THE WATER LINE; TH SIX (6) COURSES ALONG THE S'LY BANK OF CHALK CREEK; S 79\*47.6' E 25.14 FT; S 79\*47.6' E 35.53 FT; N 76\*29.3' E 33.44 FT; N 67\*29.5' E 68.23 FT; N 56\*10.5' E 139.92 FT TO THE PT OF INT/SEC OF AN EXTENSION OF AN EXISTING FENCE LINE; TH S 24\*32.7' E 412.48 FT ALONG THE SD FENCE LINE; TH S 24\*32.7' W 0.85 FT TO THE COR OF AN OLD POULTRY COOP; TH S 67\*05.6' W 136.31 FT ALONG THE N'LY EDGE OF THE SD COOP (NOTE THE ROOF LINE OVERHANGS THIS LINE 0.5 FT TO THE N); TH S 23\*45.6' E 24.3 FT ALONG THE N'LY EDGE OF THE SD COOP (NOTE: THE ROOF LINE OVERHANGS THIS LINE 0.6 FT TO THE W); TH S 23\*45.6' E 136.31 FT ALONG AN EXISTING FENCE TO THE PT

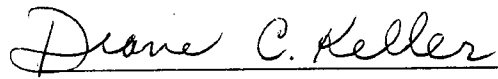
873 AC

**WAIVER OF REQUIREMENTS UNDER TITLE 11,  
CHAPTER 42, TO DESIGNATE A WEBER RIVER  
VOLUNTARY ASSESSMENT AREA AND LEVY AN ASSESSMENT  
FOR THE PURPOSES OF FLOOD CONTROL IMPROVEMENTS  
PROJECT SITE 22  
PARCEL #CD-23-6**

We, the undersigned, own property in Summit County, Utah, as described in Exhibit A, attached hereto. This property has water rights to irrigate from a ditch which is under immanent risk of being damaged by the continued erosion of the river bank of the Weber River. Summit County has proposed the designation of a Weber River Voluntary Assessment Area (the "WRVAA"), which will include our property. This WRVAA is established for the purpose of financing the costs of improvements for flood and erosion control that benefit all properties within the Voluntary Assessment Area. The financing shall be funded through a twenty (20) year Assessment Levy. We unanimously agree and consent to waive all procedural requirements for the designation of a WRVAA and the levying of an assessment on our property for the purpose of flood control. We further agree and consent to waive any and all contest and protest periods, and any requirements requiring contiguous or adjacent properties, under statute in order to accomplish the above flood control improvements. This waiver is intended to fully comply with UCA §11-42-104. We each have been advised to seek legal counsel prior to signing this document.

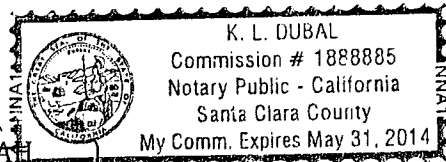
Dated: Sept 30, 2011

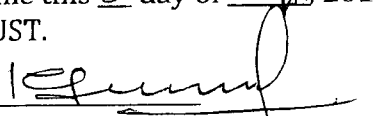
SIGNED:   
STEVEN A KELLER, TRUSTEE  
KELLER FAMILY TRUST

  
DIANE C KELLER, TRUSTEE  
KELLER FAMILY TRUST

CA.  
STATE OF ~~UTAH~~ )  
Santa Clara ) ss  
SUMMIT COUNTY )

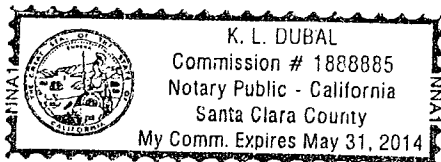
The foregoing instrument was acknowledged before me this 30 day of sept, 2011, by STEVEN A KELLER, TRUSTEE of the KELLER FAMILY TRUST.

  
K. L. DUBAL  
Commission # 1888885  
Notary Public - California  
Santa Clara County  
My Comm. Expires May 31, 2014

  
NOTARY PUBLIC  
Residing at: Mtn. View, CA  
My Commission Expires: 5/31/2014

CA.  
STATE OF ~~UTAH~~ )  
Santa Clara ) ss  
SUMMIT COUNTY )

The foregoing instrument was acknowledged before me this 30 day of sept, 2011, by DIANE C KELLER, TRUSTEE of the KELLER FAMILY TRUST

  
K. L. DUBAL  
Commission # 1888885  
Notary Public - California  
Santa Clara County  
My Comm. Expires May 31, 2014

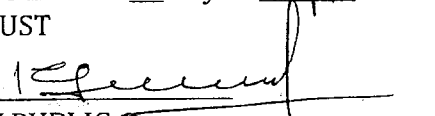
  
NOTARY PUBLIC  
Residing at: Mtn. View, CA  
My Commission Expires: 05/31/2014

EXHIBIT A

portion of the parent parcel (Summit County Tax ID No. CD-23-6) for Project  
shows:

1. W1/4 SEC 14 T1SR5E SLBM DESC AS BEG AT A FENCE INT/SEC WH LIES S  
7 FT & E 590.85 FT FROM THE NW COR OF SD SEC 14; RUN TH N 88\*16'00"  
55 FT; TH S 01\*13'00" E 487.74 FT TO THE N LINE OF ST HWY 196; TH S  
01\*13'00" W ALONG SD ST HWY 1037.69 FT; TH N 10\*00'00" W ALONG A FENCE  
TO PT TO PT OF BEG

2. 0.24 AC(LESS 0.24 AC 1751-1065 CD-23-RD-X)

0.24 AC

**WAIVER OF REQUIREMENTS UNDER TITLE 11,  
CHAPTER 42, TO DESIGNATE A WEBER RIVER  
VOLUNTARY ASSESSMENT AREA AND LEVY AN ASSESSMENT  
FOR THE PURPOSES OF FLOOD CONTROL IMPROVEMENTS  
PROJECT SITE 22  
PARCEL #NS-59-1**

We, the undersigned, own property in Summit County, Utah, as described in Exhibit A, attached hereto. This property has water rights to irrigate from a ditch which is under immanent risk of being damaged by the continued erosion of the river bank of the Weber River. Summit County has proposed the designation of a Weber River Voluntary Assessment Area (the "WRVAA"), which will include our property. This WRVAA is established for the purpose of financing the costs of improvements for flood and erosion control that benefit all properties within the Voluntary Assessment Area. The financing shall be funded through a twenty (20) year Assessment Levy. We unanimously agree and consent to waive all procedural requirements for the designation of a WRVAA and the levying of an assessment on our property for the purpose of flood control. We further agree and consent to waive any and all contest and protest periods, and any requirements requiring contiguous or adjacent properties, under statute in order to accomplish the above flood control improvements. This waiver is intended to fully comply with UCA §11-42-104. We each have been advised to seek legal counsel prior to signing this document.

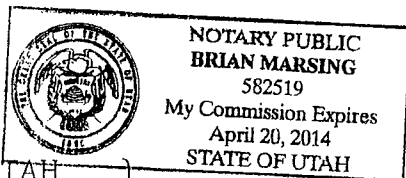
Dated: 9-29-11

SIGNED:

Robert K. Siddoway  
ROBERT K SIDDOWAY, TRUSTEE  
ROBERT K SIDDOWAY FAMILY LIVING TRUST UND ½ INT  
Kayleen S Siddoway  
KAYLEEN S SIDDOWAY, TRUSTEE  
KAYLEEN S SIDDOWAY FAMILY LIVING TRUST UND ½ INT

STATE OF UTAH     )  
                                  ) ss  
SUMMIT COUNTY    )

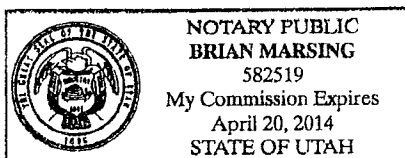
The foregoing instrument was acknowledged before me this 29 day of Sept, 2011, by ROBERT K SIDDOWAY, TRUSTEE of the ROBERT K SIDDOWAY FAMILY LIVING TRUST.



STATE OF UTAH     )  
                                  ) ss  
SUMMIT COUNTY    )

Brian Marsing  
NOTARY PUBLIC  
Residing at: SUMMIT COUNTY  
My Commission Expires: 4-20-14

The foregoing instrument was acknowledged before me this 29 day of Sept, 2011, by KAYLEEN S SIDDOWAY, TRUSTEE of the KAYLEEN S SIDDOWAY FAMILY LIVING TRUST.



Brian Marsing  
NOTARY PUBLIC  
Residing at: SUMMIT COUNTY  
My Commission Expires: 4-20-14

EXHIBIT A

Description of the parent parcel (Summit County Tax ID No. NS-59-1) for Project  
HOWS:

THE E1/4 COR OF SEC 10 T1SR5E SLBM & RUN TH S 0\*05' W ALONG THE  
E 50 FT; TH S 76\*38' W 1289.15 FT TO THE N'LY LINE OF STATE HWY 189;  
ONG SD BOUNDARY OF HWY ON THE ARC OF A CUR TO THE LEFT (R =  
FT BEARING S 45\*37'10" W) 339.30 FT TO THE FENCE COR OF PROPERTY  
BY MT FUEL CO; TH ALONG AFENCE N 34\*34' W 82.72 FT TO A FENCE COR  
MT FUEL CO PROPERTY; TH ALONG AFENCE S 41\*47' W 24.62 TO THE N'LY  
SD HWY; TH ALONG SD N'LY LINE OF HWY OF THE ARC OF A CUR TO THE  
N 2914.93 FT BEARING S 37\*22' W) 554.96 FT TO PT OF TANGENCY; TH N  
0" W 2026.26 FT ALONG SD N'LY LINE OF HWY; TH N 65\*20' E 1333.09 FT  
THE N'LY LINE OF GRANTORS PROPERTY TO A PT WH IS S 0\*10'30" W 58  
ALONG THE 1/4 SEC LINE FROM THE N1/4 COR OF SD SEC 10; TH S 0\*10'30"  
8 FT TO THE 1/16 COR OF SD SEC 10; TH N 89\*59'30" E 84.27 FT  
/16 SEC LINE; TH S 0\*28' W 29.43 FT TO AN EXISTING FENCE COR  
NG WALLACE SMITH PROPERTY; TH S 0\*28' W 41.73 FT TO THE N LINE OF  
TING RD; TH S 47\*30' E 380.54 FT ALONG N LINE OF RD; TH S 43\*19' E  
FT ALONG N LINE OF RD; TH S 40\*03' E 298.07 FT ALONG N LINE OF RD TO  
E COR POST MARKING THE COR OF WALLACE SMITH PROPERTY; TH N  
829.10 FT ALONG AN EXISTING FENCE LINE TO THE 1/16 SEC LINE OF SD  
TH N 89\*59'30" E 1952.96 FT ALONG 1/16 SEC LINE TO THE SEC LINE; TH S  
660 FT ALONG THE SEC LINE TO A PT WH IS N 0\*05' E 660 FT FROM THE  
EG; TH S 82\*45'30" W 1787.42 FT TO AN EXISTING FENCE LINE MARKING  
D N'LY BOUNDARY OF COUNTY RD; TH S 50\*15' E 915.96 FT ALONG OLD  
ARY FENCE OF COUNTY RD; TH N 67\*15' E 390.50 TO THE 1/4 SEC LINE;  
LONG THE 1/4 SEC LINE 707.85 FT TO THE PT OF BEG

0.39 AC M/L

.09 AC 1549-1040 NS-59-1-X)

3 AC M/L



**WAIVER OF REQUIREMENTS UNDER TITLE 11,  
CHAPTER 42, TO DESIGNATE A WEBER RIVER  
VOLUNTARY ASSESSMENT AREA AND LEVY AN ASSESSMENT  
FOR THE PURPOSES OF FLOOD CONTROL IMPROVEMENTS  
PROJECT SITE 22  
PARCEL #CD-22**

We, the undersigned, own property in Summit County, Utah, as described in Exhibit A, attached hereto. This property has water rights to irrigate from a ditch which is under immanent risk of being damaged by the continued erosion of the river bank of the Weber River. Summit County has proposed the designation of a Weber River Voluntary Assessment Area (the "WRVAA"), which will include our property. This WRVAA is established for the purpose of financing the costs of improvements for flood and erosion control that benefit all properties within the Voluntary Assessment Area. The financing shall be funded through a twenty (20) year Assessment Levy. We unanimously agree and consent to waive all procedural requirements for the designation of a WRVAA and the levying of an assessment on our property for the purpose of flood control. We further agree and consent to waive any and all contest and protest periods, and any requirements requiring contiguous or adjacent properties, under statute in order to accomplish the above flood control improvements. This waiver is intended to fully comply with UCA §11-42-104. We each have been advised to seek legal counsel prior to signing this document.

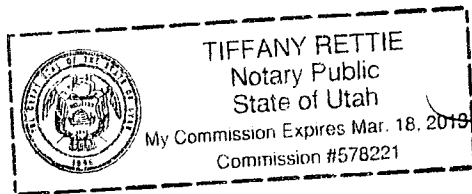
Dated: September 29, 2011

SIGNED:

Kathleen Stone  
Kathleen Stone

STATE OF UTAH     )  
                                  ) ss  
SUMMIT COUNTY    )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of SEPT, 2011, by Kathleen Stone.



Tiffany Rettie  
NOTARY PUBLIC  
Residing at: PARK CITY, UTAH  
My Commission Expires: MAR 18, 2013

EXHIBIT A

portion of the parent parcel (Summit County Tax ID No. CD-22) for Project  
L.O.W.S:

NW COR SEC 14, T1SR5E, SLBM, TH S29.132 CH; S 88\*25' E 40.016 CH; S  
N 88\*25' W 40.016 CH; N 8.92 CH TO BEG

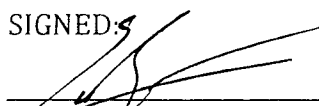
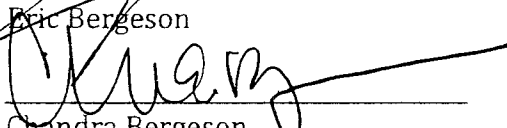
1. 5.6 AC (LESS 1.15 AC KWD-94 CD-22-X)

2. 4.5 AC

**WAIVER OF REQUIREMENTS UNDER TITLE 11,  
CHAPTER 42, TO DESIGNATE A WEBER RIVER  
VOLUNTARY ASSESSMENT AREA AND LEVY AN ASSESSMENT  
FOR THE PURPOSES OF FLOOD CONTROL IMPROVEMENTS  
PROJECT SITE 22  
PARCEL #HROCK-2**

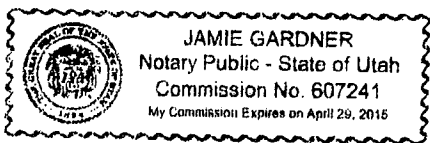
We, the undersigned, own property in Summit County, Utah, as described in Exhibit A, attached hereto. This property has water rights to irrigate from a ditch which is under immanent risk of being damaged by the continued erosion of the river bank of the Weber River. Summit County has proposed the designation of a Weber River Voluntary Assessment Area (the "WRVAA"), which will include our property. This WRVAA is established for the purpose of financing the costs of improvements for flood and erosion control that benefit all properties within the Voluntary Assessment Area. The financing shall be funded through a twenty (20) year Assessment Levy. We unanimously agree and consent to waive all procedural requirements for the designation of a WRVAA and the levying of an assessment on our property for the purpose of flood control. We further agree and consent to waive any and all contest and protest periods, and any requirements requiring contiguous or adjacent properties, under statute in order to accomplish the above flood control improvements. This waiver is intended to fully comply with UCA §11-42-104. We each have been advised to seek legal counsel prior to signing this document.


Dated: 9/30/11

SIGNED:   
\_\_\_\_\_  
Eric Bergeson  
  
\_\_\_\_\_  
Chandra Bergeson

STATE OF UTAH     )  
                          ) ss  
SUMMIT COUNTY    )

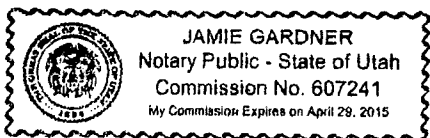
The foregoing instrument was acknowledged before me this 30<sup>TH</sup> day of September 2011, by Eric Bergeson.




  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: Wasatch Advisors  
My Commission Expires: April 29, 2015

STATE OF UTAH     )  
                          ) ss  
SUMMIT COUNTY    )

The foregoing instrument was acknowledged before me this 30<sup>TH</sup> day of September 2011, by Chandra Bergeson.



  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: Wasatch Advisors  
My Commission Expires: April 29, 2015

**EXHIBIT A**

Description of the parent parcel (Summit County Tax ID No. HROCK-2) for Project  
shows:

HANGING ROCK SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE  
SUMMIT COUNTY RECORDERS OFFICE CONT 3.62 AC

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF SUMMIT COUNTY, UTAH, CONFIRMING THE ASSESSMENT LIST AND LEVYING AN ASSESSMENT AGAINST CERTAIN PROPERTIES IN SUMMIT COUNTY, UTAH, WEBER RIVER VOLUNTARY ASSESSMENT AREA (THE "ASSESSMENT AREA") FOR THE PURPOSE OF FINANCING THE COST OF CERTAIN FLOOD CONTROL IMPROVEMENTS TO THE WEBER RIVER (THE "IMPROVEMENTS"); PROVIDING FOR CERTAIN REMEDIES UPON DEFAULT IN THE PAYMENT OF ASSESSMENTS; ESTABLISHING THE EFFECTIVE DATE OF THIS ORDINANCE; AND RELATED MATTERS

**WHEREAS**, the Summit County Council pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the "Act"), and pursuant to Ordinance \_\_\_\_ adopted on \_\_\_\_\_, created and designated the Assessment Area after having complied with all requirements of the Act; and,

**WHEREAS**, all property owners within the Assessment Area have filed waivers with the County in accordance with UCA §11-42-104 as to the procedures for the levying of Assessments; and,

**WHEREAS**, the Summit County Council has now determined the acquisition cost of the Improvements and desires to assess certain properties benefited within the Assessment Area and has prepared a proposed Assessment List for the assessments to be levied to finance the acquisition costs of the Improvements; and,

**WHEREAS**, the Summit County Council finds that the Improvements have a reasonable useful life of at least twenty years; and,

**WHEREAS**, the Summit County Council now desires to confirm the Assessment List and to levy assessments in accordance with this assessment ordinance;

**NOW THEREFORE**, the Summit County Council hereby ordains:

**SECTION 1. Determination of Costs of Improvements.** The acquisition cost of the Improvements described herein within the Assessment Area have been determined and the Summit County Council has determined that the total acquisition cost of Improvements within the Assessment Area, including overhead costs is \$3,399,982, that the properties benefited within the Assessment Area will be assessed an Assessment in an aggregate principal amount of \$80,008.

**SECTION 2. Approval of Assessment List; Findings.**

- A. The Summit County Council hereby accepts and adopts the assessment roll for the Assessment Area, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference (the "Assessment List").

B. The Summit County Council has determined that the Assessment List is just and equitable; that each piece of property to be assessed within the Assessment Area will be benefited in an amount not less than the Assessment to be levied against said property; and that no piece of property listed in the Assessment List will bear more than its proportionate share of the costs of improvements.

**SECTION 3. Levy of Assessments.** The Summit County Council does hereby levy an Assessment against the real properties identified in the Assessment List. Said Assessments levied upon each parcel of property therein described shall be in the amount set forth in the Assessment List. The Assessments are levied upon the parcels of land in the Assessment Area in accordance with the benefit received from the Improvements.

**SECTION 4. Amount of Total Assessments.** The Assessments to be assessed against property affected or benefited by the Improvements in the Assessment Area do not exceed in the aggregate the sum of : (a) the acquisition price of Improvements; (b) the reasonable cost of utility services, maintenance, operation, labor, materials, or equipment supplied by the County, if any; (c) the property price or estimated property price; and (d) overhead costs not to exceed fifteen percent (15%) of the sum of (a) and (b).

**SECTION 5. Method and Rate.** Benefited properties will be assessed per recorded Parcel. The costs used to calculate the Assessment List are as follows:

<u>Project Site</u>	<u>Site Improvement Cost</u>	<u>Assessment Amount</u>	<u>Method of Assessment</u>
Site 7a-Smart (54%)	\$ 56,575	\$ 3,441	Per Parcel
Site 7b-Miller (46%)	\$ 48,194	\$ 2,932	Per Parcel
Site 9-Woodscorp	\$260,684	\$19,821	Per Parcel
Site 16a - Piper	\$ 17,536	\$ 2,947	Per Parcel
Site 23 - O'Brian	\$ 51,296	\$ 526	Per Parcel
Site 24 - Christiansen	\$120,630	\$23,615	Per Parcel
Site 25 - Adkins	\$139,524	\$ 6,749	Per Parcel
Site 36 - Vernon	\$ 25,037	\$ 4,744	Per Parcel
Site 18-Swift Creek	\$240,447	\$12,668	Per Parcel
Site 22-Fort Creek, Steven & Diane Keller	\$ 96,102	\$ 374	Per Parcel
Site 22-Fort Creek, Robert & Kayleen Siddoway	\$ 96,102	\$ 695	Per Parcel
Site 22-Fort Creek, Kathleen Stone	\$ 96,102	\$ 855	Per Parcel
Site 22-Fort Creek, Chandra Bergeson	\$ 96,102	\$ 641	Per Parcel

**SECTION 6. Payment of Assessments.**

A. The whole or any part of the Assessments for the Assessment Area may be paid without interest within twenty-five (25) days after this Ordinance becomes effective. Any part of the Assessment not paid within such twenty-five (25) day period shall be payable over a period of twenty (20) years from the effective date of this Ordinance in twenty (20) substantially equal annual principal installments, plus interest accruing thereon. Interest on the unpaid balance of the Assessment shall accrue at the rate of the Federal Funds Target Rate (as established by the FOMC on January 1 of each tax year) + 2%, capped at 6% which includes administration costs of

the Assessment Area. The first Assessment installment payment date shall be on or about, November 30, 2012 and on each anniversary date of the first Assessment installment payment date thereafter until paid in full. Interest shall accrue from the effective date of this Ordinance. Each Assessment installment shall include one year's interest on the unpaid Assessment amount.

- B. After the above-referenced twenty-five (25) day period, all unpaid installments of an Assessment levied against any piece of property may be paid prior to the dates on which they become due, but any such prepayment must include an additional amount equal to the interest which would accrue on the Assessment to the next succeeding date.

**SECTION 7.           Default in Payment.**

- A. If a default occurs in the payment of any Assessment when due, the County Treasurer, on behalf of the County, may declare the unpaid amount to be immediately due and payable and subject to collection as provided herein. In addition, the County Treasurer, on behalf of the County, may accelerate payment of the total unpaid balance of the Assessment and declare the whole of the unpaid principal and interest then due to be immediately due and payable. Interest shall accrue and be paid on all amounts declared to be delinquent or accelerated and immediately due and payable at the same rate or rates of interest as are applied to delinquent real property taxes for the year in which the Assessment payment becomes delinquent (the "Delinquent Rate"). In addition to interest charges at the Delinquent Rate, costs of collection, as approved by the County Treasurer on behalf of the County, including, without limitation, attorney's fees, trustee's fees, and court costs, incurred by the County or required by law shall be charged and paid on all amounts declared to be delinquent or accelerated and immediately due and payable.
- B. Upon any default, the County Treasurer shall give notice in writing of the default to the owner of the property in default, as shown by the last available equalized Assessment List of the County. Notice shall be effective upon deposit of the notice in the U.S. Mail, postage prepaid, and addressed to the owner as shown on the last equalized Assessment Rolls of Summit County. The notice shall provide for a period of fifteen (15) days in which the owner shall pay the installments then due and owing, after which the County Treasurer, on behalf of the County, shall immediately initiate a sale of the property as provided in Title 59, Chapter 3, Part 13, Utah Code Annotated 1953, as amended, or sale the property pursuant to UCA §11-42-502(1)(C) and related pertinent provision of the Act, in the manner provided for actions to foreclose trust deeds. The County hereby designates a trustee to carry out such foreclosure, and said trustee shall be deemed to have a power of sale and other rights, powers, and authority necessary to legally and lawfully foreclose the lien for delinquent assessments. If for any reasons the trustee cannot perform the powers and responsibilities here provided, it may appoint, with the consent of the County, a qualified trustee to serve as trustee. If at the sale no person or entity shall bid and pay the County the amount due on the assessment plus interest and costs, the property shall be deemed sold to the County for these amounts. The County shall be permitted to bid at the sale. So long as the County retains ownership of the property, it shall pay all delinquent assessment installments and all assessment installments that become due, including the interest on them.

- C. The remedies provided herein for the collection of Assessments and the enforcement of liens shall be deemed and construed to be cumulative and the use of any one method or means or remedy of collection or enforcement available at law or in equity shall not deprive the County or the trustee on behalf of the County, of the use of any other method or means. The amounts of accrued interest and all costs of collection, trustee's fees, attorney's fees, and costs, shall be added to the amount of the Assessment up to, and including, the date of foreclosure sale.

