

ORDINANCE

Ordinance No. 84-1

AN ORDINANCE ESTABLISHING A REGULAR MEETING DATE,  
TIME, AND LOCATION FOR MEETINGS OF THE  
CITY COUNCIL OF PARK CITY, UTAH FOR 1984

BE IT ORDAINED by the City Council of Park City:

SECTION 1. REGULAR MEETING DATE. The regular meetings of the Park City Council shall be held every Thursday at 5 p.m. at the Marsac Municipal Building or the Memorial Building, except when the regular meeting date is a holiday, then the meeting shall not be held.

SECTION 2. NOTICE OF PUBLIC MEETING. Notice shall be given, indicating the specific location of the meeting, and notice shall be given regarding cancellations. The agenda will be posted at the Marsac Municipal Building at least twenty-four hours prior to each regular meeting and same delivered to the local news media.

SECTION 3. WORK SESSIONS. Prior to the regular Council meeting, work sessions shall be held by the Council from 1 p.m. until 5 p.m. at the Marsac Municipal Building, unless otherwise specified on the agenda. No Council action shall be taken during these work sessions, but the public will be invited to attend to discuss, informally, areas of concern with the City Council.

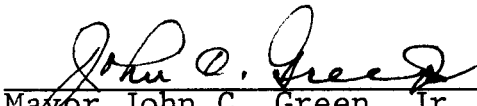
SECTION 4. SPECIFIC MEETING DATES. The schedule for City Council meetings in 1984 are as follows:

January 5, 12, 19, 26	July 5, 12, 19, 26
February 2, 9, 16, 23	August 2, 19, 16, 23, 30
March 1, 8, 15, 22, 29	September 6, 13, 20, 27
April 5, 12, 19, 26	October 4, 11, 18, 25
May 3, 10, 17, 24, 31	November 1, 8, 15, 22, 29
June 7, 14, 21, 28	December 6, 13, 20, 27


SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

DATED this 5th day of January, 1984.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor John C. Green, Jr.

Attest:

  
\_\_\_\_\_  
William R. Gatherum  
City Recorder

Recorded at the request of Park City Municipal Corp.

Return to Park City Municipal Corp.

INDEXED

ORDINANCE NO. 84-2

Entry No.	215439
REQUEST OF	<i>Park City Municipal Corp.</i>
FEE	ALAN BRISCOE, SUMMIT CO. RECORDER
\$	<i>N.C.</i> By <i>James L. Jensen</i>
RECORDED	JAN 10 1984 at 3:20 M

AN ORDINANCE confirming the assessment rolls and levying a tax providing for the assessment of property in Park City, Utah, Greater Masonic Hill Improvement District, for the purpose of paying the costs of constructing improvements to the water storage facilities on Masonic Hill which include acquisition and/or construction of a water tank and associated pumping stations and water pipelines, and the completion of any other miscellaneous work, necessary to complete the improvements in a proper and workmanlike manner; reaffirming the establishment of a special improvement guaranty fund; and establishing the effective date of this ordinance.

*At 30*  
*Jan 16 - 84*  
*Jan 15*

BE IT ORDAINED BY THE CITY COUNCIL OF PARK CITY, SUMMIT COUNTY, UTAH:

Section 1. The City Council of Park City, Utah, hereby confirms the assessment roll as corrected and adjusted by the Board of Equalization and Review for Park City, Utah, Greater Masonic Hill Improvement District, (the "District"), and hereby confirms the findings of the Board of Equalization and Review that the proposed list of assessments as equalized by the Board of Equalization and Review for the District is just and equitable; that each piece of property within the District 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 cost of such improvements.

Section 2. The City Council of Park City, Utah does hereby levy a tax to be assessed upon the real property described in the assessment list for the District. The assessments levied upon each block, lot, part of block or lot, tract or parcel of property therein described shall be in the amount set forth in the assessment list, which is hereby incorporated by reference and made a part of this ordinance. The property to be assessed in accordance with the assessment list for the District is described in Exhibit "A" to Resolution No. 33-83 dated November 17, 1983.

The assessments hereby levied are for the purpose of paying the cost of constructing improvements to the water storage facilities on Masonic Hill which include acquisition and/or construction of a water tank and associated pumping stations and water pipelines, and the completion of any other miscellaneous work necessary to complete the improvements in a proper and workmanlike manner. Said improvements are more particularly described in the assessment list for the District which list has been incorporated herein by reference and made a part of this ordinance.

Said assessments are hereby levied and assessed upon each of the blocks, lots, parts of block and lots, tracts or parcels of real property described in the assessment list according to the estimated number of connections to the water system possible within each of the properties identified as being within the District, and which are specially benefited by the improvements thereon. Said assessments are levied upon the land and lots in the District according to possible number of water connections per each parcel of property to be assessed.

The total cost of the improvements in the District is \$897,104, of which total cost, the City's portion is \$278,102.24. The City's portion for the District includes that part of the overhead costs for which an assessment cannot be levied, if any, and the cost of making improvements for the benefit of property against which an assessment may not be levied, if any. The balance to be assessed to the owners of property affected or benefited by the improvements in the District is \$619,001.76, which is the total amount of the assessment hereby levied for the District and which does not exceed in the aggregate the sum of: (a) the total contract price for the improvements under contract duly let to the lowest and best responsible bidders therefor; (b) the reasonable cost of utility services, maintenance, labor, materials, or equipment, if any; (c) the

property price, if any; (d) the interest on any interim warrants issued against the District; and (e) overhead costs not to exceed fifteen percent (15%) of the sum of (a), (b), and (c). The total assessment for the District is levied at the following rates:

<u>IMPROVEMENTS</u>	<u>COST</u>
acquisition and/or construction of a water tank and associated pumping stations and water lines	\$1,165.73 per each possible water connection for each parcel to be assessed

Section 3. The assessment list made by the City for the property in the District as corrected, approved, equalized and completed by the Board of Equalization and Review, is hereby confirmed and the assessments made and returned in said completed list and the Findings, Recommendation and Decision of the Board of Equalization and Review to the City Council of Park City, Utah, are hereby ratified, approved, and confirmed.

Section 4. This tax is levied and assessed at equal and uniform rates on such property, which consists of a charge for an estimated potential number of water connections on each lot.

Section 5. The whole or any part of the assessments for the District may be paid without interest within fifteen (15) days from the effective date of this ordinance. Any part of the assessments not paid within such fifteen (15) days shall be payable in ten (10) substantially equal principal installments over a period not to exceed ten (10) years from the effective date of the ordinance, with interest on the unpaid balance of the assessment at a rate of thirteen percent (13%) per annum from the effective date of this ordinance until due; provided however, that the interest rate on the assessments shall be adjusted to the net effective rate of the assessment bonds to be issued as of the date of said bonds.

Interest shall be paid in addition to the amount of each such installment annually at the time each installment becomes due. After said fifteen (15) day period, all unpaid installments of an assessment levied against any piece of property (but only in their entirety) 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 at the next succeeding date on which interest is payable on any special improvement bonds issued in anticipation of the collection of the assessments plus such additional amount as, in the opinion of the City Treasurer, is necessary to assure the availability of money to pay interest on the special improvement bonds as interest becomes due and any premiums which may become payable on redeemable bonds which may be called in order to utilize the assessments thus paid in advance.

Default in the payment of any installment of principal or interest when due, shall cause the whole of the unpaid principal and interest to become due and payable immediately, and the whole amount of any unpaid principal shall thereafter draw interest at the rate of fifteen percent (15%) per annum until fully paid. Upon any such default, the City shall give notice, in writing, of the default to the owner of the property in default, as shown by the last available equalized assessment rolls. The notice shall provide for a period of thirty (30) days in which the owner shall pay the installments then due and owing, after which the City may accelerate the principal of the assessment, and immediately commence foreclosure proceedings under the procedure established by statute for the foreclosure of mortgages. The Amounts of accrued interest, and all costs of collection shall be added to the amount of the assessment up to the date of foreclosure sale.

If the property owner pays the full amount of the installment past due within the thirty (30) day notice

period, the assessment 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.

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 for the County, or on the official ownership records of the County.

Section 6. The City Recorder of Park City, Utah does hereby reaffirm the creation of a special improvement guaranty fund and shall at the time of each annual appropriation, so long as any special improvement district bonds of Park City remain outstanding, transfer to said fund each year such amount as a tax levy of one mill will produce on all taxable property located within Park City, Utah, either through a levy of a tax of not to exceed one mill in any one year or by the issuance of general obligation bonds or by appropriation from other available sources, for the purpose of guaranteeing to the extent of such fund the payment of special improvement bonds and interest thereon issued against local improvement districts for the payment of local improvements therein, all in the manner and to the extent provided by the laws of the State of Utah.

Section 7. The officials of Park City, Utah, are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this ordinance.

Section 8. All ordinances or parts thereof in conflict with this ordinance are hereby repealed.

Section 9. Immediately after its adoption, this ordinance shall be signed by the Mayor and City Recorder and shall be recorded in the ordinance book kept for that purpose. Said ordinance as adopted, shall be published once in The Park Record, a newspaper published and having general circulation in Park City, Utah, and shall take effect immediately upon publication as required by law.

Section 10. The City Recorder is hereby authorized and directed to file a copy of the assessment ordinance within five (5) days from the date hereof in the Summit County Recorder's Office. If the assessment ordinance incorporates the assessment list by reference, the City Recorder is further directed to file a copy of the final assessment list with the Summit County Recorder.

PASSED AND APPROVED by the City Council of Park City, Utah this 5th day of January, 1984.