**SECTION 8. Remedy of Default.** If prior to the final date payment may be legally made under a final sale or foreclosure of property to collect delinquent assessments, or prior to the end of the three month reinstatement period provided by UCA §57-1-31 in the event the collection is enforced through the method of foreclosing trust deeds, the property owner pays the full amount of all unpaid installments of principal and interest which are past due and delinquent with interest on such installments at the rate or rates set forth in Section 7 herein to the payment date, plus all trustee's fees, attorneys' fees, and other costs of collection, the Assessment of said owner shall be restored and the default removed, and thereafter the owner shall have the right to make the payments in installments as if the default had not occurred. Any payment made to cure a default shall be applied first, to the payment of attorney's fees and other costs incurred as a result of such default; second, to interest charged on past due installments, as set forth above; third, to the interest portion of all past due assessments; and last, to the payment of outstanding principal.

**SECTION 9. Lien of Assessment.** An Assessment or any part of installment of it, any interest accruing and the penalties, trustee's fees, attorneys' fees, and other costs of collection shall constitute a lien against the property upon which the Assessment is levied on the effective date of this Ordinance. Said lien shall be superior to the lien of any trust deed, mortgage, mechanic's, or materialman's lien, or other encumbrance and shall be equal to and on a parity with the lien for general property taxes. The lien shall continue until the Assessment and any interest, penalties, and costs on it are paid, notwithstanding any sale of the property for or on account of a delinquent general property tax, special tax, or other assessment or the issuance of tax deed, an assignment of interest by the governing entity or a sheriff's certificate of sale or deed.

**SECTION 10. Contestability.**

- A. No Assessment shall be declared invalid or set aside in whole or in part in consequence of any error or irregularity which does not go to the equity or justice of the assessment or proceeding. Any party who has not waived his objections to the same as provided by statute may commence a civil action in the Assessment Area court with jurisdiction in Summit County against Summit County to enjoin the levy or collection of the assessment or to set aside and declare unlawful this Ordinance.
- B. Such action must be commenced and summons must be served on the County not later than thirty (30) days after the effective date of this Ordinance. This action shall be the exclusive remedy of any aggrieved party. No court shall entertain any complaint which the party was authorized to make by statute but did not timely make or any complaint that does not go to the equity or justice of the Assessment or proceeding.



**SECTION 11. Notice to Property Owners.** Within twenty-six (26) to thirty (30) days following the effective date herein, the County Treasurer is hereby authorized and directed to give Notice of Assessment by mail to the property owners in the Assessment Area and to record said Notice in the Office of the County Recorder. Said notice shall, among other things, state the amount of the Assessment and the terms of payment. A copy of the form of notice of assessment is available for examination upon request at the office of the County Treasurer.

**SECTION 12. All Necessary Action Approved.** The officials of the County are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance.

**SECTION 13. Repeal of Conflicting Provisions.** All ordinances or parts thereof in conflict with this Ordinance are hereby repealed.

**SECTION 14. Publication of Ordinances.** Immediately after its adoption, this Ordinance shall be signed by the Chair of the County Council and shall be recorded in the Office of the County Clerk. This Ordinance shall be published in a newspaper of general circulation within Summit County, and shall take effect immediately upon its passage and approval and publication as required by law.

**PASSED AND ADOPTED, AND ORDERED PUBLISHED** by the Summit County Council, Summit County, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ATTEST:

Summit County Council

\_\_\_\_\_  
Kent Jones  
Summit County Clerk

\_\_\_\_\_  
David Ure, Chair

\_\_\_\_\_  
Approved as to Form  
David L. Thomas  
Chief Civil Deputy

VOTING OF COUNTY COUNCIL:

Councilmember Elliott \_\_\_\_\_  
Councilmember Robinson \_\_\_\_\_  
Councilmember Ure \_\_\_\_\_  
Councilmember Hanrahan \_\_\_\_\_  
Councilmember McMullin \_\_\_\_\_

**Exhibit A**

Project Site	SUMMIT COUNTY PARCEL NUMBER	Assessment Amount
Site 7a-Smart (54%)	ELKHRN-1	\$ 3,441
Site 7b-Miller (46%)	ELKHRN-2	\$ 2,932
Site 9-Woodscorp	OT-WA	\$ 19,821
Site 16a - Piper	WW-C-43	\$ 2,947
Site 23 - O'Brian	NS-110	\$ 526
Site 24 - Christiansen	NS-1220-B	\$ 23,615
Site 25 - Adkins	NS-692	\$ 6,749
Site 36 - Vernon	CT-315-1	\$ 4,744
Site 18-Swift Creek	CD-193	\$ 12,668
Site 22-Fort Creek, Steven & Diane Keller	CD-26-6	\$ 374
Site 22-Fort Creek, Robert & Kayleen Siddoway	NS-59-1	\$ 695
Site 22-Fort Creek, Kathleen Stone	CD-22	\$ 855
Site 22-Fort Creek, Chandra Bergeson	HROCK-2	\$ 641
Total Assessment		\$ 80,008



## STAFF REPORT

**To:** Summit County Council  
**Report Date:** July 16, 2012  
**Meeting Date:** July 25, 2012  
**From:** Jennifer Strader, County Planner  
**Project Name & Type:** Proposed Development Code Amendments Regarding Signs  
**Type of Item:** Discussion / Possible Decision

---

### Executive Summary

The Summit County Council (SCC) conducted a public hearing on June 20, 2012 to receive public comment regarding proposed amendments to Section 10-8-2 of the Snyderville Basin Development Code (Code) regarding signs. It was the decision of the SCC to close the public hearing and request that Staff provide further information, including pictures of existing signs for the purpose of understanding differences in sign sizes and a chart that provides a side by side comparison of Park City's sign Code, the existing Snyderville Basin sign Code, the language recommended by the Snyderville Basin Planning Commission, and the proposed sign Code being presented to the SCC. Attached as Exhibits A through C is the side by side comparison chart, Park City's Sign Code, and Staff's proposed language.

The SCC also requested that Staff consider providing further options for consideration based on public comment. Based on the Snyderville Basin Planning Commission (SBPC) recommendation, meetings with community representatives, numerous Staff meetings and discussions, and hours of research, Staff feels strongly that the proposed language is balanced and consistent with the goals of maintaining content neutrality while providing businesses more flexibility and equality, as well as ensuring that the Purpose Statement of the Sign Code is maintained, which states:

*"Purpose: The purpose of this Section is to promote and protect the public health, safety and welfare of the general public by implementing outdoor advertising regulations to protect property values, create an attractive economic and business climate and enhance the aesthetic appearance of the community, and ensure that the constitutionally guaranteed right of free expression is protected. It is further intended to reduce signs or advertising distractions and obstructions that may contribute to clutter or traffic accidents".*

Additionally, the SBPC suggested a condition that requires the review of the language one (1) year from the date of approval. Staff is of the opinion that if it is determined through the one (1) year review process that additional flexibility is warranted, it would be more palatable and make sense at that time to consider increases to sign sizes and numbers, rather than decreases in sign sizes and numbers

## Background

The following public meetings have been held regarding the Sign Code amendments.

### SBPC Meetings

#### *Work Sessions:*

- \* February 22, 2011
- \* March 8, 2011
- \* April 12, 2011
- \* September 27, 2011

#### *Public Hearings:*

- \* October 25, 2011
- \* November 15, 2011

#### *Recommendation to the Council:*

- \* December 20, 2011

### SCC Meetings

#### *Work Session:*

- \* February 1, 2012

#### *Public Hearings:*

- \* March 7, 2012
- \* April 18, 2012 (at this meeting, the Council directed the business owners and/or representatives to submit proposed language to Staff that addressed their concerns. There were 2 representatives of that group that Staff met with before the June 20<sup>th</sup> meeting).
- \* June 20, 2012 (public hearing closed)

## Identification and Analysis of Issues

Although Staff has not proposed amendments to the language presented at the June 20<sup>th</sup> meeting; Staff has addressed public and SCC comments/concerns below:

### *Wall Signs*

The existing Code allows one square foot of sign area for each 4 lineal feet of building facade frontage, up to a maximum of thirty (30) square feet. In the case of multiple users, the square footage is required to be split between them.

Staff's proposed language, in conjunction with the community representatives requested language, is that a wall sign cannot exceed 1 square foot of sign area, for each 2 lineal feet of building facade frontage, up to a maximum of 60 square feet (*a 100% increase from the existing Code*). In cases where a building contains a facade that exceeds 250 lineal feet, the sign can be up to 75 square feet (*a 150% increase from the existing Code*). A secondary wall sign is allowed that can be half the size of the primary wall sign and placed on a facade that doesn't contain the primary wall sign. Staff also included a minimum sign size of 10 square feet, which is not in the existing Code.

The concerns raised at the public hearing focused mainly on how frontage is defined and where the wall signs can be placed. The square footage of a wall sign is determined based on the *building facade frontage*, which is the facade of the building that contains the primary access to the use. In the case of multiple users in one building, the frontage includes the length of the individual suite that is exposed to the exterior of the building.

Public comment indicated that a better way to measure frontage is simply by measuring the area of property that fronts a street, rather than the building area where the primary access to the use is located. Staff's research indicates that jurisdictions use both approaches and one is not more widely used than the other.

Public comment suggested that if building facade frontage is used to calculate the allowable wall sign size, developers may try to circumvent this by placing doors on all

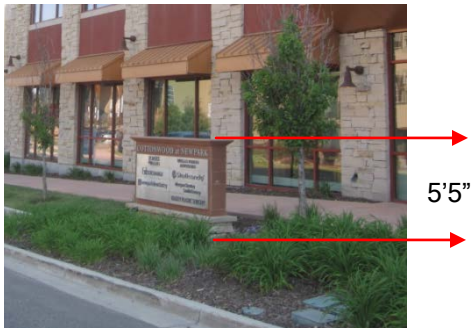
four sides of a building, calling each of them the primary access, resulting in an allowance of more signs. If those accesses are truly the primary accesses to each of the uses, then wall signs would be allowed according to the criteria found in the Code. If Staff had a question as to what is being called the primary access and feels that a developer is trying to circumvent the process, the Community Development Director has the discretion to make an interpretation on a case by case basis.

In the case of multiple users in one building where there are interior uses that don't contain an area exposed to the exterior of the building for the purposes of calculating building facade frontage, they may have a 10 square foot sign. An example of this is Fresh Market in Quarry Village. Fresh Market is the primary tenant, but it also contains a bank and Starbucks. Fresh Market is eligible for a wall sign based on the length of their building facade frontage, but because the bank and Starbucks don't have exterior exposure, they are eligible for a ten square foot sign.

### Monument Signs

Public comment suggested that existing monument signs are approximately eight feet (8') in height (specifically the Richins Building sign), and the current and proposed Code restricts the height to six feet (6'). The public and some members of the SCC thought that eight (8') didn't seem unreasonable if that's what the existing signs are. Staff measured many of the existing monument signs and found the following (*measurements are approximate*). Staff does not support an increase in height from six feet (6').





***Project Signs and Suspended Signs***

Projecting signs and suspended signs are currently limited to six (6) square feet, but the proposed language increases the allowable square footage to eight (8) square feet. The community representatives that met with Staff requested that these signs be allowed up to a maximum of twelve (12) square feet, based on the size of signs that currently exist. Staff's research found the following. Staff does not support an increase in size from eight (8) square feet.

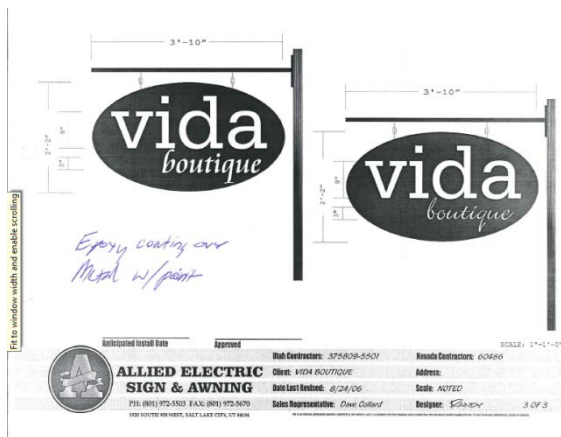




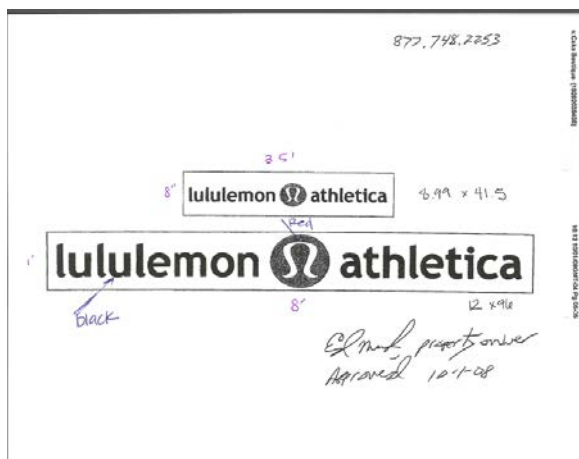
ELEVATION @ SCALG FROES COVER  
SIGN SIZE @ 36" x 36"



Approved Size = 9 sq. ft.



Approved Size = ~7 sq. ft.



Approved Size = 8 sq. ft.

### *Flags*

Councilor Hanrahan requested that Staff review the flag provisions. The proposed language states that three (3) flagpoles are allowed, but each flag cannot exceed twenty-four (24) square feet and the flagpole can't exceed twenty-eight feet (28') in height. In an effort to be content neutral, the Code can't restrict what can and can't be stated on the flags. Staff did clarify the language to state that in the case of a multiple use development, the entire development is only allowed three (3) flagpoles, rather than three (3) flagpoles for each individual user.

### **Recommendation**

Staff recommends that the SCC discuss the information provided in this report and attached exhibits and vote to approve the amendments to Section 10-8-2 of the Code, as written, based upon the following findings and with the following condition, through the adoption of an Ordinance.

### **FINDINGS**

1. The amendments are consistent with the goals, objectives, and policies of the General Plan.
2. The amendments do not permit the use of land that is not consistent with the uses or properties nearby.
3. The amendments will not permit suitability of the properties affected by the proposed amendments for uses to which they have been restricted.
4. The amendments will not permit the removal of existing restrictions which will unduly affect nearby property.
5. The amendments will not grant special favors or circumstances solely for one property owner or developer.
6. The amendments will promote the public health, safety, and welfare better than the existing regulations for which the amendments are intended to change.

### **CONDITION**

1. The SBPC shall review Section 10-8-2: Sign Regulation, one (1) year from the date of the adoption of the Ordinance that amends the Sign Code. The purpose of the review is for Staff to provide an update as to what elements of the Sign Code appear to be working in the best interest of the community and what elements of the Sign Code appear to warrant further consideration for future amendments.

### **EXHIBITS**

- Exhibit A: Sign Language Comparison Chart
- Exhibit B: Park City's Sign Code
- Exhibit C: Staff's Proposed Language
- Exhibit D: Ordinance Amending Code



TYPES OF SIGNS	PARK CITY SIGN CODE		EXISTING SIGN CODE		LANGUAGE RECOMMENDED BY SBPC		PROPOSED SIGN CODE (includes changes requested by community reps)		PERCENTAGE INCREASE (existing Code to proposed Code)
	NUMBER	SIZE	NUMBER	SIZE	NUMBER	SIZE	NUMBER	SIZE	
Freestanding (Monument)	<100,000 sq ft of building space: 1 sign  More than 1 entrance and frontage on more than 1 street: 1 directional sign  >100,000 sq ft of building space: 1 additional sign per 100,000 sq ft of building area, up to a max of 5 signs	20 sq ft  Combined sq ft may not exceed the max allowed	1 (allowed only if the frontage of the project is greater than 100' or the use does not contain a structure for a wall sign)	27 sq ft	Single Use Development: 1  Multi-Use Development: 1	Single Use: 30 sq ft  Multi-use: 45 sq ft	1 sign for each separate vehicular access to the use, up to a maximum of 2 signs	Single Use: 30 sq ft  Multi-Use: 45 sq ft	1 sign to 2 signs = <b>100%</b>  27 sq ft to 30 sq ft = <b>11%</b>  27 sq ft to 45 sq ft = <b>66%</b>
Primary Wall ***	Per building facade	Up to 36 sq ft (CDD may grant additional area, provided that the area does not exceed 5% of the building face where the sign is attached if certain criteria are met)	1 per building frontage	1:4, up to 30 sq ft (multiple users have to share the sq ft)	1 per non-residential use	1:3, up to 40 sq ft  Minimum: 10 sq ft	1 per non-residential use	1:2, up to 60 sq ft  Minimum: 10 sq ft  If a building contains a facade that exceeds 250 lineal feet, the sign can be up to 75 sq ft	30 sq ft to 60 sq ft = <b>100%</b>  30 sq ft to 75 sq ft = <b>150%</b>
Secondary Wall **					1 per non-residential use	½ the size of the primary wall sign	1 per non-residential use	½ the size of the primary wall sign	
Projecting ***	Total sq ft cannot exceed max allowed	12 sq ft	1 per building frontage	6 sq ft	1 per non-residential use	6 sq ft	1 per non-residential use	8 sq ft (12 sq ft is requested by the community reps)	6 sq ft to 8 sq ft = <b>33%</b>  6 sq ft to 12 sq ft = <b>100%</b>
Suspended ***	Total sq ft cannot exceed max allowed	12 sq ft	1 per building frontage	Not specified	1 per non-residential use	6 sq ft	1 per non-residential use	8 sq ft (12 sq ft is requested by the community reps)	6 sq ft to 8 sq ft = <b>33%</b>  6 sq ft to 12 sq ft = <b>100%</b>
Awning ***	Not specified	Maximum of 20% of the canvas area on each face of an awning	1 per building frontage	Lettering shall not exceed 7' in length and 7" in height	1 per non-residential use	Lettering shall not exceed 7' in length and 7" in height	1 per non-residential use	No restriction on length of lettering; height cannot exceed 9"	7" letters to 9" letters = <b>28%</b>
Banners on Light Poles	Main Street: 63 Kearns Blvd: 18 Park Ave: 30 Empire Ave: 30	29" x 72" 26" x 96" 26" x 96" 24" x 36"  Cannot be displayed longer than 3 weeks					Banners cannot be located on more than 50% of the total number of light poles within a development	8 sq ft	

**\*Only one of these signs types is allowed in the current Code**

**\*3 out of the 5 types of signs would be allowed in the proposed Code**

EXHIBIT A

TYPES OF SIGNS	PARK CITY SIGN CODE		EXISTING SIGN CODE		LANGUAGE RECOMMENDED BY SBPC		PROPOSED SIGN CODE (includes language requested by community reps)		PERCENTAGE INCREASE (existing Code to potential Code)
	NUMBER	SIZE	NUMBER	SIZE	NUMBER	SIZE	NUMBER	SIZE	
Temporary Signs	<b>Business Name Change:</b> Same number as approved for the bldg. facade  <b>Special Purpose Signs</b> (to benefit civic, charitable, non-profits)  <b>1 portable sign</b> (for businesses located in a private plaza)	Same amount of area as approved for the bldg. facade  3 sq ft, 6' high  12 sq ft	Allowed in conjunction with an approved Temporary Use Permit or Special Event Permit	Freestanding: 20 sq ft, 5' high  Banners: 50 sq ft	1 per non-residential use	20 sq ft, 6' high  7 days, 4x per year	1 per non-residential use	20 sq ft, 6' high  10 days, 4x per year	5' to 6' = <b>20%</b>
Construction Site Signs	1 per project	12 sq ft, 6' high	1 per street frontage	20 sq ft, 6' high					
Development Leasing, Sales, Rental Signs	1 per project	24 sq ft, 7' high	1 per street frontage	20 sq ft, 8' high					
Real Estate Signs	1 per parcel	3 sq ft, 6' high	1 per property, except a lot with more than 1 street front exposure may have 1 per street front	20 sq ft  Residential Lots: 10 sq ft					
Open House Off-Premise Signs	5	Not specified	3	Not specified			Not specified, but can be displayed 30 minutes prior to the open house and removed within 30 minutes upon completion		
Rummage or Garage Sale Signs	1 per parcel	3 sq ft, 6' high	Not specified	6 sq ft					
Campaign Signs	Not specified	3 sq ft, 4' high	Not specified	3 sq ft, 4' high					
Residential Signs (intended to replace campaign signs, real estate signs, etc. on residential lots)					Sq ft can be split between 2 or more signs	9 sq ft, 6' high			
Class I Non-Residential Temporary Signs (intended to replace campaign signs, real estate signs, etc. on non-residential lots)					Sq ft can be split between 2 or more signs	6 sq ft, 6' high			
Class II Non-Residential Temporary Signs (intended to allow advertisement of special events, sales, etc. on non-residential lots)					1 per non-residential use	>6 sq ft, but no larger than 20 sq ft  Can be displayed for 2, 30 consecutive day periods			
Class III Non-Residential Temporary Signs (intended to replace construction site signs and development leasing, sales, rental signs)					1 per non-residential use	>6 sq ft, but no larger than 20 sq ft  Can be displayed up to 1 year			

TYPES OF SIGNS	PARK CITY SIGN CODE		EXISTING SIGN CODE		LANGUAGE RECOMMENDED BY SBPC		PROPOSED SIGN CODE (includes language requested by community reps)		PERCENTAGE INCREASE (existing Code to potential Code)
	NUMBER	SIZE	NUMBER	SIZE	NUMBER	SIZE	NUMBER	SIZE	
Non-Commercial Opinion Signs							Sq ft can be split between 2 or more signs	Residential Lots: 9 sq ft, 3' high Non-Residential Lots: 6 sq ft, 3' high	
Property Subject to Development or Construction (added after initial public hearing w/SCC; replaces Class III Temporary Signs)							1 per street frontage	20 sq ft, 6' high  Has to be removed within 1 year after the issuance of the final building permit for the development	
Property subject to Sale, Lease, Rent, or Auction (added after initial public hearing with SCC; replaces Class III Temporary Signs)							1 on-premise "T" shaped post sign -OR- 1 on-premise "Yard" sign -OR- 1 on-premise "Window" sign	9 sq ft, 6' high  9 sq ft, 6' high  9 sq ft	
Construction Site Signs	1 per project	12 sq ft, 6' high	1 per street frontage	20 sq ft, 6' high					
Development Leasing, Sales, Rental Signs	1 per project	24 sq ft, 7' high	1 per street frontage	20 sq ft, 8' high					
Real Estate Signs	1 per parcel	3 sq ft, 6' high	1 per property, except a lot with more than 1 street front exposure may have 1 per street front	20 sq ft Residential Lots: 10 sq ft					
Open House Off-Premise Signs	5	Not specified	3	Not specified			Not specified, but can be displayed 30 minutes prior to the open house and removed within 30 minutes upon completion		
Rummage or Garage Sale Signs	1 per parcel	3 sq ft, 6' high	Not specified	6 sq ft					
Campaign Signs	Not specified	3 sq ft, 4' high	Not specified	3 sq ft, 4' high					
Residential Signs (intended to replace campaign signs, real estate signs, etc. on residential lots)							Sq ft can be split between 2 or more signs	9 sq ft, 6' high	
Class I Non-Residential Temporary Signs (intended to replace campaign signs, real estate signs, etc. on non-residential lots)							Sq ft can be split between 2 or more signs	6 sq ft, 6' high	
Class II Non-Residential Temporary Signs (intended to allow advertisement of special events, sales, etc. on non-residential lots)							1 per non-residential use	>6 sq ft, but no larger than 20 sq ft  Can be displayed for 2, 30 consecutive day periods	

TYPES OF SIGNS	PARK CITY SIGN CODE		EXISTING SIGN CODE		LANGUAGE RECOMMENDED BY SBPC		PROPOSED SIGN CODE (includes language requested by community reps)		PERCENTAGE INCREASE (existing Code to potential Code)
	NUMBER	SIZE	NUMBER	SIZE	NUMBER	SIZE	NUMBER	SIZE	
Informational Signs (used to direct vehicular and pedestrian traffic)			Not specified	6 sq ft, 4' high	Not specified	6 sq ft, 4' high	Not specified	6 sq ft, 4' high	
Public Signs (legal notices or other signs required by governmental bodies for public purposes)	Not specified	Not specified	Not specified	Not specified	Not specified	Not specified	Not specified	Not specified	
Interior Signs			Not specified	Not specified	Not specified	Not specified	Not specified	Not specified	
Utility Signs			Not specified	Not specified	Not specified	Not specified	Not specified	Not specified	
Street Address & Identification Signs	Not specified	Numbers may be no higher than 12"	Not specified	2 sq ft	Not specified	2 sq ft	Not specified	2 sq ft	
Customer Information Signs (credit cards accepted, menus, etc.)			Not specified	2 sq ft	Not specified	Not specified	Not specified	Not specified	
Flags	No more than 3 per property if the flags are visible from a public right-of-way  Properties with right-of-way frontage greater than 100 yards are allowed 3 additional flags per additional 100 yards  No more than 8 building mounted flags per property may be flown at one time if they are visible from a public right-of-way	Flag Size: 24 sq ft Flagpole Height: 28'			3flagpoles	Flag Size: 24 sq ft Flagpole Height: 28'	3 flagpoles	Flag Size: 24 sq ft Flagpole Height: 28'	
Window Signs	Not specified	30% of the area of a window	Not specified	10% of the area of a window	Not specified	25% of the area of a window	Not specified	25% of the area of a window	10% to 25% = <b>150%</b>
Neon Signs	1 for every 25' of building façade width  1 per building tenant or space	6 sq ft  2 sq ft	Prohibited		1 per non-residential use	2 sq ft	1 per non-residential use	4 sq ft	<b>Prohibited to 4 sq ft</b>
Flashing Signs	Prohibited		Prohibited		Prohibited		Prohibited		
Roof Mounted Signs	Prohibited		Prohibited		Prohibited		Prohibited		
Moving Signs	Prohibited		Prohibited		Prohibited		Prohibited		
Home Occupation Signs	Prohibited		Prohibited				Prohibited		
Strings of Ribbons, Streamers, Balloons, etc.			Prohibited		Prohibited		Prohibited		
Portable Signs, Including A-Frame Signs	Portable signs are prohibited, but some are allowed for businesses located in a private plaza		Prohibited		Portable signs are prohibited, but A-Frame signs are allowed as temporary signs		Portable signs are prohibited, but A-Frame signs are allowed as temporary signs		

TYPES OF SIGNS	PARK CITY SIGN CODE		EXISTING SIGN CODE		LANGUAGE RECOMMENDED BY SBPC		PROPOSED SIGN CODE (includes language requested by community reps)		PERCENTAGE INCREASE (existing Code to potential Code)
	NUMBER	SIZE	NUMBER	SIZE	NUMBER	SIZE	NUMBER	SIZE	
Signs Imitating Official Traffic Signals			Prohibited		Prohibited		Prohibited		
Signs on Trees, Utility Poles, etc.	Prohibited		Prohibited		Prohibited		Prohibited		
Mobile Signs (signs attached to stationary vehicles, equipment, trailers, and related devices when used to augment approved signage)			Prohibited		Prohibited		Prohibited		
Changeable Copy Signs	Prohibited				Prohibited		Prohibited		

# **PARK CITY TITLE 12 - SIGN CODE**

*(Amended/Reorganized by Ord. 01-2)*

## **CHAPTER 1 - PURPOSE AND SCOPE**

### **12- 1- 1. PURPOSE AND SCOPE.**

The purpose of the Sign Code is to:

- (A) Reduce potential hazards to motorists and pedestrians;
- (B) Encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites which they occupy;
- (C) Encourage sign legibility through the elimination of excessive and confusing sign displays;
- (D) Prevent confusion of business signs with traffic regulations;
- (E) Preserve and improve the appearance of the City as an historic, mountain and resort community in which to live and work;
- (F) Create a unique environment to attract visitors;
- (G) Allow each individual business to clearly identify itself and the goods and services which it offers in a clear and distinctive manner;
- (H) Safeguard and enhance property values;
- (I) Protect public and private investment in buildings and open space;
- (J) Supplement and be part of the zoning regulations imposed by Park City; and
- (K) Promote the public health, safety and general welfare of the citizens of Park City.

*(Amended by Ord. No. 05-79)*

### **12- 1- 2. INTERPRETATION.**

The Planning Commission shall have the authority and duty to interpret the provisions of this Title at the request of the Planning Director or when a written appeal of a Planning Department decision is filed with the Planning Commission. In interpreting and applying the provisions of this Title, the sign requirements contained herein are declared to be the maximum allowable for the purpose set forth.

The Planning Department and/or the Planning Commission may determine that a smaller sign is more appropriate based on the size and scale of the structure(s), pedestrian traffic, safety issues, orientation, and neighborhood compatibility. The types of signs allowed by this Title shall be plenary and sign types not specifically allowed as set forth within this Title, shall be prohibited.

*(Amended by Ord. No. 05-79)*

## **CHAPTER 2 - DEFINITIONS**

**12- 2- 1. DEFINITIONS.** For purposes of this Title, the following abbreviations, terms, phrases, and words shall be defined as specified in this section:

(A) **ALTERATIONS**. Alterations as applied to a sign means change or rearrangement in the structural parts or its design, whether by extending on a side, by increasing in area or height, or in moving from one location or position to another.

(B) **AREA OF SIGN**. The area of a sign is measured by the smallest square, circle, rectangle, triangle, or combination thereof that encompasses the extreme limits of the writing, representation, emblem, or other display. Including materials or colors of the background used to differentiate the sign from the structure against which it is placed. Sign area does not include structural supporting framework, bracing or wall to which the sign is attached.

If individual letters are mounted directly on a wall or canopy, the sign area shall be the area in square feet of the smallest rectangle, which encloses the sign, message or logo.

(C) **BALCONY**. A platform that projects from the wall of a building and is surrounded by a railing or balustrade.

**EXHIBIT B**

- (D) **BANNER**. A strip of cloth, plastic, paper or other material on which letters or logos are painted or written, hung up or carried on a crossbar, staff, string or between two (2) poles.
- E) **BILLBOARD**. A permanent outdoor advertising sign that advertises goods, products, or services not necessarily sold on the premises on which said sign is located.
- (F) **BUILDING FACE OR WALL**. All window and wall area of a building on one (1) plane or elevation.
- (G) **CANOPY**. A roofed structure constructed of fabric or other material that extends outward from a building, generally providing a protective shield for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.
- (H) **COMMUNITY OR CIVIC EVENT**. A public event not intended for the promotion of any product, political candidate, religious leader or commercial goods or services.
- (I) **DISPLAY BOX**. A freestanding or wall sign faced with glass or other similar material designed for the express purpose of displaying menus, current entertainment or other like items.
- (J) **ELECTRONIC DISPLAY TERMINAL**. An electronic terminal, screen, or monitor used to receive or provide information, advertise a good or service or promote an event.
- (K) **FLAG**. A piece of cloth, plastic or similar material, usually rectangular or triangular, attached by one (1) edge to a staff, pole as a distinctive symbol of a country, government, organization or other entity or cause.
- (L) **GRADE**. The ground surface elevation of a site or parcel of land.
- (1) **GRADE, EXISTING**. The grade of a property prior to any proposed development or construction activity.
- (2) **GRADE, NATURAL**. The grade of land prior to any development activity or any other man-made disturbance or grading. The Planning Department shall estimate the natural grade, if not readily apparent, by reference elevations at points where the disturbed area appears to meet the undisturbed portions of the property. The estimated natural grade shall tie into the elevation and slopes of adjoining properties without creating a need for new retaining walls, abrupt differences in the visual slope and elevation of the land, or redirecting the flow of run-off water.
- (3) **GRADE, FINAL**. The finished or resulting grade where earth meets the building or sign after completion of the proposed development activity.
- (M) **HANDBILL**. A paper, sticker, flyer, poster, pamphlet, or other type of medium distributed by hand for identification, advertisement, or promotion of the interest of any person, entity, product, event, or service.
- (N) **HEIGHT OF SIGN**. The height of a sign is the vertical distance measured from natural grade to the top of the sign, including the air space between the ground and the sign. Only when the topography is altered to adjust the ground height to the level of the public right of way, shall the sign be measured from final grade.
- (O) **MASTER SIGN PLAN**. A plan designed to show the relationship of signs for any cluster of buildings or any single building housing a number of users or in any arrangement of buildings or shops, which constitute a visual entity as a whole.
- (P) **NAME PLATE**. A sign that identifies the name, occupation, and/or professions of the occupants of a premises.
- (Q) **PREMISE**. Land and the buildings, owned or rented, upon it.
- (R) **PRIVATE PLAZA**. Private property in excess of 1,000 square feet that generally serves as common area to adjoining commercial development and is free of structures, is hard surfaced and/or landscaped. Private plazas generally provide an area for pedestrian circulation, common amenities, and act as a gathering space for private or public purposes.
- (S) **PUBLIC PROPERTY**. Any property owned by a governmental entity.
- (T) **REPRODUCTION**. An object that has been designed and built to resemble a product or service.

(U) **SIGN**. Sign shall mean and include a display of an advertising message, usually written, including an announcement, declaration, demonstration, product reproduction, illustration, insignia, surface or space erected or maintained in view of the observer thereof primarily for identification, advertisement, or promotion of the interest of any person, entity, product, or service, and visible from outdoors. The definition of a sign shall also include the sign structure, supports, lighting system, and any attachments, flags, ornaments or other features used to draw the attention of observers.

(1) **SIGN, ABANDONED**. Any sign applicable to a use which has been discontinued for a period of three (3) months.

(2) **SIGN, AWNING**. Any sign painted on or attached to an awning or canopy.

(3) **SIGN, CABINET**. A frame covered by translucent material. The entire structure is one (1) unit and the copy is not intended to include the individual letters.

(4) **SIGN, CAMPAIGN**. A temporary sign on or off-premises, announcing, promoting, or drawing attention to a candidate seeking public office; or announcing political issues.

(5) **SIGN, CANOPY**. Any sign painted or attached to a canopy.

(6) **SIGN, CHANGEABLE COPY**. A manually operated sign that displays graphics or a message that can be easily changed or altered.

(7) **SIGN, CONSTRUCTION**. A temporary sign placed on a site identifying a new development.

(a) **Project Marketing Sign**. A sign identifying the financial institution of a development, and may include a plat map, and real estate information.

(b) **Construction Sign**. A sign identifying the contractor and or builder responsible for a project or development.

(c) **Construction/Project Marketing Sign**. A combination of a construction sign and project marketing sign.

(8) **SIGN, DIRECTIONAL (GUIDE SIGN)**. Signs which serve as directional guides to recognized areas of regional importance and patronage, including:

(a) Recreational and entertainment centers of recognized regional significance.

(b) Major sports stadiums, entertainment centers or convention centers having a seating capacity in excess of 1,000 persons.

(c) Historic landmarks, churches, schools, community centers, hospitals and parks.

(d) Public safety, municipal directional, parking and essential services.

(9) **SIGN, DIRECTORY**. A sign located on the premise to direct traffic, that contains the name of a building, complex or center and name and address of two (2) or more businesses being part of the same sign structure or interior to the building which can be seen from the outdoors.

(10) **SIGN, ELECTRONIC**. A window, wall, or other sign that changes messages through a marquee, reader board, electronic message center, or other replaceable copy area.

(11) **SIGN, FREE-STANDING (MONUMENT)**. A sign that is supported by one (1) or more uprights or braces which are fastened to, or embedded in the ground or a foundation in the ground and not attached to any building or wall.

(12) **SIGN, GHOST**. A sign on an exterior building wall, which has been weathered and faded to the extent that it has lost its original brightness of color and visibility.

(13) **SIGN, HANGING**. A sign attached underneath a canopy, awning or colonnade.

(14) **SIGN, HISTORIC**. A sign that by its construction materials, age, prominent location, unique design, or craftsmanship, provides historic character, individuality, and a sense of place or orientation regarding clues to a building=s history.

(15) **SIGN, HISTORIC REPLICATION**. A sign, which is an exact replication, including materials and size, of a historic sign which once existed in the same location.

(16) **SIGN, HOURS OF OPERATION**. A sign that displays the hours during which the building=s tenant serves the public, this includes “open” and “closed” signs.



- (17) **SIGN, IDENTIFICATION.** A sign which identifies only the name and/or logo and/or address of a commercial, industrial, or condominium complex the owner and tenants thereof.
- (18) **SIGN, INTERNALLY ILLUMINATED.** A sign face which is lit or outlined by a light source located within the sign.
- (19) **SIGN, LUMINOUS TUBE (NEON).** A sign, that is outlined, or has characters, letters, figures, or designs that are illuminated by gas filled luminous tubes, such as neon, argon or fluorescent.
- (20) **SIGN, MUNICIPAL IDENTIFICATION.** A sign designed specifically for the purpose of notifying motorists of Park City's municipal boundary and welcoming them to Park City.
- (21) **SIGN, NEIGHBORHOOD INFORMATION SIGN.** A sign located entirely on private property, designed to provide information or notifications to local residents regarding neighborhood events or issues.
- (22) **SIGN, NON-CONFORMING (LEGAL).** Any advertising structure or sign which was lawfully erected and maintained prior to such time as it came within the purview of the Code and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this Code.
- (23) **SIGN, OFF-PREMISE.** A sign identifying a business, commodity, service, or industry, which is not conducted upon the premises on which the sign is placed.
- (24) **SIGN, ON-PREMISE.** A sign that identifies the name, occupation, and/or professions of the occupants of the premises.
- (25) **SIGN, POLE.** A freestanding sign that is supported by one (1) upright of not greater than twelve inches (12") in diameter and are not attached or braced by any other structure.
- (26) **SIGN, PORTABLE.** A sign that can be moved from place to place, is not permanently affixed to the ground or building.
- (27) **SIGN, PROJECTING.** A sign attached to a building or other structure, perpendicular to the street and extending in whole or in part more than six inches (6") beyond any wall of the building or structure.
- (28) **SIGN, PROJECTION.** A sign that utilizes a beam of light to project a visual image or message onto a surface.
- (29) **SIGN, PUBLIC NECESSITY.** A sign that informs the public of danger or a hazard.
- (30) **SIGN, REAL ESTATE.** A temporary sign advertising the sale, rental or lease of the premises or part of the premises on which the sign is displayed.
- (31) **SIGN, ROOF.** A sign erected or painted upon or above the roof or parapet of a building.
- (32) **SIGN, SOLICITATION.** Sign used to communicate with solicitors.
- (33) **SIGN, SPECIAL PURPOSE.** A sign advertising a special event pertaining to drives or events of a civic, philanthropic, educational, or religious organization.
- (34) **SIGN, SPECIAL SALE.** Temporary signs used to advertise a special sale.
- (35) **SIGN, TEMPORARY.** A sign which is intended for use during a specified limited time.
- (36) **SIGN, UMBRELLA.** A sign painted on or attached to an umbrella, including name brands and symbols.
- (37) **SIGN, VEHICLE.** Any sign, logo or advertisement placed, painted, attached, or displayed on a vehicle.
- (38) **SIGN, WALL.** A sign with messages or copy erected parallel to and attached to or painted on the outside wall of a building.
- (39) **SIGN, WINDOW.** A sign installed upon or within three feet (3') from the window, visible from the street and exceeds two square feet (2 sq. ft.) in area, for the purpose of viewing from outside of the premises. This term does not include merchandise displays.
- (40) **SIGN, YARD.** A temporary sign that announces a garage sale, open house or similar event.
- V) **THEATER MARQUEE.** A permanent sign with changeable copy, that is used to advertise theater events.

(W) **UMBRELLA**. A collapsible shade for protection against weather consisting of metal or fabric stretched over hinged ribs radiating from a central pole.

(X) **WALL MURAL**. A work of art, such as a painting applied directly to a wall, fence, pavement, or similar surface that is purely decorative in nature and content, and does not include advertising by picture or verbal message.

(Y) **ZONE DISTRICT**. Refers to land use regulatory zones under the zoning ordinances of Park City. *(Amended by Ord. No. 01-25; 02-50; 04-01; 05-79)*

## **CHAPTER 3 - PERMITS**

### **12- 3- 1. PERMITS REQUIRED.**

No person shall erect, alter, or relocate any permanent or temporary sign within Park City without first submitting a sign application and receiving approval of the sign permit from the City, unless the sign is exempt pursuant to Section 12-8-1. Any person who hangs, posts, or installs a sign that requires a permit under this Code and who fails to obtain an approved permit before installing the sign, shall be guilty of a Class C misdemeanor.

*(Amended by Ord. No. 05-79)*

### **12- 3- 2. PRE-APPLICATION CONFERENCE.**

Prior to the submittal of a sign permit application, a pre-application conference with the Planning Department is encouraged to acquaint the applicant with Sign Code procedures, design standards, and related City ordinances. *(Amended by Ord. No. 05-79)*

### **12- 3- 3. MASTER SIGN PLANS.**

Buildings or clusters of buildings within a project or premise, having more than one (1) tenant or use, shall submit a Master Sign Plan application for the entire structure or project prior to any sign permit approval by the Planning Department.

(A) **DESIGN**. The Master Sign Plan shall be designed to establish a common theme or design for the entire building, using similar construction methods, compatible colors, scale, and identical backgrounds. All regulations as stated in this Title shall apply.

(B) **MASTER SIGN PLANS FOR OFFICE BUILDINGS**. Master Sign Plans for office buildings must focus primarily on the identification of the building. Individual tenants may be identified with lettering on exterior windows, doors, or a building directory.

(C) **SIGN AREA**. Total sign area within the Master Sign Plan is subject to the size limitations of Chapter 12-4-1 of this Title. Sign area cannot be transferred to a single building or facade from other buildings in the project.

(D) **HEIGHT**. All Master Sign Plans shall be designed so that signs are placed below the finished floor elevation of the second floor or a maximum of twenty feet (20') above adjacent finished grade whichever is lower. Signs may be located on walls, within windows or on sign bands above windows. For buildings with approved or existing conflicts with this requirement, the Planning Director may grant exceptions to the second floor level sign restriction.

(E) **LIGHTING**. Master Sign Plans shall include the location and fixture type of all exterior lighting of the proposed signs. The lighting plan shall specify wattage and bulb type to ensure compatibility with the lighting standards as stated in Chapters 15-3-3(A)(1) and 15-5(I) of the Land Management Code. Lighting fixtures shall be similar in style and should direct all light onto the sign surface. Spot lights and flood lights are prohibited. *(Amended by Ord. No. 05-79)*

### **12- 3- 4. APPLICATION REQUIREMENTS.**

All sign applications shall be submitted to the Planning Department to be reviewed for compliance with the requirements set forth in this title. A complete sign application must include the following:

(A) **BUILDING ELEVATIONS/SITE PLAN**. Signs proposed to be mounted on a building require a building elevation drawn to scale that specifies the location of the sign, and drawings or photographs which show the scale of the sign in context with the building. Free-standing signs require a site-plan indicating the proposed sign location as it relates to property lines, adjacent streets and adjacent buildings.

(B) **SCALED DESIGN DRAWING**. A colored rendering or scaled drawing including dimensions of all sign faces, descriptions of materials to be used, including color samples.

(C) **SCALED INSTALLATION DRAWING**. A scaled drawing that includes the sign description, proposed materials, size, weight, manner of construction, and method of attachment, including all hardware necessary for proper sign installation.

(D) **LIGHTING**. A drawing indicating the location and fixture type of all exterior lighting for the proposed signs. The drawing shall specify wattage and bulb type to ensure compatibility with the lighting standards as stated in Chapters 15-3-3(A)(1) and 15-5(I) of the Land Management Code.

(E) **APPLICATION FORMS**. A completed sign permit application and building permit application. Both applications are available through the Planning Department.

(F) **FEES**. Payment of the appropriate fees to the Park City Municipal Corporation. *(Amended by Ord. No. 05-79)*

### **12- 3- 5. PERMIT FEES.**

Sign permit applicants shall pay fees as adopted in the fee schedule established by resolution. *(Amended by Ord. No. 05-79)*

### **12- 3- 6. REVIEW PROCEDURES.**

Complete sign permit applications will be reviewed by the Planning and Building Departments within fifteen (15) working days upon receipt of a complete application. The application will be approved, denied or returned to the applicant with requested modifications. Both the Planning and Building Departments must review and approve the application prior to the issue of a permit. Either department may return the application for modification or clarification. The Building Department shall inspect signs regulated by this Code to determine if they have been suitably installed and maintained per the requirements of the International Sign Code. If the sign uses electrical wiring and connections, a licensed electrician must submit an electrical permit application to the Building Department. This application is separate from the sign permit application, and shall be reviewed for compliance with the International Building Code. *(Amended by Ord. No. 05-79)*

## **CHAPTER 4 - SIGN STANDARDS**

### **12- 4- 1. TOTAL SIGN AREA REQUIREMENTS.**

The sign area, per building facade, may not exceed thirty-six square feet (36 sq. ft.). Historic signs are exempted from these requirements. Subject to the criteria below, the Planning Director may grant additional sign area, provided the total area requested does not exceed five percent (5%) of the building face to which the signs are attached. Planning Director must make findings based on the following criteria:

(A) **LOCATION**. Signs must be designed to fit within and not detract from or obscure architectural elements of the building's façade;

(B) **COMPATIBILITY**. Signs must establish a visual continuity with adjacent building facades and be oriented to emphasize pedestrian or vehicle visibility;

(C) **MULTIPLE TENANT BUILDINGS**. The building must have more than one (1) tenant in more than one (1) space; and

(D) **STREET FRONTAGE**. The building must have more than fifty feet (50') of street frontage.

*(Amended by Ord. No. 05-79)*

#### **12- 4- 2. AREA OF INDIVIDUAL SIGNS.**

The area of a sign shall include the entire area within any type of perimeter or border that may enclose the outer limits of any writing, representation, emblem, figure, or character, exclusive of the supporting framework.

When the sign face of a backed sign is parallel or within thirty degrees (30°) of parallel, one (1) sign face is counted into the total sign area. If the sign faces are not parallel or within thirty degrees (30°) of parallel, each sign face is counted into the total sign area. *(Amended by Ord. No. 05-79)*

#### **12- 4- 3. INDIVIDUAL LETTER HEIGHT.**

Signs shall be limited to a maximum letter height of one foot (1'). The applicant may request that the Planning Director grant an exception provided the request is for an increase of no more than six inches (6") for a maximum height of eighteen inches (18"). The applicant must demonstrate that the requested exception would be compatible with the letter's font, the building's architecture, and the placement of the sign upon the building.

For buildings located along the Frontage Protection Zone, the Planning Director may grant a letter height exception for buildings farther than one-hundred and fifty feet (150') from the right-of-way of which the building has vehicular access. The maximum letter height in these cases shall be no greater than thirty inches (30"). *(Amended by Ord. No. 05-79)*

#### **12- 4- 4. LOCATION ON BUILDING.**

The location of a sign on a structure or building has a major impact on the overall architecture of the building. To ensure that signs enhance this architecture, the following criteria must be met:

(A) **HEIGHT**. Signs shall be located below the finished floor of the second level of a building or twenty feet (20') above final grade, whichever is lower. For buildings with approved or existing conflicts with this requirement, the Planning Director may grant an exception to the second floor level sign restriction.

Signs located above the finished floor elevation of the second floor shall be restricted to window signs.

(B) **LOCATION**. Architectural details of a building often provide an obvious location, size, or shape for a sign. Wherever possible, applicants should utilize these features in the placement of signs. Signs should compliment the visual continuity of adjacent building facades and relate directly to the entrance. Signs shall not obstruct views of nearby intersections and driveways.

(C) **ORIENTATION**. Signs must be oriented toward pedestrians or vehicles in the adjacent street right-of-way.

(D) **COMPATIBILITY**. A sign, including its supporting structure and components, shall be designed as an integral design element of a building and shall be architecturally compatible, including color, with the building to which it is attached. Signs must not obscure architectural details of the building; nor cover doors, windows, or other integral elements of the facade. *(Amended by Ord. No. 05-79)*

#### **12- 4- 5. SETBACK REQUIREMENTS.**

Permanent signs shall not be placed in the setback area as defined for the zone in which the sign is located, except in the General Commercial (GC) District. Signs in the GC zone may be set back ten feet (10') from the property line with the exception of those in the Frontage Protection Zone. The Planning Director may decrease the setback if it is determined that the public will benefit from a sign

located otherwise, due to site specific conditions such as steep terrain, integration of signs on retaining walls, heavy vegetation, or existing structures on the site or adjoining properties. *(Amended by Ord. No. 05-79)*

#### **12- 4- 6. PROJECTION AND CLEARANCE.**

No portion of a sign may project more than 36 inches (36") from the face of a building or pole. Awnings, projecting and hanging signs must maintain at least eight feet (8') of clearance from ground level.

Signs may not extend over the applicant=s property line except over the Main Street sidewalk. Signs may extend over City property only after review and written approval by the City Engineer and an encroachment agreement acceptable to the City Attorney is recorded. *(Amended by Ord. No. 05-79)*

#### **12- 4- 7. SIGN MATERIALS.**

Exposed surfaces of signs may be constructed of metal, glass, stone, concrete, high density foam board, brick, solid wood, or cloth. Other materials may be used in the following applications:

(A) **FACE**. The face or background of a Sign may be constructed of exterior grade manufactured composite board or plywood if the face of the sign is painted and the edges of the sign are framed and sealed with silicone.