John A. Swadlow  
Mayor

ATTEST  
William R. Gardner  
City Recorder  
(S. EMACH),  
1884  
★

GREATER MASONIC HILL IMPROVEMENT DISTRICT

ASSESSMENT LIST

Lot #                      Serial #                      Owner - 1983 Assessment Rolls                      Assessment

AERIE SUBDIVISION

1	AER-1	Elwood L. and Lynn Nielsen	dba The Aerie	\$ 1,165.73
2	AER-2	Firmage Financial Corp.	dba The Aerie	1,165.73
3	AER-3	Firmage Financial Corp.	dba The Aerie	1,165.73
4	AER-4	Firmage Financial Corp.	dba The Aerie	1,165.73
5	AER-5	Firmage Financial Corp.	dba The Aerie	1,165.73
6	AER-6	Firmage Financial Corp.	dba The Aerie	1,165.73
7	AER-7	Firmage Financial Corp.	dba The Aerie	1,165.73
8	AER-8	Firmage Financial Corp.	dba The Aerie	1,165.73
9	AER-9	R.L.K. Enterprises		1,165.73
10	AER-10	Marcia Olch		1,165.73
11	AER-11	Christlian Title		1,165.73
12	AER-12	Lot 12 Partners		1,165.73
13	AER-13	Elwood L. and Lynn Nielsen	dba The Aerie	1,165.73
14	AER-14	Firmage Financial Corp.	dba The Aerie	1,165.73
15	AER-15	R.L.K. Enterprises		1,165.73
16	AER-16	Firmage Financial Corp.	dba The Aerie	1,165.73
17	AER-17	Elwood L. and Lynn Nielsen		1,165.73
18	AER-18	Elwood L. and Lynn Nielsen		1,165.73
19	AER-19	Elwood L. and Lynn Nielsen		1,165.73
20	AER-20	Elwood L. and Lynn Nielsen		1,165.73
21	AER-21	Elwood L. and Lynn Nielsen		1,165.73
22	AER-22	R.L.K. Enterprises		1,165.73
23	AER-23	Firmage Financial Corp.	dba The Aerie	1,165.73
24	AER-24	Golden Spike Enterprises		1,165.73
25	AER-25	Firmage Financial Corp.	dba The Aerie	1,165.73
26	AER-26	Firmage Financial Corp.	dba The Aerie	1,165.73
27	AER-27	Firmage Financial Corp.	dba The Aerie	1,165.73
28	AER-28	Firmage Financial Corp.	dba The Aerie	1,165.73
29	AER-29	Elwood L. and Lynn Nielsen		1,165.73
30	AER-30	Elwood L. and Lynn Nielsen		1,165.73



Lot #

Serial #

Owner - 1983 Assessment Rolls

Assessment

31	AER-31	Elwood L. and Lynn Nielsen				1,165.73
32	AER-32	Elwood L. and Lynn Nielsen				1,165.73
33	AER-33	Elwood L. and Lynn Nielsen				1,165.73
34	AER-34	Firmage Financial Corp. dba	Park City	Hylands #1		1,165.73
35	AER-35	Firmage Financial Corp. dba	Park City	Hylands #1		1,165.73
36	AER-36	Firmage Financial Corp. dba	Park City	Hylands #1		1,165.73
37	AER-37	Frank E. Dotson				1,165.73
38	AER-38	Frank E. Dotson				1,165.73
39	AER-39	Firmage Financial Corp. dba	Park City	Hylands #1		1,165.73
40	AER-40	Firmage Financial Corp. dba	Park City	Hylands #1		1,165.73
41	AER-41	Firmage Financial Corp. dba	Park City	Hylands #1		1,165.73
42	AER-42	R.L.K. Enterprises				1,165.73
43	AER-43	Elwood L. and Lynn Nielsen				1,165.73
44	AER-44	Elwood L. Nielsen c/o Wendell E.		Bennett		1,165.73
45	AER-45	Elwood L. Nielsen c/o Wendell E.		Bennett		1,165.73
46	AER-46	Elwood L. Nielsen c/o Wendell E.		Bennett		1,165.73
47	AER-47	Elwood L. Nielsen c/o Wendell E.		Bennett		1,165.73
48	AER-48	Elwood L. and Lynn Nielsen				1,165.73
49	AER-49	Elwood L. and Lynn Nielsen				1,165.73
50	AER-50	Elwood L. and Lynn Nielsen				1,165.73
51	AER-51	Rachael Enterprises				1,165.73
52	AER-52	Elwood L. and Lynn Nielsen				1,165.73
53	AER-53	Elwood L. and Lynn Nielsen				1,165.73
54	AER-54	Golden Spike State Bank				1,165.73
55	AER-55	Elwood L. and Lynn Nielsen				1,165.73
56	AER-56	Elwood L. and Lynn Nielsen				1,165.73
57	AER-57	R.L.K. Enterprises				1,165.73
58	AER-58	Golden Spike State Bank				1,165.73
59	AER-59	Elwood L. and Lynn Nielsen				1,165.73
60	AER-60	Elwood L. and Lynn Nielsen				1,165.73
61	AER-61	Elwood L. and Lynn Nielsen				1,165.73
62	AER-62	Elwood L. and Lynn Nielsen				1,165.73
63	AER-63	Elwood L. and Lynn Nielsen				1,165.73
64	AER-64	Elwood L. and Lynn Nielsen				1,165.73
65	AER-65	Elwood L. and Lynn Nielsen				1,165.73
66	AER-66	Elwood L. and Lynn Nielsen				1,165.73
67	AER-67	Firmage Financial Corp. dba	The Aerie			1,165.73
68	AER-68	Firmage Financial Corp. dba	The Aerie			1,165.73
69	AER-69	Firmage Financial Corp. dba	The Aerie			1,165.73
70	AER-70	Firmage Financial Corp. dba	The Aerie			1,165.73
71	AER-71	Firmage Financial Corp. dba	The Aerie			1,165.73

Lot #                      Serial #                      Owner - 1983 Assessment Rolls                      Assessment

72	AER-72	Firmage Financial Corp.	dba	The Aerie	1,165.73
73	AER-73	Craig Masters			1,165.73
74	AER-74	Firmage Financial Corp.	dba	The Aerie	1,165.73
75	AER-75	Firmage Financial Corp.	dba	The Aerie	1,165.73
76	AER-76	Firmage Financial Corp.	dba	The Aerie	1,165.73
77	AER-77	Firmage Financial Corp.	dba	The Aerie	1,165.73
78	AER-78	R.L.K. Enterprises			1,165.73
79	AER-79	Firmage Financial Corp.	dba	The Aerie	1,165.73
80	AER-80	Firmage Financial Corp.	dba	The Aerie	1,165.73
81	AER-81	Firmage Financial Corp.	dba	The Aerie	1,165.73
82	AER-82	Firmage Financial Corp.	dba	The Aerie	1,165.73
83	AER-83	Firmage Financial Corp.	dba	The Aerie	1,165.73
84	AER-84	Firmage Financial Corp.	dba	The Aerie	1,165.73
85	AER-85	Golden Spike State Bank			1,165.73
86	AER-86	Firmage Financial Corp.	dba	The Aerie	1,165.73
87	AER-87	R.L.K. Enterprises			1,165.73
88	AER-88	Firmage Financial Corp.	dba	The Aerie	1,165.73
89	AER-89	Firmage Financial Corp.	dba	The Aerie	1,165.73
90	AER-90	Al Nagy			1,165.73
91	AER-91	Firmage Financial Corp.	dba	The Aerie	1,165.73
92	AER-92	Michael and Judy Troup			1,165.73
93	AER-93	Firmage Financial Corp.	dba	The Aerie	1,165.73
94	AER-94	A.M.K. Company, a Utah General Partnership			1,165.73
95	AER-95	Firmage Financial Corp.	dba	The Aerie	1,165.73
96	AER-96	Firmage Financial Corp.	dba	The Aerie	1,165.73
97	AER-97	Firmage Financial Corp.	dba	The Aerie	1,165.73
98	AER-98	Firmage Financial Corp.	dba	The Aerie	1,165.73
99	AER-99	Firmage Financial Corp.	dba	The Aerie	1,165.73

AERIE CONDOMINIUM PARCEL

SA-254-2-D	Firmage Financial Corp.	dba	The Aerie	55,955.04
SA-254-2	Firmage Financial Corp.	dba	The Aerie	
SA-254-2-A	Firmage Financial Corp.	dba	The Aerie	
SA-254-2-E	Firmage Financial Corp.	dba	The Aerie	

HEARTHSTONE CONDO PARCEL

SA-254-9	Elwood L. and Lynn Nielsen			167,865.12
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Lot #

Serial #

Owner - 1983 Assessment Rolls

Assessment

NIELSEN COMMERCIAL PARCEL

SA-404

Elwood L. and Lynn Nielsen

58,286.50

SA-400-B<sup>1</sup>

The Bamberger Company

221,488.70

<sup>1</sup>No serial number, State assessed property; part may be assessed as SA-400-B.

AERIE CONDOMINIUM PARCEL  
FIRMAGE FINANCIAL CORP. dba THE AERIE

~~EXHIBIT XXXXX~~  
EXHIBIT

Beginning at a point 888.57' ft. South and 1321.72 ft. West from the N.E. Corner of Section 16 T.2S., R.4E. S.L.B.&M.; thence N 0°06'31" E. 1193.30 ft.; thence N 82°20'31" E. 30.90 ft.; thence N 16°08'29" W. 240.00 ft.; thence N 80°49'31" E. 37.00 ft.; thence N 0°06'31" E. 555.10 ft.; thence N 80°49'31" E. 1500.00 ft.; thence S 0°6'30" W. 256.80 ft.; thence N 82°20'31" E. 473.00 ft.; thence S 16°8'29" E. 806.40 ft.; thence S 12°38'31" W. 193.50 ft.; thence S 82°20'31" W. 447.32 ft.; thence S 12°36'38" W. 698.02 ft.; thence S 19°30'0" E. 428.48 ft.; thence S 82°20'31" W. 445.00 ft.; thence N 17°0'0" W. 830.00 ft.; thence S 54°17'32" W. 740.79 ft.; thence S 0°06'31" W. 175.00 ft.; thence S 82°20'31" W. 400.00 ft.; to the point of beginning, containing 81.329 acres.