(B) **LETTERS**. Synthetic or manufactured materials may be used for individual cut-out or cast letters in particular applications where the synthetic or manufactured nature of the material would not be obvious due to its location on the building and/or its finish. Letters shall be raised, routed into the sign face or designed to give the sign variety and depth. Ivory colored plastic shall be used for internally illuminated letters. Other materials may be approved by the Planning Commission at its discretion, but are otherwise prohibited. The sign materials should be compatible with the face of the building and should be colorfast and resistant to corrosion. *(Amended by Ord. No. 05-79)*

#### **12- 4- 8. COLOR.**

Fluorescent colors are prohibited. Reflective surfaces and reflective colored materials that give the appearance of changing color are prohibited. *(Amended by Ord. No. 05-79)*

#### **12- 4- 9. ILLUMINATION.**

The purpose of regulating sign illumination is to prevent light trespass and provide clear illumination of signs without causing potential hazards to pedestrians and vehicles.

(A) **EXTERNALLY ILLUMINATED SIGNS**. Externally lit signs shall be illuminated only with steady, stationary, shielded light sources directed solely onto the sign without causing glare. Light bulbs or lighting tubes used for illuminating a sign shall be simple in form and should not clutter the building or structure. Light bulbs or lighting tubes should be shielded so as to not be physically visible from adjacent public right-of-ways or residential properties. The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the adjacent travel way or closest right-of-way; and the illumination of a sign shall not be obtrusive to the surrounding area as directed in Chapter 15-5 of the Land Management Code.

(1) **FIXTURES**. Lighting fixtures shall be simple in form and should not clutter the building. The fixtures must be directed only at the sign and comply with Chapter 15-5.

(2) **COMPONENT PAINTING**. All light fixtures, conduit, and shielding shall be painted to match either the building or the supporting structure that serves as the background of the sign.

(B) **INTERNALLY ILLUMINATED SIGNS**. Internally illuminated signs include any sign face that is lit or outlined by a light source located within the sign.

(1) **LETTERS**. Individual pan-channel letters with a plastic face or individual cutout letter, letters routed out of the face of an opaque cabinet sign, are permitted. Cutout letters shall consist of a single

line with a maximum stroke width of one and one-half inch (1 ½”). Variations in stroke width may be reviewed and approved by the Planning Director. The plastic face of backing of the letters must be ivory colored. Reversed pan-channel letters with an internal light source reflecting off of the building face may also be used for “halo” or “silhouette” lighting. Internally illuminated pan-channel letters are prohibited on free-standing signs.

(2) **LIGHT SOURCE.** The light source for internally illuminated signs must be white.

(3) **WATTAGE.** Wattage for internally illuminated signs shall be specified on the sign application.

(4) **ZONING RESTRICTIONS.** Individual pan-channel letters and individual reversed pan-channel letters are prohibited within the Historic District.

(C) **SEASONAL.** Strings of lights that outline buildings, building architectural features, and surrounding trees, shall be allowed from the 1<sup>st</sup> of November through the 15<sup>th</sup> of April only. These lights shall not flash, blink, or simulate motion. These restrictions apply to all zones except residential uses within the HR-1, HR-2, HRL, SF, RM, R-1, RDM, and RD Districts.

(D) **PROHIBITED LIGHTING.** Lights that flash or move in any manner are prohibited.

*(Amended by Ord. No. 02-50; 05-79)*

## **CHAPTER 5 - UNSAFE AND UNLAWFUL SIGNS**

### **12- 5- 1. ABATEMENT OR REMOVAL OF UNSAFE, DANGEROUS NON-MAINTAINED OR ABANDONED SIGNS.**

If, upon inspection, the Building Official determines a sign or awning permitted by the Park City Sign Code to be unsafe, not maintained, or abandoned, the Building Official may issue a written order to the owner of the sign and occupant of the premises stating the nature of the violation and requiring them to repair or remove the sign within ten (10) working days after receipt of notice from the City. In cases of emergency, the Building Official may cause the immediate removal of a dangerous or defective sign. Signs removed in this manner must present an imminent hazard to the public safety.

## **CHAPTER 6 - NON-CONFORMING SIGNS**

### **12- 6- 1. CONFORMANCE CRITERIA FOR NON-CONFORMING SIGNS.**

All non-conforming signs, except billboards, see Section 12-6-4 below, that have been lawfully erected shall be deemed to be legal and lawful signs and may be maintained subject to the provisions of this Chapter.

(A) When a non-conforming sign becomes deteriorated or dilapidated to the extent of over fifty percent (50%) of the physical value it would have if it had been maintained in good repair, it must be removed within sixty (60) days after receiving notice from the Chief Building Official. Non-conforming signs that are damaged, other than by vandalism, to the extent of over fifty percent (50%) of their physical value must be removed within sixty (60) days of receiving such damage or brought into compliance with the provisions of this Ordinance. Non-conforming signs that are damaged by vandalism to the extent of over fifty percent (50%) of their physical value must be restored within sixty (60) days or be removed or brought into compliance with the provisions of this Ordinance.

(B) A non-conforming sign may not be relocated except when such relocation brings the sign into compliance with this Ordinance or does not increase the degree of the non-compliance of the sign. The City Engineer may approve the alteration of a non-conforming sign from its original location provided such alteration does not increase the degree of non-conformity. Once a non-conforming sign is removed from the premises or otherwise taken down or moved, without City Engineer approval, said sign may only be replaced with a sign which is in conformance with the terms of this Ordinance.

(C) The face of a non-conforming sign may be altered if the sign face is not thereby enlarged. The message of a non-conforming sign may be changed so long as this does not create any new non-conformity.

(D) Minor repairs and maintenance of non-conforming signs necessary to keep a non-conforming sign for a particular use in sound condition are permitted so long as the non-conformity is not in any means increased. *(Amended by Ord. No. 02-50)*

#### **12- 6- 2. ALTERATION OF NON-CONFORMING SIGNS.**

Non-conforming signs may be maintained and repaired in accordance with Section 12-6 -3 of this Title, provided that the alterations and repairs are for the purpose of maintaining the sign in its original condition. Alterations to a non-conforming sign that change the size, use, color, lighting, or appearance of a non-conforming sign are considered structural alterations and shall be brought into full compliance with the standards of this Code. Free-standing non-conforming signs in the Frontage Protection Zone (FPZ) that were built prior to the enactment of the Frontage Protection Zone (FPZ) may be reconstructed at the sign's existing location so long as said sign complies with all other regulations of the Sign Code. *(Amended by Ord. Nos. 05-79; 08-08)*

#### **12- 6- 3. REPAIR OF DAMAGED NON-CONFORMING SIGNS.**

No sign that is not in conformance with this Code shall be repaired or restored after having been damaged to the extent of more than fifty percent (50%) of its value immediately prior to the event causing the damage or destruction. The owner of the sign or owner of the property shall have the obligation to properly remove the sign.

#### **12- 6- 4. NON-CONFORMING BILLBOARDS.**

Acquiring a billboard and associated property rights through gift, purchase, agreement, exchange, or eminent domain will terminate the non-conforming status of said billboard.

A legislative body may also remove a billboard without providing compensation if, after providing the owner with reasonable notice or proceedings and an opportunity for a hearing, the legislative body finds that:

- (A) The applicant for a permit intentionally made a false or misleading statement in his application;
- (B) The billboard is unsafe;
- (C) The billboard is in unreasonable state of repair; or
- (D) The billboard has been abandoned for at least twelve (12) months. *(Amended by Ord. No. 05-79)*

#### **12- 6- 5. REMOVAL OF SIGNS BY THE BUILDING OFFICIAL AND COST ASSESSED AGAINST OWNERS.**

The Building Official may cause the removal of an illegal sign in cases of emergency, or for failure to comply with the written orders of removal or repair under the procedures and authority of the Municipal Code of Park City Section 6- 1- 5, as amended.

### **CHAPTER 7 - PROHIBITED SIGNS**

**12-7-1. PROHIBITED SIGNS.** No person shall erect, alter, maintain, or relocate any sign as specified in this Chapter in any district.

(A) **ANIMATED SIGNS.** A rotating or revolving sign, or signs where all or a portion of the sign moves in some manner. Except for historic signs and historic replica signs where the applicant is able to prove through documentation or other evidence that the original historic sign produced the same motion/movement and is proposed in the same location.

- (B) **BANNERS**. Except as approved in conjunction with a Master Festival license issued pursuant to Title 4 of this Code or approved as a banner on a City light standard pursuant to Title 12-11 of this Code.
- (C) **BENCH SIGNS**. Any outdoor bench or furniture with any signs.
- (D) **ELECTRONIC MESSAGE SIGNS**. A permanent free-standing roof, wall, or other sign which changes copy electronically using switches and electric lamps. Automatic changing signs, such as announcements, time, temperature and date signs are prohibited. Governmental public safety, municipal directional and information signs are exempt.
- (E) **FLASHING SIGNS OR LIGHTS**. A sign that contains an intermittent or flashing light source, or a sign that includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Flashing light sources are prohibited.
- (F) **HOME OCCUPATION SIGNS**. Business identification sign for a home occupation.
- (G) **INFLATABLE SIGNS OR DISPLAYS**. Any inflatable object used for signs or promotional purposes.
- (H) **OFF-PREMISE SIGNS**. No person shall erect a sign identifying a business, commodity, service, or industry, which is not conducted upon the premises on which the sign is placed.
- (I) **PORTABLE SIGNS**. Any sign that can be moved from place to place, is not permanently affixed to the ground or building, and is for the purpose of display only, is prohibited. Temporary open house signs for real estate are permitted but must comply with the regulations as stated in Section 12-10-(F). Temporary portable signs for advertising or identifying a business or other type of entity must comply with the regulations as stated in Section 12-10-(I). Government public safety, municipal directional, and informational signs are exempt.
- (J) **PROJECTION SIGNS**. A sign which projects a visual image or message onto a surface is prohibited. Temporary projection signs that are part of an approved master festival license may be allowed for the duration of the festival permit, provided they are directed so the light source is shielded from any view but the intended mark of the sign.
- (K) **REPRODUCTION**. The use of an inanimate object that has been constructed to look like a product or service for the purpose of advertisement or display is prohibited.
- (L) **ROOF SIGNS**. Any signs erected partly or wholly on or over the roof of a building, including ground signs that rest on or overlap a roof. Signs mounted anywhere on a mansard roof are not allowed.
- (M) **SIGNS IN PUBLIC PLACES**. No person shall paint, mark, or write on, staple, tape, paste, post, or otherwise affix, any handbill, sticker, poster, or sign to any public building, structure, or other property, including but not limited to a work of art, sidewalk, crosswalk, curb, curbstone, parking meter, park-strip, street lamp post, hydrant, tree, shrub, tree stake or guard, electric light or power or telephone wire or pole, or wire appurtenance thereof, or any lighting system, public bridge, drinking fountain, life saving equipment, street sign, street furniture, trash can, or traffic sign. Violators of this Title shall be held liable and subject to the penalties as stated in Section 12-16-1.
- (N) **WIND SIGNS**. Any propeller, whirling, or similar device, that is designed to flutter, rotate, or display other movement under the influence of the wind. This shall include “gasoline flags”, or banners.
- (O) **VIDEO SIGNS**. Animated visual messages that are projected on a screen. (*Amended by Ord. No. 02-50; 04-01; 05-79*)

## CHAPTER 8 - NON-REGULATED SIGNS

### 12- 8- 1. SIGNS EXEMPT FROM PERMIT REQUIREMENT.

The following signs are exempt from the permit requirement as provided in Chapter 3 herein. They shall be regulated by the following size and placement standards and, except as otherwise provided



herein, shall not be included when calculating permitted sign area for any parcel, use or development. Building permits may be required for the installation of these signs even though they are exempt from design review and regulation.

(A) **ADDRESSING NUMBERS**. Addressing numbers may be no higher than twelve inches (12"). When placed on commercial buildings, they may be taken into account in the review of the sign plan, and counted as sign area if part of the overall sign area for the building.

(B) **CAMPAIGN SIGNS**. Campaign signs are exempt from obtaining permits as long as the sign is in compliance with the regulations as stated in Section 12-10-2(B).

(C) **HISTORIC SIGNS AND PLAQUES**. Locations and size shall be reviewed by the Planning Department.

(D) **HOURS OF OPERATION SIGNS**. One (1) "hours of operation" sign is allowed per entrance. Each sign may not exceed one square foot (1 sq. ft.) in area. The sign may not be illuminated.

(E) **NAMEPLATES (RESIDENTIAL)**. One (1) nameplate sign for each single family residence, that shall not exceed one square foot (1 sq. ft.) in area. If lighted, a building permit is required.

(F) **PRIVATE PLAZAS**. Signs may be installed in private plazas without obtaining individual sign permits provided that such signs conform to an approved Master Sign Plan, however building permits shall be required for installation and any necessary electrical service and lighting. Existing signs in private plazas approved prior to March 19, 1998, do not need to come into conformance with the Sign Code and Master Sign Plan requirements, but all new signs must be either individually approved or approved as an amendment to the Master Sign Plan. Signs oriented internally to the plaza and not to the public street or right-of-way shall not be subject to the limitations in Section 12-3-3(C).

(G) **PUBLIC NECESSITY SIGNS**. Public necessity signs such as safety/ instructional, for public facilities and parks, warnings, information kiosks at trail heads, bus stop, no parking, and street name Signs installed by or with permission of Park City Municipal Corporation are exempt from permit requirements. Approval of the Public Works Director is required in order to insure safe placement and prevent unsightly or distracting sign placement.

(H) **RECREATIONAL FACILITIES**. Signs located inside open air recreational facilities that are not oriented to public streets, e.g. signs in ski resorts, public property, skateboard parks and golf courses are not regulated.

(I) **REAL ESTATE SIGNS**. Real estate signs are exempt from obtaining permits as long as the sign is in compliance with the regulations as stated in Section 12-10-2(G).

(J) **SOLICITATION SIGNS**. One (1) solicitor's sign, not to exceed one square foot (1 sq. ft.), is allowed per major entrance to any building or apartment complex.

(K) **SPECIAL EVENTS FLIERS**. Fliers or posters advertising special events may be displayed on the inside of windows of businesses, provided all window signs do not exceed thirty percent (30%) of window area and the owner of the business approves of the placement.

Posters or fliers may not be tacked up to the exterior of any building nor upon any sidewalk, crosswalk, curb, curbstone, street light post, hydrant, tree, shrub, parking meter, garbage can or dumpster, automobile, electric light, power or telephone wire pole, or wire appurtenance thereof, fire alarm or hydrant, street furniture, park benches or landscaping, any lighting system, public bridge, drinking fountain, statue, life saving equipment, street sign or traffic sign or on door steps.

(L) **SPECIAL SALE SIGNS**. Merchants may advertise special sales with temporary paper signs on the inside of windows provided that all window signs do not cover more than thirty percent (30%) of the window area.

(M) **TRESPASSING SIGNS**. "No trespassing" signs may be posted on doors, windows or other property entrances, or on fence or property lines. They may not exceed one square foot (1 sq. ft.) in area, and may not be illuminated.

(N) **VACANCY SIGNS.** Vacancy signs are allowed only for those buildings that are permitted and licensed for nightly rentals. Vacancy Signs may be a maximum of two square feet (2 sq. ft.). If illuminated, approval from the Planning Department and a building permit are required. Luminous tube signs are prohibited.

(O) **VEHICLE SIGNS.** Painted, vinyled or magnetic signs attached to the sides of vehicles or the vehicle=s window are allowed, as long as the vehicle is in use or parked in a bona fide parking space.

(P) **YARD SIGNS.** Yard signs are exempt from obtaining permits as long as the sign is in compliance with the regulations as stated in Section 12-10-2(F) and (H).

*(Amended by Ord. No. 00-60; 02-50; 04-01; 05-79)*

## **CHAPTER 9 - PERMITTED SIGN REGULATIONS**

**12- 9- 1. TYPES OF SIGNS ALLOWED. PARK CITY MUNICIPAL CODE** In addition to the following regulations, all signs must be in compliance with all other provisions of this Title.

For the purposes of this Title, signs for commercial uses within an approved Master Planned Development (MPD), shall be permitted under sign criteria set forth in the Recreation Commercial (RC) Zoning District.

### **(A) AWNING AND CANOPY SIGNS.**

(1) **SIZE.** A maximum of twenty percent (20%) of the canvas area on each face of an awning may be used for sign area. Awnings and canopy signs are calculated as part of the total sign area for the building.

(2) **HEIGHT LIMIT.** Awnings and canopy signs must have a minimum clearance of eight feet (8') to the frame and seven feet (7') to the bottom of the valance.

(3) **NUMBER OF SIGNS.** Not applicable.

(4) **SETBACK AND ORIENTATION.** Awnings and canopy signs must be located in a traditional manner above doors, windows or walkways, provided said walkways lead to a bona fide entrance, if they are compatible with the architecture of the building, and follow relevant design guideline criteria. All other locations are prohibited. Free-standing awning signs are prohibited.

Awnings and canopy signs may project a maximum of thirty-six inches (36") from the face of the building except when used as entrance canopies, in which case awnings may extend to the setback lines. The design must blend with the architecture of the building and should not obscure details of the building. Awnings and canopy signs should serve as an accent to the building=s design but should not be the dominant architectural feature. Awnings are counted as sign area if they have lettering or other graphics conveying a commercial message or name of a business or product sold in the building to which the awning/canopy is attached.

(5) **ZONING RESTRICTIONS.** Awning and canopy signs are permitted in all commercial zoning districts.

(6) **DESIGN.** Awnings and canopy signs in the Historic District are encouraged to resemble the typical awning found during the mining era. Only fire resistant Nylon, canvas or other similar material will be permitted. Material should be high quality, colorfast and sunfade resistant. Vinyl or plastic materials are not permitted. Awning and canopy sign colors are limited to a single field color with a single contrasting color for lettering and logos. However, if the awning/ canopy is striped in a traditional manner, either with vertical stripes along the entire awning or horizontal stripes along the valance, two field colors may be used.

(7) **ILLUMINATION.** Illuminated/back-lit translucent awnings or translucent letters on opaque backgrounds are prohibited. Canvas awnings illuminated in the traditional manner with high pressure sodium or fluorescent lighting are permitted.

(B) **CHANGEABLE COPY SIGNS.** Changeable copy signs are permitted, provided they comply with the following regulations.

- (1) **SIZE.** Freestanding changeable copy signs shall be limited to a maximum of twenty square feet (20 sq. ft.) in area.
- (2) **NUMBER OF SIGNS.** The maximum number of changeable copy signs for a commercial or non-profit business is one (1).
- (3) **SETBACK AND ORIENTATION.** Changeable copy signs shall not be placed in the setback area as defined for the zone in which the sign is located. However, in the General Commercial (GC) Zone, free standing changeable copy signs must be set back ten feet (10') from the property line. Free standing changeable copy signs must be finished on both sides. Signs must maintain a setback of at least twenty-five feet (25') from the curb or edge of pavement. With the exception of those in the Frontage Protection Zone, the Planning Director may decrease the setback if it is determined that a unique road alignment or traffic conditions would impair visibility of the sign for street or pedestrian traffic.
- (4) **ZONING RESTRICTIONS.** Changeable copy signs are allowed in all commercial zoning districts.
- (5) **DESIGN.** The sign materials should be compatible with the face of the building and should be colorfast and resistant to erosion. The individual letters shall be uniform in size and color. Letters shall be enclosed within an opaque case with a transparent face. The individual letter shall not exceed eight inches (8") in height.
- (6) **ILLUMINATION.** Illumination of changeable copy signs shall be enclosed in the case.
- (C) **DISPLAY BOXES.** Display boxes will be included in the total sign area for a building facade. Display boxes may contain an establishment's current menu, current entertainment information and merchandise and must be compatible with the architectural features of the building.
- (1) **SIZE.** The maximum size shall be six square feet (6 sq. ft.). (2) **NUMBER OF SIGNS.** Not applicable.
- (3) **SETBACK AND ORIENTATION.** Display boxes shall be oriented towards pedestrian viewers. Wall mounted display boxes shall not extend from the building over public property.
- (4) **ZONING RESTRICTIONS.** Display boxes are allowed in all commercial zoning districts.
- (5) **DESIGN.** Display boxes must be constructed to coordinate with the building design and must contain a clear face which would protect the menu/event display from the weather and must not extend over public property.
- (6) **ILLUMINATION.** Lighting of the display box is permitted within the display case. Lighting shall be down directed towards the items displayed.
- (D) **ELECTRONIC DISPLAY TERMINALS.** Electronic display terminals are prohibited unless within a completely enclosed building and setback at least three feet (3') from any window. Exterior electronic display terminals are a conditional use subject to the following criteria:
- (1) **SIZE.** Electronic display terminals shall be limited to a maximum of three square feet (3 sq. ft.) in area if viewed through a window and placed within three feet (3') of a window, or placed on the exterior of a building.
- (2) **HEIGHT LIMIT.** No electronic display terminal may exceed a height of four feet (4') measured from finished grade.
- (3) **NUMBER OF TERMINALS.** No more than one (1) electronic display terminal may be permitted within the premises of a business.
- (4) **SETBACK AND ORIENTATION.** Electronic display terminals shall not be allowed within the public right-of-way. They must be accessed by pedestrians only and obscured from vehicles. If located near an entrance or exit of a building, terminals must meet all ingress and egress requirements established by the International Building Code.
- (5) **ZONING RESTRICTIONS.** Electronic display terminals are allowed in the HCB, HRC, GC, LI, RC, RCO, and RD Districts.

(6) **DESIGN.** Electronic display terminals must compliment the architecture of the structure to which it is associated, and finished on all visible sides.

(7) **ILLUMINATION.** Lighting of electronic display terminals is prohibited.

(E) **ENTRANCE/EXIT SIGNS.** Entrance/exit signs are not included into the total sign area allowed for a structure. Entrance/exit signs are for the facilitation of traffic onto and off a site.

(1) **SIZE.** Entrance/exit signs shall be limited to a maximum of three square feet (3 sq. ft.) per side.

(2) **HEIGHT LIMIT.** Entrance/exit signs shall be no higher than five feet (5') above the ground at the top of the sign.

(3) **NUMBER OF SIGNS.** Two (2) entrance/exit signs are allowed at each approved driveway opening for commercial uses and multi-tenant dwellings.

(4) **SETBACK AND ORIENTATION.** Entrance/exit signs shall not be placed in the City right-of-way.

(5) **ZONING RESTRICTIONS.** Entrance/exit signs are permitted in all commercial and multi-family residential zoning districts.

(6) **DESIGN.** Entrance/exit signs shall be simple in form and shall be compatible with the architectural elements of the commercial or multi-family project.

(7) **ILLUMINATION.** Illumination of entrance/exit signs is permitted, provided that the lighting complies with Chapter 15-5.

(F) **FLAGS.** Flags and flag poles are prohibited when they are the only man made structure on the premise where it is placed.

(1) **SIZE.** The maximum size of any one (1) flag shall be twenty-four square feet (24 sq. ft.) if visible from a public right-of-way.

(2) **HEIGHT LIMIT.** Flag poles may not exceed twenty-eight feet (28') measured from final grade.

(3) **NUMBER OF FLAGS.** No more than three (3) free-standing flag poles per property may be shown at any time if these flags are visible from a public right-of-way. Properties with right-of-way frontage greater than one hundred yards (100 yds.) may be allowed an additional three (3) flags per additional one hundred yards (100 yds.) of street frontage. Flag poles are restricted to only flying one (1) flag per pole. No more than eight (8) building mounted flags per property may be shown at any time if these flags are visible from a public right-of-way.

Flag poles and flags approved by City Council as Olympic Legacy displays for permanent installation on City property, public rights-of-way and/or within Olympic venue areas at Park City Mountain Resort and Deer Valley Resort may exceed the allowed number of flags and flag poles permitted in this section.

(4) **SETBACK AND ORIENTATION.** Free-standing flag poles shall not be placed in the setback area as designed for the zone in which the flags are located.

(5) **ZONING RESTRICTIONS.** Flags are allowed in all zoning districts.

(6) **TYPES OF FLAGS.** All flags which contain the name or logo of an establishment or advertising copy shall be considered signs for purposes of this Chapter. The flag of the United States, the state of Utah, other flags or insignias of governmental entities, or decorative flags are not considered signs for purposes calculating total sign area, but are subject to the restrictions of this section.

(7) **DESIGN.** It is recommended that the flag poles be black, brown, dark green or bronze. Flags shall be kept in good repair. Design and lighting of the U.S. flag should be consistent with the Federal Flag Code, 36 U.S.C. Section 173-8 as amended.

(8) **ILLUMINATION.** Uplighting of all flags, except the flag of the United States of America, is prohibited.

(G) **FREE-STANDING SIGN.**

(1) **SIZE.** Free-standing signs shall be limited to a maximum of twenty square feet (20 sq. ft.) in area.