Serial #

SA-254-2-D  
SA-254-2  
SA-254-2-A  
SA-254-2-E

HEARTHSTONE CONDOMINIUM PARCEL

BEGINNING AT A POINT 888.57 feet south and 1321.72 feet West from the NE corner of Section 16, T. 2 South R. 4 East, SLB&M, thence North 82°20'31" East 400.00 feet; thence North 0°6'31" East 175.00 feet; thence North 54°17'32" East 740.79 feet; thence South 17°-'0" East 830.00 feet; thence South 82°20'31" West 654.60 feet; thence South 0°42'31" West 150.00 feet; thence South 82°21'13" 598.92 feet; thence North 1°01'36" East 150.00 feet to Corner No. 3 of the patented mining claim Surprise Number 4 (MS5553); thence North 0°06'31" East 300.00 feet, more or less, to the point of beginning.

Containing 16.059 acres.

Subject to a right of way as recorded at Book M190 pages 393 and 405.

TAX SERIAL #SA-<sup>254</sup>524-9

NIELSEN COMMERCIAL PARCEL

Beginning at the West line of the Southeast Quarter, Northeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian, at a point 176.25 feet North from the Southwest Corner of said Southeast Quarter, Northeast Quarter; thence North  $81^{\circ}06'00''$  West 40.34 feet; thence North  $24^{\circ}11'00''$  West 28.29 feet; thence North  $65^{\circ}49'00''$  East 56.38 feet to a point on said West line of the Southeast Quarter, Northwest Quarter; thence North 204.77 feet; thence South  $37^{\circ}06'03''$  East 139.22 feet; thence South  $32^{\circ}21'39''$  East 351.01 feet; thence North  $66^{\circ}11'00''$  West 240.24 feet; thence North 42.45 feet; thence North  $81^{\circ}06'00''$  West 52.71 feet to the point of beginning. Contains 0.945 acres, more or less.

TAX SERIAL #SA-404

APRIL LAND/SURPRISE P.U.D. PARCEL

*Sec 16*  
Beginning at a point N 89° 25' 09" W 125.61 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence N 0° 36' E 130.88 feet; thence N 82° 14' E 10.00 feet; thence S 77° 21' E 396.47 feet; thence S 11° 48' W 47.58 feet; thence N 89° 58' 38" E 521.44 feet; thence N 8° 30' E 112.03 feet; thence N 67° 33' E 1207.50 feet; thence North 644.50 feet; thence N 14° 10' E 4.80 feet; thence N 77° 36' W 1043.10 feet; thence S 67° 33' W 77.03 feet; thence N 14° 10' E 41.79 feet; thence N 77° 21' W 600.00 feet; thence N 14° 10' E 61.60 feet; thence S 82° 14' W 986.40 feet; thence S 0° 36' W 1507.04 feet; thence S 89° 25' 09" E 599.69 feet to the point of beginning.

Excluding therefrom the following parcel:

Beginning at a point North 237.22 feet and East 530.45 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence S 14° 10' W 130.06 feet; thence East 31.83 feet; thence North 126.11 feet to the point of beginning. Parcel contains 79.12 acres.

~~TAX SERIES #81-80-1 (part of land)~~  
State Assessed as ~~to be assessed~~

THE APRIL LAND COMPANY  
~~The Danberger Company - Serial # SA 400-B.~~  
 Surprise PUD parcels  
 (assessed at \$1,165.73 per unit)

Land Use	Units	Total Assessment
1. Townhouses A	17	\$19,817.41
2. Garden Apts.	21	\$24,480.33
3. Townhouses A	12	\$13,988.76
4. Townhouses B	12	\$13,988.76
5. Townhouses C	10	\$11,657.30
6. Townhouses B	15	\$17,485.95
7. Garden Apts.	7	\$ 8,160.11
8. Townhouses B	7	\$ 8,160.11
9. Townhouses A	10	\$11,657.30
10. Garden Apts.	20	\$23,314.60
11. Garden Apts.	14	\$16,320.22
12. Townhouses B	8	\$ 9,325.84
13. Townhouses A	10	\$11,657.30
14. Townhouses B	6	\$ 6,994.38
15. Townhouses B	4	\$ 4,662.92
16. Townhouses B	5	\$ 5,828.65
17. Single Family	12	\$13,988.76
18. ---	0	-0-
TOTAL ASSESSMENT		\$221,488.70