(2) **HEIGHT LIMIT.** Free-standing signs may not exceed a height of seven feet (7') measured from final grade.

(3) **NUMBER OF SIGNS.** Buildings, projects, parcels or Master Planned Developments less than 100,000 square feet of building space are limited to one (1) free-standing sign. If the property has more than one (1) entrance and frontage on more than one (1) street, one (1) additional sign may be permitted for directional purposes only. The combined square footage of all free-standing signs shall not exceed the maximum square footage allowed.

Master Planned Developments of greater than 100,000 square feet of building space are allowed one (1) additional free-standing sign per additional 100,000 square feet of building area to a maximum of five (5) free-standing signs within the development provided they are used specifically to identify the development, provide way finding within the development and to identify an amenity within the development. All other requirements of this Code shall apply.

(4) **SETBACK AND ORIENTATION.** Free-standing signs shall not be placed in the setback area as defined for the zone in which the sign is located. However, in the General Commercial (GC) District, signs must be set back ten feet (10') from the property line. Free-standing signs may be aligned either perpendicular or parallel to the road provided that signs perpendicular to the road are finished on both sides. With the exception of those in the Frontage Protection Zone (FPZ), the Planning Director may decrease this setback if it is determined that a particular road alignment or traffic conditions would facilitate inadequate visibility of the sign for street or pedestrian traffic.

(5) **ZONING RESTRICTIONS.** Free-standing signs are allowed in the commercial districts GC, RM, RDM, RC, RCO, LI, HRC, HCB, and RD. Free-standing signs located in the Frontage Protection Zone require a Conditional Use Permit (CUP).

(6) **DESIGN.** Free-standing signs with a solid or enclosed base are permitted. Signs must be compatible with the architecture of the building to which they are associated. Signs supported by at least two (2) poles without enclosed bases are also permitted provided that the exposed pole=s height does not constitute more than fifty percent (50%) of the sign=s overall height, i.e., the height of the open area beneath a sign cannot exceed fifty percent (50%) of the sign=s total height.

(7) **ILLUMINATION.** Lighting of free-standing signs is permitted, provided that the lighting complies with Section 12-4-9. However, internally illuminated pan-channel letters are not permitted on free-standing signs. Any exterior lighting proposed for the signs shall be included in the sign application.

**(H) HANGING AND PROJECTING SIGNS.**

(1) **SIZE.** No single hanging or projecting sign may exceed twelve square feet (12 sq. ft.) in area. Sign brackets incorporating design elements that are descriptive or informative of the business use shall be included as part of the sign area.

(2) **HEIGHT LIMIT.** Hanging and projecting signs must have at least eight feet (8') of ground clearance.

(3) **NUMBER OF SIGNS.** There is no number of maximum hanging or projecting signs per building face. The total square footage of sign area shall not exceed the maximum square footage allowed per building face. Signs must have a minimum of six feet (6') of separation between each sign similar in nature.

(4) **SETBACK AND ORIENTATION.** Hanging and projecting signs may not project more than thirty-six inches (36") from the face of the building to which it is attached. They may not extend beyond the applicant=s property, except those proposed over the Main Street sidewalks. Hanging and projecting signs may extend over City property only after review and written approval by the City Engineer and an executed encroachment agreement with the City has been recorded at the County Recorder's office.

(5) **ZONING RESTRICTIONS.** Hanging and projecting signs are permitted within all commercial zoning districts.

(6) **DESIGN.** Exposed surfaces of hanging and projecting signs may be constructed of metal, high-density foam board, or solid wood. The sign materials should be compatible with the face of the building and should be colorfast and resistant to corrosion.

(7) **ILLUMINATION.** Lighting of hanging and projecting signs is permitted, provided that the lighting complies with Section 12-4-9.

(I) **LUMINOUS TUBE SIGNS (NEON).** Luminous tubes (LT) used to draw attention in any manner, are considered signs and shall be regulated according to the provisions of this Code as follows:

(1) **SIZE.** All LT signs are limited to six square feet (6 sq. ft.) or less.

(2) **HEIGHT LIMIT.** LT signs shall be limited to the ground floor elevation.

(3) **NUMBER OF SIGNS.** One (1) LT sign is allowed for every twenty five feet (25') of building façade width. One (1) LT sign of less than two square feet (2 sq. ft.) in size is allowed per building or tenant space without a permit.

(4) **SETBACK AND ORIENTATION.** LT signs must be located within a building and displayed through a window rather than being attached to the exterior of the building. If LT signs which are located within ten feet (10') of the front window are visible from the street, they are considered as sign area and must have a permit and will be included in the total sign area for the building. LT signs located ten feet (10') back from the window are considered interior lighting and are not regulated.

(5) **ZONING RESTRICTIONS.** LT signs are permitted in the HCB, HRC, LI, RC, RCO, and GC districts. LT signs are prohibited in all other zoning districts.

(6) **DESIGN.** LT signs may not flash, move, alternate, or show animation. The outlining of a building's architectural features is prohibited.

(7) **ILLUMINATION.** No additional illumination is permitted.

(J) **MENU SIGNS.**

(1) **SIZE.** The maximum size shall be two square feet (2 sq. ft.) unless enclosed in a display box.

(2) **HEIGHT LIMIT.** Height of a menu sign shall be a maximum height of six feet (6').

(3) **NUMBER OF SIGNS.** One (1) menu display sign is permitted per restaurant.

(4) **SETBACK AND ORIENTATION.** Displays for menus may be located on the inside of a window for a restaurant or inside a wall mounted or free-standing display box.

(5) **ZONING RESTRICTIONS.** Menu signs are allowed in all commercial zoning districts.

(6) **DESIGN.** All wall mounted or free-standing menu boxes will be reviewed within the context of the building architecture.

(7) **ILLUMINATION.** Lighting of the menu or event display is permitted within the display. Lighting shall be down directed towards the text.

(K) **MUNICIPAL IDENTIFICATION SIGNS.** Municipal identification signs are a conditional use subject to review pursuant to Land Management Code Section 15-1-10, in addition to the following criteria:

(1) **SIZE.** Municipal identification signs shall be limited to a maximum of forty square feet (40 sq. ft.) in area.

(2) **HEIGHT LIMIT.** No municipal identification sign may exceed a height of eight feet (8') measured from finished grade.

(3) **NUMBER OF SIGNS.** No more than two (2) municipal identification signs are permitted in Park City.

(4) **SETBACK AND ORIENTATION.** Municipal identification signs shall be set back no less than fifteen feet (15') from the right-of-way line or edge of asphalt, whichever is greater. No municipal identification sign is permitted within twenty feet (20') of an ROS or POS designated zone.

(5) **LOCATION/ZONING.** No more than one (1) municipal identification sign shall be permitted along the entry corridor to Park City on Highway 224 and no more than one (1) municipal identification sign shall be permitted along the entry corridor on Highway 248. Any existing municipal identification signs on the approved site must be removed if municipal identification signs are approved by the Planning Commission. (6) **DESIGN.** Municipal identification signs must comply with the design guidelines as established in Chapter 4 of this Title. Municipal identification signs shall not be changeable copy signs.

(7) **ILLUMINATION.** Lighting of municipal identification signs is permitted provided the lighting complies with the City's lighting ordinance.

(L) **UMBRELLA SIGNS.** Umbrellas shall meet the following requirements:

(1) **SIZE.** Only the area of the umbrella containing the signs, as opposed to the entire area of the umbrella, shall be considered, for purposes of calculating total sign area.

(2) **HEIGHT LIMIT.** Not applicable.

(3) **NUMBER OF SIGNS.** Not applicable.

(4) **SETBACK AND ORIENTATION.** Not applicable.

(5) **ZONING RESTRICTIONS.** Umbrella signs are permitted in all commercial zoning districts.

(6) **DESIGN.** Materials should be high quality vinyl, nylon, canvas or other similar material in order to withstand the weather and climate changes.

(7) **ILLUMINATION.** Illumination of umbrella signs is prohibited.

(M) **WALL SIGNS.** Wall signs may be placed upon a building provided that they meet the following conditions of approval.

(1) **SIZE.** The size of a wall sign shall not exceed the maximum square footage allowed per building facade.

(2) **HEIGHT LIMIT.** Wall signs shall be confined to the building surface below the finished floor elevation of the second floor or twenty feet (20') above finished grade whichever is lower.

(3) **NUMBER OF SIGNS.** There is no maximum number of wall signs specified per building face. The total sign area shall not exceed the maximum square footage allowed per building face.

(4) **SETBACK AND ORIENTATION.** Wall signs shall be designed to complement existing architectural features of a building without obscuring them. Wall signs shall be oriented toward pedestrians or vehicles within close proximity.

(5) **ZONING RESTRICTIONS.** Wall signs are permitted in all zones.

(6) **DESIGN.** The sign materials shall be consistent with Chapter 4 of this Code, compatible with the building face, colorfast and resistant to erosion.

(7) **ILLUMINATION.** Lighting of wall signs is permitted, provided that the lighting complies with Section 12-4-9. Any exterior

lighting proposed for the signs shall be included in the sign application.

(N) **WINDOW SIGNS.** Window signs are permitted provided they meet the following criteria:

(1) **SIZE.** Permanent window signs shall occupy no more than thirty percent (30%) of the total transparent area of the window.

(2) **HEIGHT LIMIT.** Window signs are limited to the main floor level of the building. Window signs are permitted upon second story windows within the Historic District.

(3) **NUMBER OF SIGNS.** Not applicable.

(4) **SETBACK AND ORIENTATION.** Window signs may be placed in or upon any window below the elevation of the second floor level provided that the total square footage of sign area does not exceed thirty percent (30%) of the total transparent area of the window. Window signs include any signs within three feet (3') of the front window, visible from the street and exceeds two square feet (2 sq. ft.) in area.

(5) **ZONING RESTRICTIONS.** Window signs are permitted in all zoning districts.

(6) **DESIGN.** The window sign must be permanently attached to the window face by either using vinyl, etching or other similar attachment method. The vinyl color should be compatible with the building face.

(7) **ILLUMINATION.** Illumination of window signs is prohibited.  
(Amended by Ord. No. 01-25; 02-50; 05-79)

## **CHAPTER 10 - TEMPORARY SIGNS**

### **12-10- 1. POLICY.**

It is the policy of the City as outlined in this section to restrict the use of temporary signs. Temporary signs are often poorly constructed, poorly maintained, and located in a manner that obscures traffic signs, views of intersections of public and private streets and driveways and tends to depreciate the scenic beauty and quality of life of the community by creating visual clutter. Temporary signs have a place in the community for specialized purposes, such as announcing properties for sale or lease, construction activities, temporary sales, or making political or ideological statements. Temporary signs are permitted for those and similar purposes subject to the regulations of this Chapter.

### **12-10- 2. TYPES OF TEMPORARY SIGNS.**

Temporary signs are installed on a property with the intent of displaying them continuously for more than twenty-four (24) hours. They are not a part of a permanent land use, and shall not be displayed for more than six (6) months.

(A) **BUSINESS NAME OR TENANT CHANGE SIGNS.** Due to a change in business name or tenant, including temporary occupancy of an existing business by a convention sales license holder, pursuant to Section 4-3-9 of this Code, a temporary sign is permitted as per the following regulations.

(1) **SIZE.** Business name or tenant change signs may occupy the same amount of area previously approved on a building or façade provided said area is consistent with this Title and the master sign plan for the property. In no case shall business name or tenant change signs exceed the sign area per building face when included within the sign area calculation for all permanent signs.

(2) **HEIGHT LIMIT.** All requirements as stated in this Title shall apply.

(3) **NUMBER OF SIGNS.** Persons seeking approval for business name or temporary change signs are allowed the same number of signs previously approved on a building façade or through the Master Sign Plan. Additional window sign area may be used, but may not exceed the total sign area allowed per building face.

(4) **SETBACK AND ORIENTATION.** Temporary business name or tenant change signs are permitted in any district, provided that they comply with all size and setback requirements for the permanent signs of similar nature.

(5) **ZONING RESTRICTIONS.** Temporary business identification signs are allowed in all zoning districts.

(6) **DESIGN.** Temporary business identification sign materials shall be consistent with the requirements of Chapter 4-7 of this Title. Sign mounting shall comply with the Uniform Sign Code standards for installation.

(7) **ILLUMINATION.** Illumination of temporary business signs is prohibited.

(B) **CAMPAIGN SIGNS.** Campaign signs do not require a sign permit, as issued by the Planning Department, but shall comply with the following regulations:

(1) **SIZE.** Campaign signs shall not exceed three square feet (3 sq. ft.) of area on the exposed sign face.

(2) **HEIGHT LIMIT.** The maximum height of a campaign sign is four feet (4') above finished grade.

(3) **SETBACK AND ORIENTATION.** Campaign signs are permitted in any zone, provided that they are located a minimum of ten feet (10') back from the edge of the curb, or edge of pavement



where there is no curb, of the street on which the sign fronts. If this ten foot (10') distance would be within a structure, the sign may be within three feet (3') of the front of the structure. Signs may not be positioned in the side yard. Signs may be displayed through windows or other glass areas subject to the

restrictions of Section 12-8-1(K) and 12-8-1(L).

(4) **ZONING RESTRICTIONS.** Campaign signs are allowed in all zoning districts.

(5) **ILLUMINATION.** Illumination of campaign signs is prohibited.

(C) **CONSTRUCTION SIGNS.** For projects requiring a building permit, a construction mitigation plan is required. Pursuant to this plan, the Chief Building Inspector may require a construction sign. These signs are permitted provided they meet the following criteria.

(1) **SIZE.** The construction sign shall not exceed twelve square feet (12 sq. ft.) in size.

(2) **HEIGHT.** Construction signs shall not exceed six feet (6') in height above finished grade.

(3) **LOCATION.** The construction sign shall be posted in a location on the premises where it is readable from the street or driveway. In no case shall the construction sign be placed in the public right-of-way. The exact location of the sign shall be identified in the approved Construction Mitigation Plan. Construction signs shall not be located in the side or rear yard setbacks.

(4) **INFORMATION.** Information on the construction sign shall include: the name, address, and phone number of the contractor; the name, address, and phone number of the person responsible for the project; and the name and phone number of the party to call in an emergency.

(5) **NUMBER OF SIGNS.** One (1) construction sign is permitted per project.

(6) **ZONING RESTRICTIONS.** Construction signs are permitted in all zoning districts.

(7) **DURATION.** Construction signs shall be removed from the premises upon issuance of a certificate of occupancy for the project from the Building Department.

(D) **PROJECT MARKETING SIGNS.** To allow for initial marketing of projects containing four (4) dwelling units or more, and/or four thousand square feet (4,000 sq. ft.) or more of commercial floor area a project marketing sign is allowed on the property during the construction phase of the building or project.

(1) **SIZE.** The total sign area of the project marketing sign shall not exceed twenty-four square feet (24 sq. ft.) in area.

(2) **HEIGHT.** Project marketing signs may not exceed seven feet (7') above finished grade. Signs mounted on a construction barricade or fence may not extend above the height of the barricade or fence.

Project marketing Signs must be located in a manner that does not obstruct the view of normal passenger vehicles of adjoining streets from the driveway of the site to the adjoining street.

(3) **LOCATION.** The project marketing sign on construction sites may not be closer than twenty feet (20') to the curb line, or edge of pavement if there is no curb. If that twenty foot (20') setback places the sign within the construction limits of disturbance, the sign may be placed closer to the street, but no more than ten feet (10') outside of the construction limits of disturbance.

Project marketing signs shall not be located in the side or rear yard setbacks. In the HCB District, Prospector Commercial Subdivision, and other areas that have been approved or zoned with no setback or side yard requirements, the sign may be located on the construction barricade or fence surrounding the site, even if that places the sign within the public right-of-way.

Where there are conditions such as heavy vegetation on the property, or extremely steep terrain that make the sign placement standards of this Title impractical because the sign is not visible from the street, the Planning Director may grant an exception to the sign setback standards, but not the size or street orientation standards.

(4) **INFORMATION.** Information on the project marketing sign may include a plat map and real estate information for the project.

(5) **NUMBER OF SIGNS.** One (1) project marketing sign is permitted per project.

(6) **ZONING RESTRICTIONS.** Project marketing signs are permitted in all zoning districts.

(7) **DURATION.** Project marketing signs shall be removed from the premises upon issuance of the last temporary certificate of occupancy for the project from the Building Department. The Planning Director or his/her designee may issue a six (6) month extension for the display of the project marketing sign after the last temporary certificate of occupancy has been issued upon the applicant's payment of a forfeitable deposit of \$5,000. Such deposit shall be forfeited to the City if the project marketing sign remains six (6) months beyond the date of the last temporary certificate of occupancy.

(E) **CONSTRUCTION/PROJECT MARKETING SIGNS.** Residential projects containing four (4) or more dwelling units, and/or commercial projects containing four thousand square feet (4,000 sq. ft.) or more of commercial floor area, are allowed one (1) construction/project marketing sign, provided it meets the following criteria:

(1) **SIZE.** The total sign area of the construction/project marketing sign shall not exceed thirty two square feet (32 sq. ft.), and shall be divided to allow sign area for construction and real estate information. The sign area identifying real estate information may not exceed twenty square feet (20 sq. ft.). The construction information is limited to twelve square feet (12 sq. ft.).

(2) **HEIGHT LIMIT.** Construction/project marketing signs may not exceed seven feet (7') above finished grade. Signs mounted on a construction barricade or fence may not extend above the height of the barricade or fence.

(3) **NUMBER OF SIGNS.** One (1) construction/project marketing sign is permitted per project. In no case will a construction/project marketing sign be allowed if a project marketing sign or construction sign already exists on the premises.

(4) **SETBACK AND ORIENTATION.** The construction/project marketing sign on construction sites may not be closer than twenty feet (20') to the curb line, or edge of pavement if there is no curb. Construction/ project marketing signs shall not be located in the side or rear yard setbacks. In the HCB district, Prospector Commercial Subdivision, and other areas that have been approved or zoned with no setback or side yard requirements, the sign may be located on the construction barricade or fence surrounding the site, even if that places the sign within the public right-of-way. Construction/project marketing signs must be located in a manner that does not obstruct the view for normal passenger vehicles of adjoining streets from the driveway of the site to the adjoining street. Where there are conditions such as heavy vegetation on the property, or extremely steep terrain that make the sign placement standards of this Title impractical because the sign is not visible from the street, the Planning Director may grant an exception to the sign setback standards, but not the size or street orientation standards. In no event may construction/project marketing signs, subject to the setback requirements, be placed within the public right-of-way.

(5) **ZONING RESTRICTIONS.** Construction/ project marketing signs are permitted in all zoning districts.

Construction/project marketing signs shall be removed from the premises upon issuance of the last temporary certificate of occupancy for the project from the Building Department.

(6) **INFORMATION.** Information on the construction area of the sign shall include: the name, address, and phone number of the contractor; the name, address, and phone number of the person responsible for the project; and the name and phone number of the party to call in an emergency. The marketing section of the sign may include a plat map and real estate information.

(7) **DESIGN.** Construction/project marketing signs shall comply with the Uniform Sign Code's standards for installation.

(8) **ILLUMINATION.** Illumination of construction/project marketing signs is prohibited.

(F) **NEIGHBORHOOD INFORMATION SIGNS.**

(1) **SIZE.** Neighborhood information signs shall not exceed three square feet (3 sq. ft.) of area on the exposed sign face.

(2) **HEIGHT LIMIT.** No portion of the Sign shall extend more than six feet (6') above natural grade or finished grade, whichever yield the lower sign.

(3) **NUMBER OF SIGNS.** Only one (1) neighborhood information sign is permitted on any one (1) parcel of property.

(4) **SETBACK AND ORIENTATION.** Neighborhood information signs are permitted in any zone. Signs may be displayed through windows or other glass areas subject to the restrictions of Section 12-8-1(K) and 12-8-1(L).

(G) **REAL ESTATE SIGNS.** Real estate signs do not require a sign permit, as issued by the Planning Department, but shall comply with the following restrictions:

(1) **SIZE.** Real estate signs shall not exceed three square feet (3 sq. ft.) of area on the exposed sign face.

(2) **HEIGHT LIMIT.** No portion of the sign shall extend more than six feet (6') above finished grade.

(3) **NUMBER OF SIGNS.** Except as outlined below, only one (1) real estate sign is permitted on any one (1) parcel of property.

(a) **Open House Exception.** During the hours of an open house, one (1) additional sign that complies with the requirements of this Code will be permitted. Thus, for the duration of an open house, two (2) compliant signs may be displayed on the premises of a parcel of property for sale. The additional sign must be removed at the conclusion of the open house and may not remain posted overnight. All real estate signs must comply with the size, color, and placement standards of this Code.

(b) **Off Premise.** In addition to the one (1) additional sign outlined above, five (5) additional signs that comply with the requirements of this Code are permitted off-premise. These additional five (5) signs may be displayed thirty (30) minutes prior to the commencement of an open house and must be removed within thirty (30) minutes after the conclusion of the open house. Off-premise open house signs may be displayed within the City right-of-way, but in no case will off premise signs be placed on the paved street or on a sidewalk. Under no circumstances will off premise signs be displayed overnight.

(4) **SETBACK AND ORIENTATION.** Real estate signs are permitted in any district, provided that they are parallel to the street and located a minimum of ten feet (10') back from the edge of the curb, or edge of pavement, of the street on which the sign fronts. If this ten foot (10') distance would be within a structure, the sign may be placed within three feet (3') of the front of the structure. Signs may not be positioned in the side yard. Signs may be displayed through windows or other glass areas subject to the restrictions of Section 12-8-1(K) and 12-8-1(L).

(5) **ZONING RESTRICTIONS.** Real estate signs are allowed in all zoning districts.

(6) **ILLUMINATION.** Illumination of real estate signs is prohibited.

(H) **SPECIAL PURPOSE SIGNS.** Signs promoting events for the benefit of civic, charitable, educational, or other non-profit organizations may be erected on private property up to two (2) weeks in advance of the event being promoted. These signs shall be removed within three (3) days following the conclusion of the event.

(1) **SIZE.** Special purpose signs shall not exceed three square feet (3 sq. ft.) of area on the exposed sign face.

(2) **HEIGHT LIMIT.** No portion of the special purpose sign shall extend more than six feet (6') above finished grade.

(3) **NUMBER OF SIGNS.** A maximum of three (3) special purpose signs is permitted on any one (1) parcel of property and must comply with the size, color, and placement standards of this Code.

(4) **SETBACK AND ORIENTATION.** Special purpose signs are permitted in any zone, provided that they are located a minimum of twenty feet (20') back from the edge of the curb, or edge of pavement where there is no curb, of the street on which the Sign fronts. If this twenty foot (20') distance would be within a structure, the sign may be within three feet (3') of the front of the

structure. Signs may not be positioned in the side yard. Signs may be displayed through windows or other glass areas subject to the restrictions of Chapters 12-8-1(K) and 12-8-1(L).

(5) **ZONING RESTRICTIONS.** Special purpose signs are allowed in all zoning districts.

(6) **ILLUMINATION.** Illumination of special purpose signs is prohibited.

(I) **TEMPORARY PORTABLE SIGNS.** Businesses located in a private plaza may display temporary portable signs to advertise or identify their business. Such temporary portable signs must be placed within the boundaries of the private plaza and are subject to the following criteria:

(1) **SIZE.** No temporary portable sign may exceed twelve square feet (12 sq. ft.).

(2) **NUMBER OF SIGNS.** Only one (1) temporary portable sign is allowed per business.

(3) **ORIENTATION.** Temporary portable signs are allowed only on private property, and must not impede pedestrian circulation or ADA or fire access. No temporary portable signs will be permitted on City owned property, including City owned right-of ways.

(4) **ZONING RESTRICTIONS.** Temporary portable signs are allowed only within the HCB, HRC, GC, LI, RD and RC zoning districts.

(5) **DESIGN.** Fluorescent colors and reflective surfaces are prohibited on portable signs. Reflective colored materials that give the appearance of changing color are also prohibited.

(6) **ILLUMINATION.** Illumination of temporary portable signs is prohibited.

(J) **YARD SIGNS.** Yard signs shall be displayed only immediately prior to and during the yard sale or garage sale. Yard signs may not be displayed for more than forty-eight (48) hours continuously. Signs not removed after forty-eight (48) hours of display are deemed refuse. The owner or erector of the sign is subject to a fee per sign removal charge in an amount set forth by resolution if the sign is removed by the City as refuse. In addition, the owner or erector shall be guilty of a Class "C" misdemeanor of littering. Yard Signs do not require a sign permit as issued by the Planning Department, but shall comply with the following regulations.

(1) **SIZE.** Yard signs shall not exceed three square feet (3 sq. ft.) of area on the exposed sign face.

(2) **HEIGHT LIMIT.** No portion of the yard sign shall extend more than six feet (6') above natural grade or finished grade, whichever yields the lower sign.

(3) **NUMBER OF SIGNS.** Only one (1) yard sign is permitted on any one (1) parcel of property and must comply with the size, color, and placement standards of this Code.

(4) **SETBACK AND ORIENTATION.** Yard signs are permitted in any zone. Signs may be displayed through windows or other glass areas subject to the restrictions of Section 12-8-1(K) and 12-8-1(L).

(5) **ZONING RESTRICTIONS.** Yard signs are allowed in all zoning districts.

(6) **ILLUMINATION.** Illumination of yard signs is prohibited. (*Amended by Ord. No. 02-50; 04-01; 04-60; 05-79*)

## **CHAPTER 11 - BANNERS ON CITY LIGHT STANDARDS**

*(Chapter Created by Ord. No. 02-60)*

### **12-11-1. PURPOSE STATEMENT.**

Park City makes certain City light standards for this display of banners in order to promote the visual interest and economic vitality of Park City=s historic resort-based community; to promote aesthetic enhancement through artistic expression; and to contribute to the festive nature of Park City=s world class resort atmosphere.

### **12-11-2. ADMINISTRATION.**

Banners on City light standards shall be reviewed and administered by the Special Events Department, Planning Department, and Parks Department pursuant to the criteria set forth in this Chapter.

### **12-11-3. ELIGIBILITY.**

Persons eligible to apply for and display banners on City light standards shall be limited to Park City Municipal Corporation and duly licensed Master Festival license holders.

**12-11-4. DISPLAY LOCATIONS, BANNER ALLOTMENT.**

City light standards eligible to display banners are those along Main Street, Kearns Boulevard, Park Avenue, and Empire Avenue. The number of banners to be hung shall be sixty-three (63) along Main Street, eighteen (18) along Kearns Boulevard, thirty (30) along Park Avenue, and thirty (30) along Empire Avenue.

**12-11-5. APPLICATIONS.**

Applications for banners on City light standards shall be submitted to the Special Events Department and shall be approved only if the interdepartmental review team finds compliance with all criteria set forth in this Chapter. Applications shall be submitted no later than ninety (90) days prior to the first date of the proposed display period. Applications shall at a minimum contain the following information:

- (A) Proof of eligibility per Section 12-11-3;
- (B) Requested display locations and dates, not to exceed a period of three (3) weeks; and
- (C) A colored rendering or scaled drawing of the proposed banner, including facade dimensions and descriptions of materials and colors to be used.

If more than one (1) application for banners on City light standards is received for the same time period, the Special Events Director will determine which applicant receives priority status. Priority shall be determined on a first-come, first-served basis, based on the date a completed application is received. Where competing applications are submitted by Master Festival license holders, display periods shall be limited to the actual event dates.

**12-11-6. DESIGN.**

Banners for display on City light standards must satisfy the following design criteria:

(A) **SIZE.** Unless otherwise approved by the Parks Department, banners shall be twenty-nine inches by seventy-two inches (29" x 72") along Main Street, twenty-four inches by thirty-six inches (24" x 36") along Empire Avenue, twenty-six inches by ninety-six inches (26" x 96") along Kearns Boulevard, and twenty-six inches by ninety-six inches (26" x 96") along Park Avenue.

(B) **FABRICATION.** Fabric must be of a durable material able to withstand the elements including snow and heavy winds, with one and one half inch (1 2") brass grommets installed on both bottom corners. Additionally, banners must be sewn for mounting on existing brackets. A three and one half to four inch by twenty-nine inch (3 2" to 4" x 29") wide sleeve for Main Street, Kearns Boulevard and Park Avenue, or twenty-four inch (24") sleeve for Empire Avenue banners, at the top of the banner is required to hang the banners on brackets. Samples are available through the Parks Department. Applicants are encouraged to contact the Parks Department prior to submitting an application in order to ensure compliance with actual specifications.

(C) **SPONSORS.** Duly licensed Master Festival license holders may include the name, logo, or imagery of a sponsor, as defined at Section 4-1-1.48 of the Municipal Code, on the banner, subject to the following criteria:

- (1) The sponsor=s name, logo, or imagery shall occupy no more than five percent (5%) of the total banner area and must be within the bottom ten percent (10%) of the banner area;
- (2) The font and scale of the sponsor=s name, logo, or imagery must be either white or black in color, secondary to the Master Festival=s name, logo, and imagery, and must be smaller than the font and scale of the Master Festival=s name, logo, and imagery.
- (3) Multiple sponsor=s are allowed for a single Master Festival, but only one sponsor=s name may be displayed on any banner.

(4) If a corporate sponsor, as defined in Section 4-1-1.13 of the Municipal Code, is part of the official Master Festival=s name, and that corporate sponsor=s name, logo, or imagery is featured on the banners, no additional sponsors shall be displayed on the banners.

(D) **ARTWORK.** Fluorescent colors and reflective surfaces are prohibited on banners. Reflective colored materials that give the appearance of changing color are also prohibited.

Artwork should be approved at least two (2) months prior to the proposed hanging date. The design must be on both sides of the banners, unless otherwise approved by the Parks Department.

(E) **TEXT.** Banner text shall be limited to the name of the permitted Master Festival, a festival sponsor and the dates of the event. (*Amended by Ord. No. 05-79*)

#### **12-11-7. PERIOD OF DISPLAY.**

Banners may be displayed for no more than three (3) weeks at a time. Applicants shall accept that the display period is contingent upon a workable arrangement within the overall schedule of other City banners as well as prior commitments to other outside sponsors. Prior commitments may preclude the desired display period of an otherwise acceptable applicant=s banner. Where competing applications are submitted by Master Festival license holders, display periods shall be limited to the actual event dates.

#### **12-11-8. INSTALLATION AND REMOVAL.**

Banners must be received by the Parks Department no later than one (1) week prior to the first date of scheduled display. All banners on City light standards shall be installed by City personnel. Installation and removal dates will be arranged by the applicant and the Parks staff. If the banners are not retrieved from the Parks Department by the applicant within ten (10) days after removal, the banners shall become the property of the City and will be disposed of.

#### **12-11-9. LIABILITY.**

The applicant shall agree to assume full liability and indemnify the City for any damage to persons or property arising from the display of the banners by the City. The City is not responsible for any damage that may occur to the banners from any cause.

#### **12-11-10. FEES.**

(A) **APPLICATION FEE.** Banner applications shall be assessed a temporary sign fee. All application fees are due and payable upon submission of a completed application.

(B) **INSTALLATION AND REMOVAL FEES.** Upon receipt of a completed application, the Parks Department will provide the applicant with an estimate of fees based on estimated costs for City services arising from the installation and removal of the banners, including but not limited to the use of City personnel and/or equipment. A final assessment of City costs will occur upon completion of the Special Event, and installation and removal fees will be adjudged to reflect actual cost.

Installation and removal fees must be paid in full within thirty (30) days of the final assessment of City costs for the Master Festival or Special Event. (*Amended by Ord. No. 02-60; 05-79*)

### **CHAPTER 12 - MASTER FESTIVAL AND SPECIAL EVENT SIGN** (*Chapter comprehensively amended by Ord. No. 04-01*)

#### **12-12- 1. SIGN PLAN REQUIRED.**

All Master Festival and Special Event licensees desiring permission to display temporary signs related to an approved Master Festival shall submit a Master Festival Sign Plan as part of the application for a Master Festival license. The Planning and Special Events and Facilities

Departments shall review Master Festival Sign Plans for compliance with the standards below prior to permit issuance.

**12-12- 2. MASTER FESTIVAL BANNERS.**

The use of banners identifying an event and/or sponsor is allowed within the boundaries of the approved Master Festival venue, subject to the following criteria:

- (A) **SIZE.** No individual Master Festival banner may exceed thirty-six square feet (36 sq. ft.) in size.
- (B) **NUMBER OF SIGNS.** One (1) banner is allowed per venue. Additionally, one (1) banner is allowed on the external façade of any building or structure within a venue, including temporary structures. Staff may approve additional banners within a venue upon finding that the banners contribute to the overall festival atmosphere or theme of the event consistent with the purpose and scope of Section 12-1-1, the design is consistent with Section 12-3-3(A) as applied to the event, and that any commercial advertising message is secondary to such look and feel design elements for the event. There is no limit on banners within a fully enclosed structure.
- (C) **SETBACK AND ORIENTATION.** Master Festival banners are allowed only on or within approved venues.
- (D) **ZONING RESTRICTIONS.** Master Festival banners are allowed within all zoning districts.
- (E) **DESIGN.** Fluorescent colors and reflective surfaces are prohibited on banners. Reflective colored materials that give the appearance of changing color are also prohibited. A matte or flat finish is required for all surfaces.
- (F) **PERIOD OF DISPLAY.** Master Festival banners may be displayed only during the approved time of the Master Festival.
- (G) **ILLUMINATION.** Illumination of temporary business signs is prohibited.

**12-12- 3. SPECIAL EVENT BANNERS.**

The use of banners is allowed within the boundaries of the approved Special Event venue, subject to the following criteria:

- (A) **SIZE.** No individual Special Event banner may exceed thirty-six square feet (36 sq. ft.) in size.
- (B) **NUMBER OF SIGNS.** One (1) banner is allowed per venue. Additionally, one (1) banner is allowed on the external façade of any building or structure within a venue, including temporary structures. Each banner shall be consistent with Section 12-3-3(A) as applied to the event, and any commercial advertising message must be secondary to such look and feel design elements for the event.
- (C) **SETBACK AND ORIENTATION.** Special Event banners are allowed to be oriented only within approved venues.
- (D) **ZONING RESTRICTIONS.** Special Event banners are allowed within all zoning districts.
- (E) **DESIGN.** Fluorescent colors and reflective surfaces are prohibited on banners. Reflective colored materials that give the appearance of changing color are also prohibited. A matte or flat finish is required for all surfaces.
- (F) **PERIOD OF DISPLAY.** Special Event banners may be displayed only during the approved time of the Special Event.
- (G) **ILLUMINATION.** Illumination of temporary business signs is prohibited.

**12-12- 4. MASTER FESTIVAL DIRECTIONAL SIGNS.**

Municipal and/or event owned directional signs in the form of electronic message signs and portable signs, are allowed for the purpose of identifying and/or directing vehicular or pedestrian traffic to parking areas, transportation centers and venues.

**12-12- 5. MASTER FESTIVAL PROJECTION SIGNS.**

Temporary projection signs that are part of an approved Master Festival license may be allowed for the duration of the Master Festival permit, provided they are directed downward and the light source is shielded from any view but the intended mark of the sign.

**12-12- 6. TEMPORARY SIGNS.**

Staff may approve temporary signs within a Master Festival or Special Event venue upon finding that the signs contribute to the overall resort atmosphere or theme of the event consistent with the purpose and scope of Section 12-1-1, the design is consistent with Section 12-3-3(A) as applied to the event, and that any commercial advertising message is secondary to such look and feel design elements for the event. There is no limit on signs within a fully enclosed structure.

**CHAPTER 13 - HISTORIC SIGNS**

**12-13-1. HISTORIC SIGNS EXEMPT.**

Other than safety and structural requirements, the provisions of the Sign Code may be exempted by the Planning Commission for historic signs upon application for designation by the sign owner, and consent from the building owner. *(Amended by Ord. No. 05-79)*

**12-13-2. HISTORIC SIGN REVIEW PROCEDURE.**

Upon filing an application, the Planning Director may determine that a sign is historic based on the guidelines below. Notwithstanding safety, maintenance, or structural regulations, a sign so designated by the Planning Director shall be deemed to conform with this Chapter. *(Amended by Ord. No. 05-79)*

**12-13-3. HISTORIC SIGN CRITERIA.**

To designate a sign as historic, the Planning Director must make findings based on the following criteria:

- (A) The sign is at least fifty (50) years old.
- (B) The sign possesses unique physical design characteristics, such as configuration, color, texture, or other unique characteristics.
- (C) The sign is of significance to the City and makes a contribution to the cultural, historic, aesthetic quality, or the City=s streetscape.
- (D) The sign is integrated into the architecture of the building or the site.
- (E) The sign is exemplary technology, craftsmanship, or design of the period in which it was constructed; uses historic sign materials such as wood, metal, or paint directly applied to buildings, and means of illumination such as neon or incandescent fixtures; and is not significantly altered from its historic period. If the sign has been altered, it must be restorable to its historic function and appearance.
- (F) The sign is structurally safe, or is capable of being made so without substantially altering its historical significance. *(Amended by Ord. No. 05-79)*

**12-13-4. REMOVAL OF HISTORIC SIGNS.**

Once designated a historic sign, and defined as an important characteristic of Park City=s history, the building owner must receive Historic Preservation Board approval to remove the sign. *(Amended by Ord. No. 05-79)*

**CHAPTER 14 – OUTDOOR VEHICLE DISPLAYSPARK CITY MUNICIPAL CODE**

*(Chapter created by Ord. No. 04-01)*

**12-14-1. PURPOSE AND SCOPE.**



The City Council of Park City, Utah hereby finds that there is a substantial and compelling need to allow limited outdoor display of vehicles due to the unique relationship between vehicle sponsors of Master Festivals and the City's ski resorts. Such a need must be balanced with the City's aesthetic concerns as stated in Section 12-1-1. Accordingly, the City shall only permit outdoor vehicle displays pursuant to the regulations stated herein. Such displays are not signs and shall not count towards sign square footage limitations, nor receive the benefit of sign exemptions.

**12-14-2. DISPLAY.**

Sponsor vehicles may be displayed subject to the following criteria:

(A) The display is within a Master Festival venue or a ski base facility in the RC, RC-MPD or RD-MPD zones;

(B) The display is consistent with the purpose and scope of Section 12-1-1, the design is consistent with Section 12-3-3(A) as applied to the orientation of the display which shall be generally to the interior of the venue or ski base facility, and that any commercial advertising message is secondary to such look and feel design elements for the event;

(C) The display is only for the display of the vehicle; no additional solicitation or advertising is allowed as a consequence of the vehicle other than a sign identifying the sponsor not to exceed three square feet (3 sq. ft.). The vehicle may be wrapped in additional design elements, ski team or athlete images so long as the wrap contributes to the overall resort atmosphere or theme of the ski area or event consistent with the purpose and scope of Section 12-1-1, the design is consistent with Section 12-3-3(A) as applied to the area or event, and that any commercial advertising message is secondary to such look and feel design elements;

(D) The proposed vehicle display does not impede vehicular or pedestrian circulation;

(E) The proposed vehicle display does not impede emergency access or services.

**CHAPTER 15 - APPEALS**

**12-15-1. APPEALS. PARK CITY MUNICIPAL CODE** Any applicant who believes a denial is not justified, has the right to appeal to the Planning Commission, and to appear at the next regularly scheduled meeting for which proper notice can be given and agenda time is available. Intention to take an appeal to the Commission shall be filed with the Planning Director in writing within ten (10) business days following the denial of the permit by the Planning Department.

Applicants may have any action of the Planning Commission reviewed by the City Council by petitioning in writing within ten (10) business days following Planning Commission action on the sign permit. Actions of the Commission are subject to appeal and review according to the procedures set forth in the Land Management Code, Section 15-1.

*(Amended by Ord. No. 04-01; 05-79)*

**CHAPTER 16 - VIOLATION OF TITLE**

**12-16-1. PENALTY.**

Violation of this Title is a Class "C" misdemeanor.

**12-16-2. PENALTY FOR PLACEMENT OF HANDBILLS OR SIGNS ON PUBLIC PROPERTY.**

Handbills or signs found posted upon any Public Property contrary to the provisions of this section, may be removed by the Police Department, Public Works Department, Parks and Recreation Department, or the Planning Department. The person responsible for any such illegal posting shall be liable for triple the cost incurred in the removal thereof and the City is authorized to effect the collection of said cost, in addition to any criminal fine collected under Section 12-15-1. *(Amended by Ord. No. 04-01; 05-79)*

## **10-8-2: SIGN REGULATIONS:**

- A. Purpose: The purpose of this Section is to promote and protect the public health, safety and welfare of the general public by implementing outdoor advertising regulations to protect property values, create an attractive economic and business climate and enhance the aesthetic appearance of the community, and ensure that the constitutionally guaranteed right of free expression is protected. It is further intended to reduce signs or advertising distractions and obstructions that may contribute to clutter or traffic accidents.
- B. Permit Requirements:
1. It is unlawful for any person to erect, construct, alter or relocate any sign, other than such signs specifically described in Subsection G of this Section (exempted signs), without first obtaining a permit. Routine maintenance or repairing existing like parts shall not be considered an alteration; provided, that such change does not alter the surface dimensions, height, message, or otherwise make the sign non-conforming.
  2. Application for the permit shall be made to the CDD or designated planning staff member and shall include the following:
    - a. The name, address and telephone number of the applicant, owner and occupant of the property.
    - b. Location of the structure or parcel of property on which the sign will be attached or erected.
    - c. Position of the sign in relation to nearby buildings, structures, property lines, rights of way and roads.
    - d. A copy of plans and specifications showing material and method of construction, illumination, electrical wiring, location and support.
    - e. Sketch showing sign faces, exposed surfaces and proposed message, accurately represented in scale as to size, area, proportions and color.
    - f. The name of the person erecting the sign.
    - g. Written consent of the owner of the building, structure or land on which the sign is to be erected.
    - h. On any application for a temporary sign, the applicant shall list the earliest date on which the sign may be established and the date on which the sign shall be removed.

3. Before granting a permit under this Subsection, every applicant shall pay the required permit fee to the County for each sign.

C. Sign Design: It is recognized that it is desirable to have some diversity of sign design within the Snyderville Basin. However, it is also desirable to ensure that materials and color schemes used on signs shall be compatible with the image of the Snyderville Basin community and mountain environment.

D. Comprehensive Sign Plans: Uses that are subject to the provisions of a previously approved comprehensive sign plan may choose to continue the use of that sign plan, or if all parties to the comprehensive sign plan agree in writing to no longer utilize the comprehensive sign plan, they may comply with the provisions of this Section. In no case may a combination of a comprehensive sign plan and the provisions of this Section be used together.

E. Permitted Signs

EXHIBIT C
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1. Non-Residential Signs: The following types of signs are allowed for permanent, non-residential uses. Signs permitted under this regulation are intended to identify the use located on the premises upon which the sign is located.

2. For the purposes of this Section, the following definitions will be used:

a. **Single Use:** Any lot, building, or other structure or tract of land that has been designated for one (1) non-residential use, through the approval of a development permit.

b. **Multiple Uses:** Any lot, building, or other structure or tract of land that has been designated for multiple non-residential uses, through the approval of a development permit.

3. Types of Signs:

a. Freestanding Sign: Freestanding signs are supported by poles, braces, or uprights extending from the ground or an object on the ground and are not attached to any part of a building. All freestanding signs shall comply with the following:

(1) Number of Signs: One (1) freestanding sign shall be permitted for each separate primary vehicular access to the parcel, up to a maximum of two (2) signs. The primary vehicular access is that access located adjacent to the primary parking area.

- (2) Location / Setbacks: Freestanding signs shall be located adjacent to the primary vehicular access to the parcel. In no case shall a freestanding, on premises sign encroach into a road right-of-way, nor shall any sign be situated near an intersection in such a manner so as to interfere with vehicular sight distance. These signs shall be setback at least fifteen feet (15') from the edge of the right-of-way.
  - (3) Monument Base: All freestanding, on premises signs shall be constructed with a monument base. A base of stone or wood is preferable.
  - (4) Display Area Size: The display area of all freestanding, on premises signs for a single use shall not exceed thirty (30) square feet in size. The display area of all freestanding, on premises signs for a parcel containing multiple uses shall not exceed forty five (45) square feet. The display area of a sign, which may be double sided, shall include any architectural embellishments or background materials that are an integral part of the display and intended to help attract attention to the sign.
  - (5) Height: In no case shall the highest point of a freestanding, on premises sign be more than six feet (6') above the grade elevation at the base of the sign.
  - (6) Materials: Freestanding signs shall be constructed of wood, stone or other natural materials. Plastic, Lexan or similar materials are allowed for individual letters only.
  - (7) Landscaped Area: All freestanding, on premises signs shall be located within a landscaped area. Landscaping, including shrubs, perennials, trees, other appropriate vegetative materials, and landscape boulders where appropriate, shall be designed in a manner that minimizes the visual impact of the sign, without blocking the view of the sign from the specific area from which it is intended to be seen, or adversely affecting pedestrian and vehicular sight distance. Designs that integrate the sign into the land form should be considered.
- b. Primary Wall Sign, Secondary Wall Sign, Projecting Sign, Suspended Sign, and Awning Sign: Each non-residential use may choose to utilize three (3) out of the five (5) types of signs, as described below. In no case may two (2) or more of the same types of signs be used per each use.

(1) Wall Mounted Signs: Wall mounted signs are those signs that are attached to or painted on the wall of a building, the display surface of the sign being parallel to the wall of the building on which the sign is placed.

i. Primary Wall Sign: A wall sign that is located on the facade of the building that contains the primary access to the particular use. A primary wall mounted sign shall not exceed one square foot of sign area for each two (2) lineal feet of building facade frontage, up to a maximum of sixty (60) square feet.

In the case of multiple users in one (1) building, the frontage shall include the length of the individual suite that is exposed to the exterior of the building where the primary access to the use is located. In no case shall the primary wall sign be less than ten (10) square feet in size.

In cases where a use doesn't contain exterior exposure to a building for the purposes of measuring sign area, that use may have a ten (10) square foot sign.

a. Size Exception: In the case of a single building where at least one facade is two hundred and fifty (250) lineal feet in length or more, the maximum size of the primary wall sign may not exceed seventy-five (75) square feet.

b. Location Exception: In the case of a single building where at least one facade is two hundred and fifty (250) lineal feet in length or more, the primary wall sign may be located as deemed appropriate by the entity requesting the sign.

ii. Secondary Wall Sign: A sign that is located on a building facade that is separate from the facade on which the primary wall sign is located. A secondary wall sign shall not exceed a maximum of one half the size of the permitted primary wall sign.

iii. Display Area: The area of all wall mounted business signs shall be the extreme limits of the display surface. The display surface includes any architectural embellishments or background materials that are an

integral part of the display and used to differentiate the sign from its surroundings.

- iv. Wall mounted signs shall not project out more than six inches (6") from the wall on which they are mounted.
- v. Materials: Wall mounted signs shall be wood, metal, other natural materials, or painted on the side of the building. Plastic, Lexan, or similar materials are allowed for individual letters only.

(2) Projecting Signs: Projecting signs are supported by a building or other structure and project out from the building or structure over the sidewalks, lawns, or similar areas in a manner that the display area is generally perpendicular to the face of the building or structure.

- i. Size: Projecting signs shall not exceed eight (8) square feet.
- ii. Display Area: The area of a projecting sign shall be the extreme limits of the display surface. The display surface also includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the sign from its surroundings.
- iii. Height: Signs which project over a pedestrian walkway shall allow at least seven and one-half feet (7.5') of clearance between the bottom of the sign and the ground. Hanging signs may be illuminated; provided, that only indirect lighting is utilized, and that the light source does not interfere with pedestrian or vehicular traffic.
- iv. Materials: Projecting signs shall be constructed of wood, metal or similar material. Plastic, Lexan or similar materials are allowed for individual letters only.

(3) Suspended Sign: A sign that is suspended parallel or perpendicular from a building roof, façade, porch, or other structural element by brackets, hooks, or chains.

- i. Size: Suspended signs shall not exceed eight (8) square feet.

- ii. Display Area: The area of a suspended sign shall be the extreme limits of the display surface. The display surface also includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the sign from its surroundings.
    - iii. Height: Suspended signs shall allow at least seven and one-half feet (7.5') of clearance between the bottom of the sign and the ground. Suspended signs may be illuminated; provided, that only indirect lighting is utilized, and that the light source does not interfere with pedestrian or vehicular traffic.
    - iv. Materials: Suspended signs shall be constructed of wood, metal or similar material. Plastic, lexan or similar materials are allowed for individual letters only.
  - (4) Awnings Signs: Awning signs are comprised of letters and logos that are placed on the valance of the awning.
    - i. The words and logos on any awning sign shall not exceed nine inches (9") in height.
    - ii. Back lighted awnings are prohibited.
- c. Subdivisions, Multi-Family Dwellings, and Residential Condominium Complex Signs. These signs are intended to state the name of a subdivision, multi-family development, or residential condominium complex.
  - (1) Freestanding Signs: One (1) freestanding sign shall be permitted for each separate primary vehicular access to a subdivision, multi-family dwelling development, or residential condominium complex. All freestanding signs shall comply with the following:
    - i. Monument Base: All freestanding, on premises signs shall be constructed with a monument base. A base of stone or wood is preferable.
    - ii. Display Area Size: The display area of all freestanding, on premises signs shall not exceed thirty (30) square feet in size. The display area of a sign, which may be double sided, shall include any architectural embellishments or background materials

that are an integral part of the display and intended to help attract attention to the sign (see Illustration I).