# Surprise P.L.D. Parcel Descriptions 1-9-84

## AREA/LOT SUMMARY **PARCEL 1**

FROM SET #4	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		<b>P.O.B.</b>	14	10000.3248	10784.2322	
14	SW 89 58'38"	521.44	15	10000.1175	10262.7922	
15	NE 11 48'00"	47.58	16	10046.6920	10272.5222	
16	NW 77 21'00"	351.47	95	10123.6621	9929.5837	
95	NW 2 30'00"	36.00	94	10159.6279	9928.0134	
PC 94	CHORD BRG NE 72 30'00"	LENGTH 98.35	PT 92	NORTH 10189.2026	EAST 10021.8127	ELEV
	DELTA AL 30 00'00"	ARC 99.48	RP 93	NORTH 10349.4470	EAST 9919.7258	ELEV
	RADIAL PC*RP NW 2 30'00"	RADIUS 190.00		RADIAL RP*PT SE 32 30'00"	TANGENT 50.9103	MID ORD 6.4741
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC 92	CHORD BRG NE 68 08'38"	LENGTH 267.82	PT 90	NORTH 10288.9065	EAST 10270.3845	ELEV
	DELTA AR 21 17'16"	ARC 269.37	RP 91	NORTH 9577.7438	EAST 10411.3549	ELEV
	RADIAL PC*RP SE 32 30'00"	RADIUS 725.00		RADIAL RP*PT NW 11 12'44"	TANGENT 136.2556	MID ORD 12.4744

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FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC 90	CHORD BRG SE 50 12'14"	LENGTH 115.42	PT 68	NORTH 10215.0307	EAST 10359.0654	ELEV
	DELTA AL 79 46'00"	ARC 125.30	RP 30	NORTH 10305.0306	EAST 10358.9284	ELEV
	RADIAL PC*RP NE 79 40'46"	RADIUS 90.00		RADIAL RP*PT SE 0 05'14"	TANGENT 75.2072	MID ORD 20.9383

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC 68	CHORD BRG SE 80 42'25"	LENGTH 161.33	PT 167	NORTH 10188.9781	EAST 10518.2779	ELEV
	DELTA AR 18 45'36"	ARC 162.05	RP 28	NORTH 9720.1002	EAST 10359.8188	ELEV
	RADIAL PC*RP SE 0 05'14"	RADIUS 494.93		RADIAL RP*PT NE 18 40'22"	TANGENT 81.7583	MID ORD 6.6177

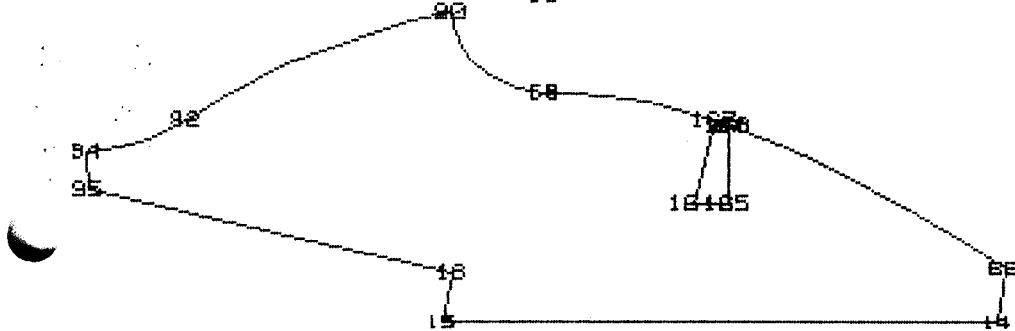
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
167	SW 14 10'00"	80.30	164	10111.1160	10498.6240	
164	NE 90 00'00"	31.83	165	10111.1160	10530.4550	
165	NE 0 00'00"	73.57	168	10184.6850	10530.4550	

PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
168	SE 69 36'51"	4.02	67	10183.2854	10534.2212	
	DELTA AR 0 27'54"	ARC 4.02	RP 28	NORTH 9720.1002	EAST 10359.8188	ELEV
	RADIAL PC*RP SW 20 10'04"	RADIUS 494.93		RADIAL RP*PT NE 20 37'58"	TANGENT 2.0089	MID ORD .0041

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC 67	CHORD BRG SE 62 40'32"	LENGTH 289.81	PT 66	NORTH 10050.2538	EAST 10791.6941	ELEV
	DELTA AR 13 23'01"	ARC 290.47	RP 26	NORTH 9019.5337	EAST 10096.0357	ELEV
	RADIAL PC*RP SW 20 37'58"	RADIUS 1243.51		RADIAL RP*PT NE 34 00'59"	TANGENT 145.8989	MID ORD 8.4716

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
66	SW 8 30'00"	50.48	14	10000.3248	10784.2322	
		PERIMETER 2143.37		AREA 134628.3230		

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV

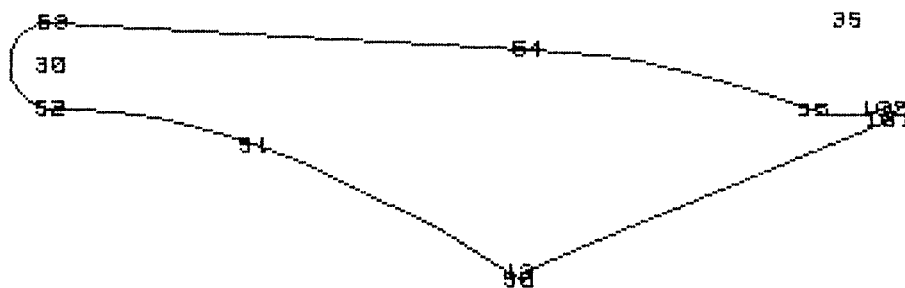


REA/LOT SUMMARY **PARCEL 2**

FROM SET #5	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		<b>P.O.B.</b>	13	10111.1243	10800.7913	
13	SW 8 30'00"	6.38	50	10104.8100	10799.8476	
PC 50	CHORD BRG NW 63 12'06"	LENGTH 277.85	PT 51	NORTH 10230.0783	EAST 10551.8400	ELEV
	DELTA AL 12 19'52"	ARC 278.39	RP 26	NORTH 9019.5337	EAST 10096.0357	ELEV
	RADIAL FC*RP SW 32 57'50"	RADIUS 1293.51		RADIAL RP*PT NE 20 37'58"	TANGENT 139.7326	MID ORD 7.4819
FROM 50	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC 51	CHORD BRG NW 79 43'38"	LENGTH 195.99	PT 52	NORTH 10265.0306	EAST 10358.9893	ELEV
	DELTA AL 20 43'12"	ARC 197.06	RP 28	NORTH 9720.1002	EAST 10359.8188	ELEV
	RADIAL FC*RP SW 20 37'58"	RADIUS 544.93		RADIAL RP*PT NW 0 05'14"	TANGENT 99.6204	MID ORD 8.8839
FROM 51	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC 52	CHORD BRG NE 1 33'52"	LENGTH 79.97	PT 53	NORTH 10344.9676	EAST 10361.1725	ELEV
	DELTA AL 176 41'48"	ARC 127.97	RP 30	NORTH 10305.0306	EAST 10358.9284	ELEV
	RADIAL FC*RP NW 0 05'14"	RADIUS 40.00		RADIAL RP*PT NE 3 12'58"	TANGENT 0.0000	MID ORD 41.1529
FROM 52	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
53	SE 86 47'02"	448.00	54	10319.8337	10808.4669	ELEV
FROM 53	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
54	CHORD BRG SE 78 04'32"	LENGTH 273.16	PT 55	NORTH 10263.3940	EAST 11075.7275	ELEV
	DELTA AR 17 25'00"	ARC 274.21	RP 33	NORTH 9419.1845	EAST 10757.8587	ELEV
	RADIAL FC*RP SW 3 12'58"	RADIUS 902.07		RADIAL RP*PT NE 20 37'58"	TANGENT 139.1704	MID ORD 10.7992

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FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
55	NE 89 02'18"	66.25	102	10264.5060	11141.9647	
	DELTA	ARC	RP	NORTH	EAST	ELEV
	AL 43 11'21"	67.84	35	10347.6212	11107.4415	
	RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD	
	NE 20 37'58"	90.00	SE 22 33'23"	35.6236	6.3170	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
102	SE 23 00'00"	11.47	101	10253.9463	11146.4470	
101	SW 67 33'00"	374.00	13	10111.1243	10800.7913	
	PERIMETER	AREA				
	1785.33	95135.2588				
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV



SET #6	PARCEL 3		P.O.B.				
2	NW	57 00'00"	413.99	85	10001.2734	9874.3925	
85	NE	31 00'00"	310.00	86	10226.7507	9527.1878	
86	SE	62 00'00"	382.00	87	10492.4760	9686.8516	
87	NE	72 00'00"	206.00	88	10313.1378	10024.1376	
88	SE	62 40'18"	66.32	89	10376.7953	10220.0552	
				89	10346.3486	10278.9733	
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV	
89	SW 8 30'14"	58.08	90	10288.9065	10270.3845		
	DELTA	ARC	RP	NORTH	EAST	ELEV	
	AL 37 38'56"	59.14	30	10305.0306	10358.9284		
	RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD		
	SE 62 40'18"	90.00	SW 79 40'46"	30.6814	4.8140		
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV	
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV	
90	SW 68 08'38"	247.82	92	10188.2024	10021.8127		