- iii. Height: In no case shall the highest point of a freestanding, on premises sign be more than six feet (6') above the grade elevation at the base of the sign.
  - iv. Materials: Freestanding signs shall be constructed of wood, stone or other natural materials. Plastic, lexan or similar materials are allowed for individual letters only.
  - v. Landscaped Area: All freestanding, on premises signs shall be located within a landscaped area. Landscaping, including shrubs, perennials, trees, other appropriate vegetative material, and landscape boulders where appropriate, shall be designed in a manner that minimizes the visual impact of the sign, without blocking the view of the sign from the specific area from which it is intended to be seen, or adversely affecting pedestrian and vehicular sight distance. Designs that integrate the sign into the land form should be considered.
  - vi. Setbacks: In no case shall a freestanding, on premises sign encroach into a road right-of-way, nor shall any sign be situated near an intersection in such a manner so as to interfere with vehicular sight distance. These signs shall be set back at least fifteen feet (15') from the edge of the right-of-way.
- d. Temporary Signs: Temporary sign means any sign or advertising display constructed of cloth, wood, canvas, light fabric, paper or other materials with or without frames intended to be displayed for a limited time period and not permanently affixed to the ground.
- (1) General Provisions for All Temporary Signs: The following shall apply to all temporary signs as outlined herein:
    - i. Signs shall be removed as specific herein, unless otherwise indicated in this Section. There are no timeframes for non-commercial opinion signs.
    - ii. Signs may only be located on private property and may not encroach into the right-of-way, nor impede pedestrian traffic.



- iii. Signs shall not be attached to utility poles, fences, trees, or other similar objects.
- iv. Illumination of temporary signs is prohibited.
- v. All temporary signs must be subordinate to and be positioned in such a way so that any permanent signage on the same property remains visible.
- vi. Temporary signs must be properly maintained at all times. Any faded, torn, ripped, detached, defaced or otherwise damaged sign must be promptly repaired, replaced, or removed.
- vii. A Low Impact Permit is required for a temporary sign prior to installation, unless otherwise exempted in this Section.

(2) Temporary Signs Allowed Without a Permit in All Zones.

- i. Non-Commercial Opinion Signs: Non-commercial opinion signs are subject to all requirements and provisions of the Utah State Code Annotated and other laws as may be applicable. Such signs are regulated as follows:
  - (a) Residential Properties: Residential properties are permitted nine (9) square feet of a sign area, not to exceed three feet (3') in height. The sign square footage may be split between two (2) or more signs, but the total square footage may not exceed nine (9) square feet.
  - (b) Non-Residential Properties: Non-residential properties are permitted six (6) square feet of sign area, not to exceed three feet (3') in height. The sign square footage may be split between two (2) or more signs, but the total square footage may not exceed six (6) square feet.
- ii. Properties Subject to Development or Construction: Properties which have an approved subdivision plat, site plan, or other type of development permit upon which construction or development is occurring are subject to the following:

- (a) Signs may not exceed a maximum of twenty (20) square feet.
- (b) Signs may only be freestanding and must be made of a rigid material. Banners or other similar signs applied to cloth, paper, flexible plastic, or fabric of any kind are not permitted.
- (c) Signs may not exceed six feet (6') in height, measured from the top of the sign to the grade directly below.
- (d) One (1) sign is allowed per street frontage. These signs must be located on the parcel that is subject to the approved development permit and may not encroach into the right-of-way, nor impede pedestrian traffic.
- (e) Such sign(s) shall be removed within one (1) year after the issuance of the final building permit for the development.

iii. Properties Subject to Sale, Lease, Rent, or Auction: Properties subject to sale, lease, rent, or auction shall be allowed one (1) on-premise sign of one (1) of the following types, and associated off-premise signs according to the following:

(a) On-Premise Signs:

1. One (1) "T"-shaped post sign, one (1) yard sign, or one (1) window sign subject to the following:
  - i. In the case of a "T"-shaped post sign, the sign hanging from the "T-shaped post shall be a maximum of nine (9) square feet. Yard signs and window signs may not exceed nine (9) square feet in size.
  - ii. "T"-shaped post signs and yard signs may not exceed six feet (6') in height, measured from the top of the sign to the grade directly below, with the

iii. These signs must be located on the property that is subject to sale, lease, rent, or auction and out of the right-of-way.

iv. These signs are allowed for the duration of the property's sale, lease, rent, or auction.

T-Post Sign

Yard Sign

Window Sign



(b) Off-Premise Signs:

1. Such signs may be used to direct traffic to a property for sale, lease, rent, or auction, subject to the following:
  - i. These signs may be displayed thirty (30) minutes prior to a representative or property owner being at the property that is subject to sale, lease, rent, or auction.
  - ii. These signs may be displayed in the County right-of-way as long as they are not disruptive to the regular flow of traffic.
  - iii. These signs may not be displayed overnight.

(3) Temporary Signs Requiring a Permit on Non-Residential Properties: A non-residential use may apply for one (1) temporary sign, subject to the following:

- i. These signs may be displayed up to four (4) times per calendar year, for a period not to exceed seven (7) days in length. These periods may run consecutively.
- ii. Signs may not exceed a maximum size of twenty (20) square feet.
- iii. Freestanding temporary signs may not exceed six feet (6') in height, measured from the top of the sign to the grade directly below. Signs attached to a building may not exceed fifteen feet (15') in height, measured from the top of the sign to the grade directly below.
- iv. One (1) temporary sign is allowed for each non-residential use.
- v. These signs must be located on the parcel on which the entity requesting the sign is located and may not encroach into the right-of-way, nor impede pedestrian traffic.

E. Sign Illumination:

1. Exposed neon tubing and/or individual light bulbs forming the sign copy shall not be permitted on any sign, unless otherwise allowed in this Section.



2. Back lit full sign face illuminated signs are prohibited.



3. Light may be cast directly onto the face of the sign by an external light source. In such instances, the light must be focused on the sign face only, provided that such illumination does not adversely affect pedestrian and/or vehicular traffic.



4. Back lighting through individual routed letters/copy or through the material that comprises the letters/copy in the sign face is permitted as long as the light source is screened from public view.



5. No interior light source shall be visible to the exterior.

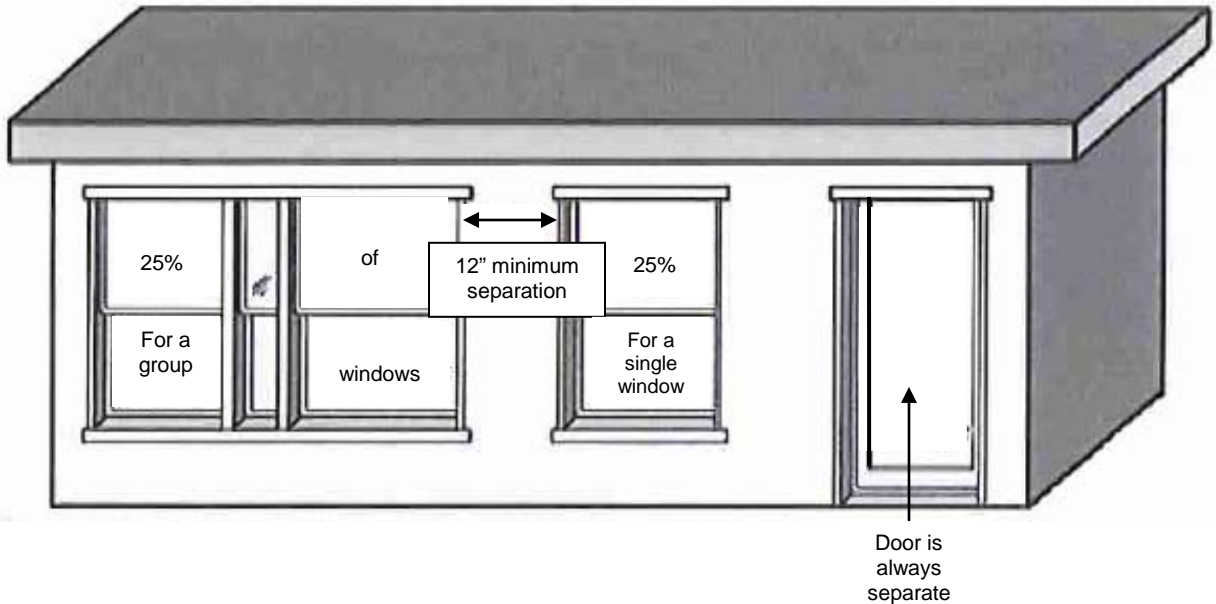
F. Prohibited Signs and Devices: The following signs shall be prohibited in the Snyderville Basin:

1. Changeable copy signs: A sign whose informational content can be changed or altered on a fixed surface composed of electrically illuminated or mechanically driven changeable segments, unless required by Federal law.
2. Flashing signs: Any illuminated sign on which the light is not maintained stationary or constant in intensity and color at all times when it is in use.
3. Roof mounted signs: A sign that is mounted on the roof of a structure, or signs that project above the highest point of a roof line.
4. Moving signs: Any sign or part of a sign that changes physical position by any movement or rotation or that gives the visual impression of such movement.
5. Strings of pennants, banners, ribbons, streamers, balloons, spinners, or other similar moving or fluttering or inflated devices and search lights.
6. Signs imitating official traffic signs in any manner which are visible from public areas.
7. Portable signs not permanently affixed to the ground, except as otherwise provided in this Section.
8. Mobile signs. Signs attached to stationary vehicles, equipment, trailers and related devices, when used in a manner to augment approved signage for a business as opposed to normal operation or parking of the vehicle or device.
9. Signs which, by reason of size, location, content, coloring or manner of illumination, obstruct the vision of motorists or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on any road or street, as determined by the CDD or designated planning staff member or the County Sheriff.
10. Any sign or sign structure which constitutes a hazard to public health or safety, as determined by the CDD or designated planning staff member or the County Sheriff.
11. Signs on trees, utility poles, and on public property, other than public information signs.
12. Off premises directional signs may be approved as a temporary sign when an event or activity is situated in such a manner that its location is obstructed from public view, so long as that sign is compatible with all other regulations herein.
13. Any sign for which the sign message face has been removed or destroyed, leaving only the supporting frame or other components, and

said condition exists for more than thirty (30) days is prohibited and shall be removed.

- G. Exempted Signs: These signs are exempt from obtaining a Low Impact Permit; however, they must still comply with the following guidelines:
1. Informational Signs: Signs which are not more than six (6) square feet and no more than four feet (4') height and which are used to direct vehicular and pedestrian traffic or to direct parking and traffic circulation on private property. Advertising is not permitted on these signs. Informational signs shall contain no advertising material or message. These signs shall not be permitted in a right-of-way or required setback area.
  2. Public Signs: Legal notices, identification, informational or directional signs erected or required by governmental bodies, or authorized by the County for public purposes which meet the requirements of these guidelines, except provisions prohibiting said signs in the rights of way.
  3. Public Regulatory Signs: All public regulatory signs located in the County which meet all the State requirements. (Ord. 323, 3-9-1998)
  4. Interior Signs: Signs located on the interior of any building, or within an enclosed lobby of any building or group of buildings and which cannot readily be seen from the exterior of the building, which signs are designed and located to be viewed exclusively by the patron of such use or uses.
  5. Utility Signs: Signs of public utility or cable television companies which show the locations of underground facilities.
  6. Street Address and Identifications Signs: Signs whose content includes only the name or professional title of the occupant and address of the premises. Such signs shall not exceed two (2) square feet. The sign shall be limited to flush mounted or window type signs and one per premises. These signs shall not be permitted in a right-of-way.
  7. Customer Information Signs: Customer information signs located on or in close proximity to the building and outside of required setback areas may display such items as "credit cards accepted", prices and menus, and each sign shall not exceed two (2) square feet in area.
  8. Flags: Each development area that contains a single use may have no more than three (3) freestanding flag poles at any time. Each development area that contains multiple uses may have no more than three (3) freestanding flag poles at any time. Flag poles are restricted to only flying one (1) flag per pole. The maximum size of any one (1) flag shall be twenty-four (24) square feet. Flag poles may not exceed twenty-eight feet (28') in height, measured from the top of the pole to the grade directly below. Uplighting of all flags, except the flag of the United States of America, is prohibited.

9. Window Signs: Window signs shall not exceed twenty-five percent (25%) of the area of a single window in which it is placed. A single window is any window, or section of windows, that is separated from another window by twelve inches (12") or more. Any door with windows is always considered a separate window. Window signs may not be combined in order to gain a larger sign for one (1) particular window.



10. Neon Signs, where the light source is on the external face of the sign: One (1) neon sign is allowed for each non-residential use to be located on the inside of any window. These signs may not exceed four (4) square feet and may not flash or be animated in any manner. Neon signs are considered window signs and may not exceed twenty-five percent (25%) of the area of the window in which they are placed.

11. Project Identification Banners on Light Poles.

H. Non-conforming Signs: Within the zone districts established in this Title, there may be existing signs which were lawfully established before the adoption of this Title, but which are now prohibited, regulated, or restricted. It is the intent of this section to allow these signs to remain until such time as they are removed or otherwise brought into conformance with this Title.

1. The property owner bears the burden of establishing that any non-conforming sign lawfully exists.
2. Enlargement of Non-Conforming Signs: A non-conforming sign may not be enlarged in any way unless it conforms to the provisions contained in this Title.
3. Signs conforming to the provisions of this Section may be erected on a parcel that contains a non-conforming sign(s); however, the new sign(s) must be a different type than the existing non-conforming sign(s) (i.e. if the non-conforming sign is a freestanding sign, a conforming freestanding sign may not be erected).



4. A non-conforming sign may be altered to decrease its non-conformity.
5. Maintenance and Repair of Non-conforming Signs: Nothing in this Section shall be construed to relieve the owner of use of a non-conforming sign, or owner of the property on which such non-conforming sign is located, from maintaining the sign in a state of good repair; provided, however, than any repainting, cleaning and other normal maintenance or repair of the sign or sign structure shall not modify the sign structure or copy in any way which makes it more non-conforming. Routine maintenance or changing like parts shall not be considered an alteration; provided, that such change does not alter the surface dimension, height, message, or otherwise make the sign non-conforming.
6. Removal of Non-Conforming Signs: If a non-conforming sign is demolished or removed at the will of the property owner, any subsequent sign shall thereafter be required to conform to the regulations specified in this Title for the zone district in which it is located.
7. If a non-conforming sign is destroyed by fire or other natural cause, it may be replaced. If the sign is not repaired or replaced within one year from the date of loss, it shall not be reconstructed or replaced except in conformance with the provisions of this Title.
8. If the cost of the non-conforming sign is valued at less than one hundred dollars (\$100.00), the sign shall be removed. Sign value shall be determined based on an actual sales receipt for the sign or a cost estimate for the replacement cost provided by a qualified professional.
9. Nothing in this Section shall be deemed to prohibit the County from removing a billboard without providing just compensation in accordance with the procedures set forth in this Subsection, if the County Manager provides reasonable notice of the proceedings and, following a public hearing, finds:
  - a. The applicant made as a false or misleading statement in any application to the County necessary to establish or change the billboard;
  - b. The billboard is unsafe or presents a hazard to persons or property;
  - c. The billboard is in a state of disrepair; or
  - d. The billboard has been abandoned for at least twelve (12) months.

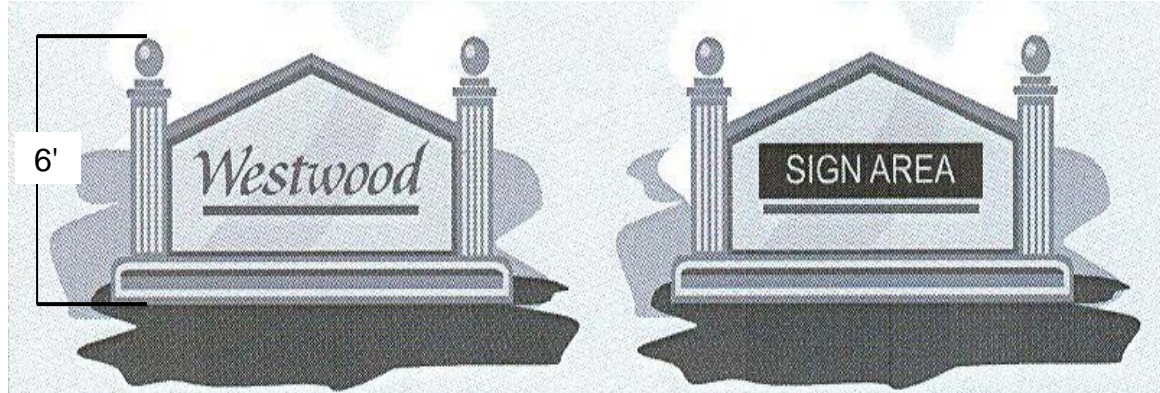
I. Enforcement:

1. The CDD or designated planning staff member shall be responsible for enforcing the provisions of the sign regulations established herein.
2. Violation of the sign provisions established herein shall result in punishment in accordance with the provisions of this Title and State law. (Ord. 323, 3-9-1998)

3. If signs not conforming to the requirements of this Title are located within a public right-of-way, County personnel may remove and impound those signs if notice to remove the signs has been sent to the property owner and they have failed to comply with that notice.

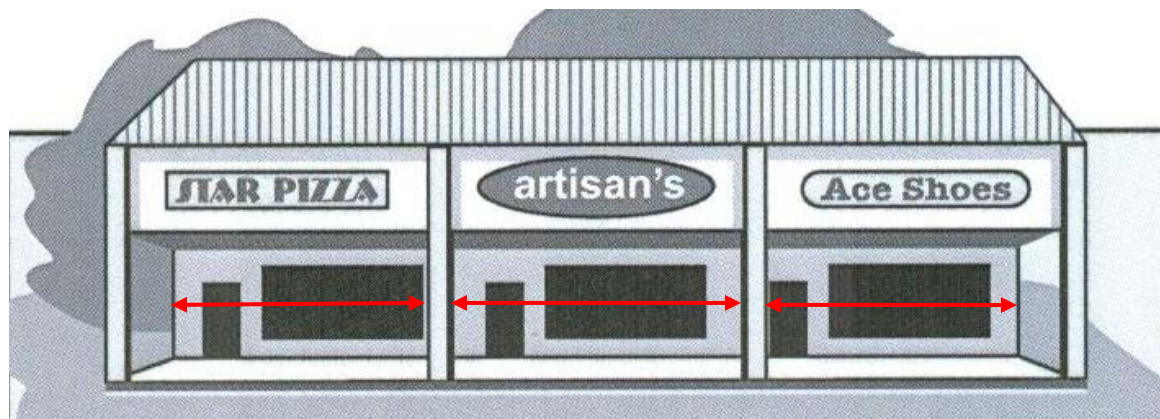
J. Measuring Sign Area:

**Freestanding Sign:** Calculate sign area by size of imaginary panel drawn around copy. Do not calculate embellishment or monument background.



Calculate sign area by size of actual oval panel surrounding copy. Do not calculate embellishment or monument background.

**Building Facade Frontage:** Building Facade Frontage: The length of the individual suite that is exposed to the exterior of the building where the primary access to the use is located.





**Wall Mounted Sign:** Calculate sign area by size of actual background panel surrounding the sign copy.



Calculate sign area by size of imaginary panel drawn around copy.



**Mixed Case Lettering:** Draw imaginary panel around either upper case or lower case letters, but not both



## K: Types of Signs

### Freestanding Sign



### Awning Sign



### Wall Mounted Sign



### Hanging Sign



### Projecting Sign



**SUMMIT COUNTY, UTAH**  
**ORDINANCE NO. \_\_\_\_\_**

**AMENDING THE SNYDERVILLE BASIN DEVELOPMENT CODE**

**WHEREAS**, the current Snyderville Basin Development Code was adopted in 2004; and

**WHEREAS**, the County is amending Section 10-8-2, Sign Regulations; and

**WHEREAS**, the Snyderville Basin Planning Commission held public hearings on October 25, 2011, November 15, 2011, and December 20, 2011 and recommended approval of the amendments to Section 10-8-2 of the Snyderville Basin Development Code on December 20, 2011; and

**WHEREAS**, the Summit County Council held public hearings on March 7, 2012, April 18, 2012, and June 20, 2012.

**NOW THEREFORE**, the County Legislative Body of the County of Summit, the State of Utah, hereby ordains the following:

**Section 1. SNYDERVILLE BASIN DEVELOPMENT CODE**

The Snyderville Basin Development Code is amended as depicted in Exhibit A.

**Section 2. Effective Date**

This Ordinance shall take effect fifteen (15) days after the date of its publication.

APPROVED, ADOPTED, AND PASSED and ordered published by the Summit County Council, this 25<sup>th</sup> day of July, 2012.

**SUMMIT COUNTY COUNCIL**  
**SUMMIT COUNTY, UTAH**

**By:** \_\_\_\_\_  
**Council Chair**

**Councilor Elliott voted** \_\_\_\_\_  
**Councilor Hanrahan voted** \_\_\_\_\_  
**Councilor McMullin voted** \_\_\_\_\_  
**Councilor Robinson voted** \_\_\_\_\_  
**Councilor Ure voted** \_\_\_\_\_

**EXHIBIT D**

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# MINUTES

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## SUMMIT COUNTY

BOARD OF COUNTY COUNCIL AND SNYDERVILLE BASIN PLANNING COMMISSION

MONDAY, JUNE 25, 2012

SUMMIT COUNTY HEALTH DEPARTMENT

DOWNSTAIRS CONFERENCE ROOM

650 ROUND VALLEY DRIVE, PARK CITY, UTAH

### COUNTY COUNCIL MEETING

#### PRESENT:

**David Ure**, *Council Chair*

**Claudia McMullin**, *Council Vice Chair*

**John Hanrahan**, *Council Member*

**Chris Robinson**, *Council Member*

**Robert Jasper**, *Manager*

**Dave Thomas**, *Deputy Attorney*

Chair David Ure called the meeting to order at 4:45 p.m.

#### CONSIDERATION AND POSSIBLE ADOPTION OF ORDINANCE #773 PROHIBITING THE USE OF FIREWORKS, OPEN FIRES, AND THE USE OF CERTAIN AMMUNITION WITHIN SUMMIT COUNTY DURING THE FIRE SEASON

County Manager Bob Jasper explained that a meeting was previously scheduled to discuss fire issues today at 3:00 p.m. Last Friday the Governor held a telephone conference with cities and counties throughout the State and urged them to adopt ordinances prohibiting fireworks and open fires and to take all steps necessary. Today at 3:00 a meeting was held with the service providers to discuss this ordinance. He explained that they want to be as well prepared as possible in the event of a fire.

Chair Ure noted that the conference with the Governor's Office was on Friday about 4:45, and the 3:00 meeting today had already been scheduled. He wanted to be certain that this meeting was legally noticed. Mr. Jasper explained that, under the statute, the Council is allowed to call an emergency meeting without the normal 24-hour posting, and they must notify the press. He verified that it is legal to have this discussion even though it was not posted in the normal way.

Deputy County Attorney Dave Thomas explained that the Ordinance designates a wildfire high-risk fire season, which would run from today to October 1. During that time period, specific restrictions will be in place, including prohibition of all Class C fireworks and open fires that are not in a designated fire pit or structure, and strong discouragement of the firing of steel jacketed bullets, incendiary bullets, and tracer bullets.

Council Member Robinson asked if it could be inferred that copper-jacketed lead bullets do not start fires. Mr. Thomas replied that it is inferred from the Ordinance that they can be used.

Mr. Thomas further explained that violation of the Ordinance is considered to be a Class B misdemeanor and reviewed the process that would be followed if someone were to violate the Ordinance.

Council Member Hanrahan asked what impact the Ordinance would have on fireworks displays in municipalities. Mr. Thomas replied that it would not apply to municipalities because the Council only has jurisdiction over the unincorporated area of the County. Each city would have to pass its own ordinance. Mr. Jasper noted that Park City is prepared to draft an ordinance.

Chair Ure asked if anyone from the public would like to comment on the Ordinance.

There was no public comment.

Council Member Hanrahan asked what kinds of fireworks would not be prohibited by this Ordinance. Mr. Thomas replied that he understood that sparklers and snakes and similar items would not be prohibited, but almost all fireworks would be prohibited. He explained that public fireworks displays are Class A or Class B fireworks, which require a separate permitting process, and they will be not be affected by this Ordinance. Fire Chief Paul Hewitt explained that “safe and sane” fireworks, which are those that do not fly or explode, will be allowed under careful adult supervision. Council Member Robinson commented that sparklers and snakes can also start fires, and asked if they should be prohibited. Chief Hewitt explained that the bigger concern is fireworks that could fly into a deep ravine where it is difficult to fight a fire. He stated that they depend on the citizens to be their watchdogs.

Chair Ure stated that he would not ordinarily be in favor of passing an ordinance that controls people’s lives. In this case, he would prefer that people be disappointed this year than to have a subdivision burn up and lose lives. He believed government controls are proper in this case.

Council Member Hanrahan confirmed with the service providers that they unanimously support this ordinance.

Mr. Thomas noted that in the last Whereas section, the Ordinance should be amended to insert the word “discourage” before “certain ammunition.” Also, in Section 4, the word “prohibited” should be replaced by the words “strongly discouraged.”

**Council Member Hanrahan made a motion to adopt Ordinance #773 as amended to insert the word “discourage” prior to “certain ammunition” in the last Whereas clause, and to change the wording in Section 4 to read: “The firing of the following ammunition is strongly discouraged.” The motion was seconded by Council Member Robinson and passed unanimously, 3 to 0. Council Member McMullin was not present for the vote.**

Mr. Thomas requested that the wording in the last Whereas clause be amended to read “discourage the use of certain ammunition.”

**Council Member Hanrahan amended his motion to amend the last Whereas clause to read, “and discourage the use of certain ammunition.” The amended motion was seconded by**

**Council Member Robinson and passed unanimously, 3 to 0. Council Member McMullin was not present for the vote.**

Chair Ure stated that it would take more than the Fire Department or Police Officers combining forces to make this successful and asked the entire County to participate. He would ask the ranchers to fill the water tanks on their trucks and put them on standby. Beaver-Shingle Creek has an artesian well which they hope to be able to fit it with plumbing to be used for fighting fire. He emphasized that it will require the citizens, Fire Department, and law enforcement to keep the County whole. He stated that he personally did not believe they would be successful unless they ask for help from deity and asked that the citizens dedicate the coming weekend to prayer and fasting and meditation asking for moisture and the safety of the firefighters.

Council Member Hanrahan expressed appreciation for the Governor encouraging the County to pass this Ordinance. He encouraged the Governor and State Legislature to take action with a temporary ban on the types of ammunition that are known to cause fire.

### **CLOSED SESSION**

**Council Member Robinson made a motion to convene in closed session for the purpose of discussing litigation. The motion was seconded by Council Member McMullin and passed unanimously, 4 to 0.**

The Summit County Council met in closed session from 5:20 p.m. to 6:10 p.m. to discuss litigation. Those in attendance were:

**David Ure, Council Chair**

**Robert Jasper, Manager**

**Claudia McMullin, Council Vice Chair**

**John Hanrahan, Council Member**

**Chris Robinson, Council Member**

**Council Member Hanrahan made a motion to dismiss from closed session and to convene in a joint meeting with the Snyderville Basin Planning Commission. The motion was seconded by Council Member Robinson and passed unanimously, 4 to 0.**

### **JOINT MEETING WITH THE SNYDERVILLE BASIN PLANNING COMMISSION**

#### **PRESENT:**

**David Ure, Council Chair**

**Bruce Taylor, Planning Commission Chair**

**Claudia McMullin, Council Vice Chair**

**Colin DeFord, Planning Commissioner**

**John Hanrahan, Council Member**

**Mike Franklin, Planning Commissioner**

**Chris Robinson, Council Member**

**Martyn Kingston, Planning Commissioner**

**Robert Jasper, Manager**

**Chuck Klingenstein, Planning Commissioner**

**Dave Thomas, Deputy Attorney**

**Annette Velarde, Planning Commissioner**

**Jami Brackin, Deputy Attorney**

**Planning Staff:** Don Sargent—Community Development Director, Adryan Slaght—Principal Planner, Amir Caus—County Planner, Sean Lewis—County Planner, Molly Orgill—County Planner, Tiffanie Northrup-Robinson—County Planner, Jennifer Strader—County Planner



Chair Ure called the joint meeting to order at 6:15 p.m.

**PROJECTS CURRENTLY BEFORE THE PLANNING COMMISSION AND TIMELINE FOR EACH PROJECT**

Community Development Director Don Sargent provide a copy of the current project list and noted that approximately 40 projects are currently before the Planning Commission at some level of review, ranging from Low Impact Permits to sketch plans, plat amendments, SPAs, development agreements, subdivisions, final plats, etc.

**FUTURE PROJECTS ANTICIPATED TO COME BEFORE THE PLANNING COMMISSION**

Principal Planner Adryan Slaght noted that they included in the list of projects some long-range or pending projects that are anticipated to come before the Planning Commission in the next several months.

Director Sargent noted that these are only the projects before the Snyderville Basin Planning Commission, and there is also a list for the Eastern Summit County Planning Commission. He stated that Staff has a substantial application workload and is anxious to get direction on how to move forward, primarily with the General Plan amendments.

**STATUS OF UPDATE AND REVISION TO THE GENERAL PLAN**

**REGIONAL PLANNING – WORK WITH PARK CITY, ENVISION UTAH, TDRS**

**WHERE DOES THE COMMUNITY WANT TO SEE GROWTH – HOW TO MANAGE GROWTH**

Chair Ure asked how the Planning Commission would like to proceed with the General Plan amendments. Commissioner Taylor explained that the Planning Commission brainstormed ideas at their last meeting and provided a proposed agenda to the County Council. They felt it would be helpful, due to the turnover in the Planning Commission in the last year, to start with understanding where they have been, where they are now, and where they want to go. He did not believe they feel comfortable with discussing where they want to head without some history. He felt it would be good to back to the days of the matrix and look at how planning evolved, because they are seeing applications and process dictated by what was done 50 years ago. Moving forward, he believed a lot of work has been done with the neighborhood meetings and public input sessions, and it seems clear that the community wants to preserve views, trails, and connectivity. He would like to see a vision statement that is no more than a short paragraph tying all that together without a lot of bullet point qualifiers.

Chair Ure acknowledged the Commissioners’ frustrations based on the fact that they have all been on the Commission such a short time.

Council Member Hanrahan stated that he would also like a brief recap of the different systems that have been in place. Commissioner Taylor stated that they also need to know why the various changes were made and the thought processes behind them. Council Member McMullin agreed and stated that she believed they should all have that information, especially including the “why.” She requested that Staff put together that information.

Commissioner Kingston stated that he drafted an agenda that was circulated to the Planning Commission and submitted to the County Council that the Commission wished to see discussed before the Council. He noted that the agenda for this meeting looks less like that agenda. He stated that two major documents served as the agenda, the one prepared by the Commission and circulated to the Council and Staff, and Staff’s response drafted by Planner Gabryszak, and he believed there are major disagreements in those two documents. He requested that they discuss that, noting that there are disagreements about strategic planning and how to move forward. He explained that there were four parts to the initial agenda—where were we?; where are we?; where do we want to go?; and how do we get there? He believed the question of how to get there is worthy of several meetings so they can do the next amendment to the General Plan to the best of their abilities collectively.

Chair Ure asked how Commissioner Kingston would like the process to proceed. Commissioner Kingston stated that he believed the Commission had hoped to spend some time with all four of those elements and reach a point where some of the disagreements or issues are out in the open and discussed. Chair Ure stated that he believed it was important before doing that to reach an agreement on the history and how they got to where they are today.

Council Member McMullin asked if Planner Gabryszak’s memorandum with the detailed history of the General Plan updates from 2008 to 2012 addresses the question of where they are now. Commissioner Kingston stated that he had some issues with that information. Director Sargent explained that Staff met together and, with everyone’s involvement, put that information together to let the Planning Commission know what work has been done from 2009 to date on the General Plan. Council Member McMullin asked what triggered the 2009 review of the General Plan. Director Sargent replied that the General Plan was due for a five-year review, and at that time the Planning Commission agreed to start working on it and set up a subcommittee to start the review process. Council Member McMullin asked what methodology was used to determine what to update and in what order. Director Sargent explained that initially they wanted to look at what was current in the Plan and update some of the policies and objectives that had been achieved or needed to be revised based on current community trends and to look at the formatting. At that time they completed all the elements except the neighborhood planning areas and held a work session and public hearing with the Planning Commission. The objective was to wait until they had all the elements amended and hold a final public hearing. Then some major projects came on line that set the General Plan effort aside for some time, and when they looked at it again, they decided it needed more work. That was partially based on the major projects and the confusion and clarification that needed to be addressed. They felt they should look at it from scratch and started working on each chapter in detail. Staff reviewed the detailed plan and made a presentation to the Planning Commission in January 2012 with an outline of the General Plan updates, and the Planning Commission asked Staff to proceed and bring the General Plan element by element. Council Member McMullin asked about the makeup of the subcommittee and if they got a lot accomplished. Commissioner Franklin explained that he came in toward the end of the subcommittee process. He thought they had set the direction they wanted to head, and he felt good about where they were heading. Then things got set aside, and they have tried to

pick up from there. He explained that a lot of information in the General Plan was regulatory in nature that they felt should be in the Development Code. They wanted to remove the regulatory language and put it in the proper sections of the Development Code, and he thought they had made good progress with that. He commented that the Planning Commission is a living entity, and the Commissioners have diverse backgrounds.

Chair Ure asked if newly appointed Planning Commissioners are supposed to fall in line with the existing regimen or try to go in a direction they feel the County should go. Commissioner Franklin stated that he believed the Planning Commission had a clear direction they wanted to head in, and new Commissioners came on board who thought they should head another direction. He believed they did a disservice to Staff by telling them to go down a certain path, and he thought the subcommittee had done a good job of working through what they were directed to do. Commissioner Taylor stated that he believed everything goes back to the mission statement. If they want to maintain a mountain resort community, welcome aboard, but if someone wants it to be a bedroom community with a rail link to downtown Salt Lake, that is a different direction. He did not believe someone with that belief would be a contributing member to the Commission if the mission statement in the General Plan says to do something else. If the mission statement changes to wanting to be Sandy in the mountains, these Planning Commissioners would need to be replaced, because they would not be successful in doing that to the community. Once that is established, he welcomes the diversity everyone brings to the Planning Commission. The fourth element they want to look at is how to get there, and he would rather have seven people bring something to the table than to have one suggestion made and everyone else fall in line.

Council Member McMullin asked when the vision statement was last revised. Director Sargent replied that it was revised in 2010 by the subcommittee and Planning Commission, but not by current Planning Commissioners. Commissioner Taylor noted that the wording regarding controlling urban sprawl was removed from the vision statement, and the people who came to the public hearing on the vision statement said they had weakened it. He believed the bullet points were intended to strengthen it, but to him, they diluted it, and he would like to put the vision statement back on the table. Council Member McMullin asked if the prior Planning Commissioners agreed with the status of the changes to the General Plan. Commissioner Franklin stated that the subcommittee was comfortable with them, and then they had a large turnover in a short amount of time. All the amendments had not yet gone to the full Commission at that time.

Director Sargent explained that Staff realizes the makeup of the Planning Commission is now completely different, and everyone brings a fresh perspective. Staff is seeking focus and direction on what to be working on and what the priorities should be. He explained that they compiled the document showing what has been done partly to combat criticism that Staff has done nothing, which is not the case. The information may not be what this Planning Commission would like to see in the General Plan, which is fine, but Staff needs to understand what direction to work toward in preparing the General Plan, which is the Planning Commission's responsibility under State statute.

Council Member Hanrahan suggested that they start with the existing changed General Plan from the prior Commissioners and have this Planning Commission work through it to determine what other changes they want to make.

Commissioner DeFord stated that he wanted to be fair to Staff and the Commission and explained that they have had a tremendous workload since has been on the Commission. They have just been getting through applications and processes and have not had time on the agenda to deal with the General Plan. Chair Ure clarified that no fault is being placed on anyone. If there is any fault, it may be on the Council Members for not having this meeting three or four months ago to improve communications. Commissioner DeFord believed there were several issues, including communications, time, and Staff being overworked.

Commissioner Velarde expressed concern that, after meeting with Park City, they may be missing an element of expertise or creativity. She believed they should look outside this Planning Commission and Staff and look at how to stay a mountain resort community with all the commercial and infill development that has occurred in the last several years. She suggested that they look outside and get help from somewhere that has gone through what the Snyderville Basin is now going through to give them ideas about what they can do.

Commissioner DeFord noted that much of what has happened in the Snyderville Basin has occurred through litigation and asked how they could develop a General Plan and Code that would help them to avoid that in the future. He was not certain if they could answer that.

Commissioner Kingston stated that he believed the Planning Commission's agenda addressed the question and process far better than the rather bland agenda they have in front of them. A lot of thought was put into that agenda, and everything he is hearing speaks to the Commission's agenda, so he questioned why the agenda was altered. Chair Ure replied that it was too long. Council Member McMullin explained that the Council is asking the questions covered by the Commission's agenda. Commissioner Kingston asked how they could be creative with resources and planning processes and move forward at a rate that is greater than where they are now after four years of editing the General Plan. Council Member McMullin stated that it sounds like Commissioner Kingston wants to start over and that he wants to do it again in his own way in a form called regional planning with outside consultants.

Mr. Jasper stated that previously, every board and commission had its own set of operating rules called bylaws, and the bylaws should be below and within and less significant than the County Code. The Council spent a year going through that, and the document he first saw was an attempt to redo Planning Commission bylaws, which does not mesh with the overall Code. It gave more authority and responsibility to the Planning Commission. He believed something they may be avoiding is the role of the Planning Commission, Staff, and County Council. He believed the Planning Commission should be recommending the what and maybe the why, but not the how. He believed Staff and the Commissioners have been competing on the how, which he believed would not get them anywhere. He recalled that Staff and the consultants provided demographic information, the potential, and open lands in the Basin, and now they are asking to do absorption studies in preparing a General Plan. He believed absorption studies are what developers do to find out whether they can get financing from a bank. The question is how to do this kind of analysis as opposed as where they want to go policy-wise to advise the Council.

Commissioner Kingston clarified that he sent out two memos, and the Manager is referring to some bylaw suggestions he had researched over two or three weeks with the Utah League of Cities and Towns and direct research into the Utah Code which enables and give powers to Planning Commissions. He could not see anything he suggested that could not be defended in terms of existing Utah Code. The problem he has with the bylaws is that they are

disempowering and disingenuous, because they read like a list of rules, and nowhere does it state in the bylaws what the mission and purpose of the Commission should be. He believed it is critical for a new Commissioner to understand their duties and obligations and their responsibilities to the public. He agreed that Staff has a critical role, but the Manager's example of how is erroneous. The fundamental question facing the Snyderville Basin and Park City is how much growth they have to receive and in what form they want to plan for it. The General Plan and Code make no provision for the County to discuss what they want growth to look like, and he believed some fundamental questions had not been adequately addressed in the planning process to date. They must be addressed if they are to develop a General Plan and a regional plan that will satisfy the public interest and their duty and obligation to the public. There are those on the Planning Commission who believe the process they are going through and the existing and revised Plan fail to meet that duty to the public. He did not want to create more work, and he did not want to start over again, but he believed there is a halfway point where they could plan more diligently and effectively for the public. Mr. Jasper explained that the things laid out by Commissioner Kingston are included in the County Code. It is fine for advisory committees to adopt their own bylaws, but they need to do it within the context of the law that is already adopted. One of their responsibilities is to recommend a long-range General Plan, and they are here to see how they can move on with that.

Council Member Robinson believed in this case they are trying to come up with a vision/mission statement and General Plan and subsequent Code adjustments for the Snyderville Basin. One way to do that would be to utilize all the input and work that has been done, and for the Planning Commission and Staff to do a lot of homework and deliver a General Plan to the County Council that they could evaluate and decide whether to approve. That process would involve the Council at the end of the process. There is a question as to whether the public may have been adequately involved, and they could end up with a lot of work being done without sufficient buy-in. He stated that he gets feedback that it is not going the direction the public wants it to go. Another way to do it would be to have broader based community involvement and try to get some buy-in on commonalities so the Council would not be in the awkward position of having to make a tough decision at the eleventh hour and maybe do something different. Another question is whether they have the right help they need given the list of 40 active projects, two planning commissions, and that other communities have sought outside help and fresh ideas. He believed a better approach would be for the Council, the community, and the Planning Commission, with some expert help, to take the good work that has been done and add to it. If that process is too slow and expensive, the alternative would be to let the Planning Commission and Staff take whatever has been done to date, finish the job, and send it to the Council. Because this is a legislative matter, he believed the Chinese wall between the Council and Planning Commission could be broken down in this situation. Chair Ure asked if either option would allow the Planning Commission to bring in outside help. Council Member Robinson stated that he believed it would be fine if they believe they need outside help. He believed a better approach would be to include a broader base, including the Council, and there would be more buy-in than just sending a package on to the Council.

Commissioner Klingenstein commended the Council on appointing a great Planning Commission that is thoughtful, has dug deeply into this issue, and is taking the time to do the job right. He expressed appreciation for the discussion of regional planning and noted that the larger the region involved, the more comprehensive that plan will have to be. He explained that Commissioner Kingston spent a lot of time crafting the original agenda for everyone to respond to, and when they saw this agenda, they did not know what they were supposed to do. They had

tried to prepare for the meeting, and when he saw the agenda, he stopped preparing because he did not know how to. He addressed Mr. Jasper's comments and stated that they are not here to discuss bylaws; they are here to discuss the General Plan. He stated that, in researching the Code and Codes from other jurisdictions and legal opinion, he found that it is all right to identify future growth areas, but they have to know where they stand before they do that. He asked whether they know the retail vacancy rates, or the primary retail trade area, and whether they understand multi-modal development. He asked if they understand household demographics and what they are designing for the future, what the Snyderville Basin or Eastern Summit County population growth numbers are, or the MLS inventory. He asked about a retail and second-home market study to understand the competitive market and how this region fits in and asked if they have ever done a carrying capacity analysis. He explained that the inventory of approved units is quite detailed, but he asked if it looks at everything else, such as The Canyons buildout, the 1,200 units at Silver Creek, the 1,000 on the Anderson parcel, the Parley's Lane parcel, and other things that may be out there. He noted that the land use map prepared by Staff does not show much land left for raw development; most of it is either entitled or restricted. He believed if they were to pull all that information together, they could get a good feel of where they are now and where the future is so they could make some policy decisions. He asked what they are doing for the aesthetics of the County, to protect it for its present and future inhabitants and businesses, to protect the tax base, and to secure the economy and governmental expenditures, to make sure they can provide services in a cost-effective manner, to foster agriculture and other industries, and to protect both urban and non-urban development. He stated that the Utah Code is clear about their responsibility, and he takes that very seriously, because he believes they are at a watershed moment for building out the Snyderville Basin, and they need to make some critical choices about how to do it and to continue to redevelop it so it is successful in the future.

Council Member Hanrahan asked which option proposed by Council Member Robinson is the correct one or if there is a third option. Commissioner Klingenstein replied that he believed they need to be run concurrently. He stated that he has no idea what the region will be once they are able to get the political will to do regional planning. The Planning Commission would like to get the General Plan done immediately, but they are at loggerheads with Staff about how to get it done, because the Planning Commission would like to do more analysis. He would not want to identify future growth areas until he knows how they are going to manage growth and make sure it comes in an orderly fashion so they do not suck the life out of Kimball Junction. He wants to be able to make rational decisions about TDRs.

Mr. Jasper stated that he would support bringing in consultants and figure out over time how to get the money and would support whatever moves this process forward. With regard to TDRs, it is clear that there have to be places to send the growth. Neighborhood after neighborhood has said they don't want growth in their neighborhood, so they thought they could use TDRs to send it somewhere else and take some of the pressure off the neighborhoods. With the consultants and some citizen participation, they were able to identify some areas that might potentially receive growth. They may not be able to do that until they do absorption and growth studies, but they certainly cannot do TDRs without a place to send growth. He believed they all want to protect the quality and beauty of the area, but they have different ideas about how to get there.

Council Member Robinson stated that the statutory responsibility of the Planning Commission is to give the Council a General Plan. The disconnect between Staff and the Commission is that Staff would like the Planning Commission to hurry and finish, and the Commission would like to approach it more thoughtfully. He believed the Council should either direct the Planning

Commission to just get it done, or to broaden the process and get the Council involved. Commissioner Klingenstein stated that he wants to be able to put together a General Plan that has teeth and is defensible, with a rational basis so that when they get challenged, they do not have to try to figure a way out of the mess every time. Council Member Robinson recalled that when they talk about the settlements and litigation of the past, every one he has been involved with had its antecedents in former Codes of long standing. He was not certain whether the current General Plan and Code are so murky that the County opens itself to new litigation and every application is a lawsuit in waiting. If it is not a crisis, he would prefer to not rush through a General Plan. He believed the litigation the Council is seeing had its roots before anything on the books today.

Commissioner Velarde stated that she does not see that the Planning Commission and Staff are working against each other in any way. It is not for lack of desire or lack of priority that this has not been done. She felt the Commissioners would like to do this the right way the first time. It is not that the work done in the last few years was bad, but in the past 18 months, Snyderville Basin has started to take a shape that no one foresaw. She suggested that they stop and determine what today looks like. Once they know that, they can consider what it will look like if everything that has been approved is built so they are not flying blind.

Commissioner Taylor stated that they have not had this discussion at the Planning Commission level, and much of what the Council is hearing tonight is personal. If the Commissioners had the opportunity to have this discussion, he believed they would have been able to present a more cohesive line of thought. He believed a consultant could be beneficial in being able to step back and see the whole thing. If the Basin has 20,000 permanent residents now, with the potential to grow to 80,000, he questioned whether they would still be a mountain resort community when they get to 80,000 people. Council Member McMullin stated that she believed the growth projections presume that the Snyderville Basin can accommodate that growth, and she did not believe it could. Looking at what has already been approved and what is vested, she did not know what the growth projections mean. Commissioner Taylor noted that if they get an aggressive developer, aggressive planner, and aggressive legal counsel, that could happen, and that is why the General Plan needs to focus on that. Council Member McMullin asked if there is consensus among the Planning Commissioners about what they want to do moving forward. Commissioner Taylor replied that he did not believe there is. Council Member McMullin confirmed with the Planning Commissioners that they would like the Council to give them direction.

Commissioner Velarde asked if the Council wants them to plan to accommodate 80,000 people or if they want them to accommodate a smaller number and stop at that point. Council Member Hanrahan stated that they have already zoned for a certain amount of density, and he could see no reason to increase that. Commissioner Velarde asked if there is any reason to allow for increased density in the Code, because they keep coming up with incentives for developers to get higher density. Council Member Hanrahan stated that there has to be some accommodation for workforce housing. Mr. Jasper commented that they need to have a vision of what they want the community to look like 20 years from now. Council Member McMullin noted that it is not what the Planning Commission or the Council want, it should be what the community wants to see. Commissioner DeFord commented that a lot of development, including workforce housing, has been approved and not yet built, and they need to look at that before they keep approving more development. That goes toward the Planning Commission's desire to have data so they know what they are dealing with. Commissioner Taylor stated that if they could develop a vision and

compare every application with that vision statement and ask how it furthers the vision of the community, they would be miles ahead.

Council Member Robinson stated that his preference would be to leave the General Plan and Code as they are for now and only amend them after they have done the visioning together.

Director Sargent stated that Staff does not feel they are at loggerheads with the Planning Commission, but they feel that they are on the same team and working on this together. It is just a matter of how to do it. Staff would recommend that they utilize all the information and work that has been done in some fashion. He acknowledged that it may not be where it needs to be yet, and Staff has suggested bringing back the information element by element with additional information from Staff for refinement of the Planning Commission's review and then move that on to the County Council. Some segments of the community say they do not want to see any more public meetings; they want to see action and results of all the visioning work that has been done. Another segment of the community says they need to have a vision. He believed they have a good basis on which they can start to work together to refine and complete the effort. Staff is anxious to get this work done, because some clarification is needed in both the Code and General Plan. He commented that it is not easy to process an application under the current Code and General Plan because of inconsistencies and other things that need to be changed.

Council Member Robinson suggested that, since the Planning Commission collectively has not had this discussion, they should have such a discussion and come back to the Council in two to four weeks and hold another joint meeting where the Planning Commission can present a plan of how they would like to proceed. Council Member McMullin stated that a compromise would be to fix the problems they know exist that make it difficult to process an application, which would not preclude the Planning Commission from coming up with another strategy, and it would not preclude regional planning.

Commissioner DeFord expressed concern that Staff's workload is so great that they cannot keep up with this process. Director Sargent stated that Staff can keep up. They just need clear direction, because they get frustrated not knowing what their priorities should be and what they should be working on. He stated that they have ample Staff, but an outside consultant would be helpful to provide a fresh perspective from a third party that is not part of the interior workings.

Chair Ure suggested that when they look at amendments, they differentiate between Staff's suggestions and the Planning Commission's suggestions so they know what the Commission is asking for and the points Staff is recommending.

The County Council and Planning Commission agreed to meet again at 6:00 p.m. on Monday, July 30 at the Richins Building.

The joint meeting of the Summit County Council and Snyderville Basin Planning Commission adjourned at 7:55 p.m.

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*Council Chair*, David Ure

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*County Clerk*, Kent Jones