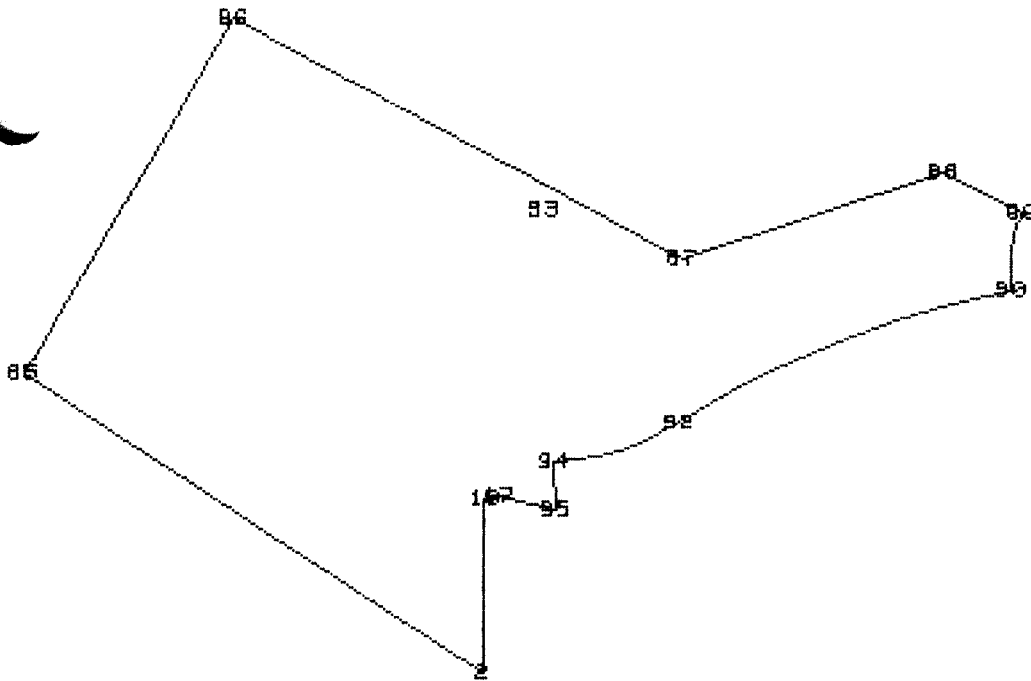
BOOK 287 PAGE 54

	DELTA AL 21 17'16"	ARC 269.37	RP 91	NORTH 9577.7438	EAST 10411.3549	ELEV
	RADIAL PC*RP SE 11 12'44"	RADIUS 725.00		RADIAL RP*PT NW 32 30'00"	TANGENT 136.2556	MID ORD 12.4744
JM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC 92	CHORD BRG SW 72 30'00"	LENGTH 98.35	PT 94	NORTH 10159.6279	EAST 9928.0134	ELEV
	DELTA AR 30 00'00"	ARC 99.48	RP 93	NORTH 10349.4470	EAST 9919.7258	ELEV
	RADIAL PC*RP NW 32 30'00"	RADIUS 190.00		RADIAL RP*PT SE 2 30'00"	TANGENT 50.9103	MID ORD 6.4741

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
94	SE 2 30'00"	36.00	95	10123.6621	9929.5837	
95	NW 77 21'00"	45.00	17	10133.5169	9885.6761	
17	SW 82 14'00"	10.00	18	10132.1655	9875.7678	
18	SW 0 36'07"	130.90	2	10001.2734	9874.3925	

PERIMETER 2028.21      AREA 155246.4919

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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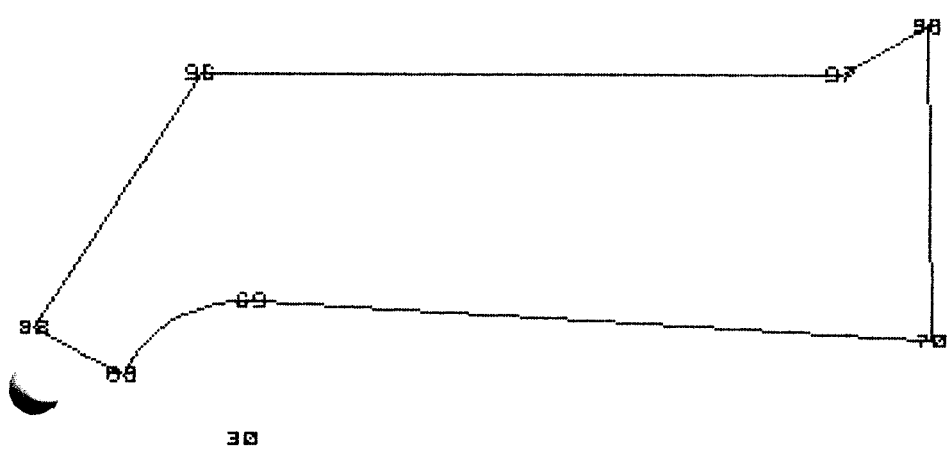
AREA/LOT SUMMARY      **PARCEL 4**

FROM SET #7	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		<b>P.O.B.</b>	89	10346.3486	10278.9733	
	NW 62 40'18"	66.32	88	10376.7953	10220.0552	
88	NE 33 15'00"	200.00	96	10544.0526	10329.7139	
96	NE 90 00'00"	421.21	97	10544.0526	10750.9244	
97	NE 60 00'00"	65.00	98	10576.5526	10807.2161	
98	SE 1 07'25"	206.84	70	10369.7550	10811.2720	
70	NW 86 47'02"	448.00	69	10394.8888	10363.9776	

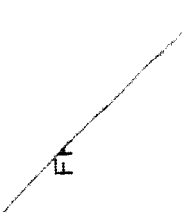
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
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FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
69	SW 60 16'20"	97.89	89	10346.3486	10278.9733	
	DELTA AL 65 53'16"	ARC 103.50	RP 30	NORTH 10305.0306	EAST 10358.9284	ELEV
	RADIAL PC*RP SW 3 12'58"	RADIUS 90.00		RADIAL RP*PT NW 62 40'18"	TANGENT 58.3215	MID ORD 14.4717
		PERIMETER 1510.86		AREA 88331.1263		

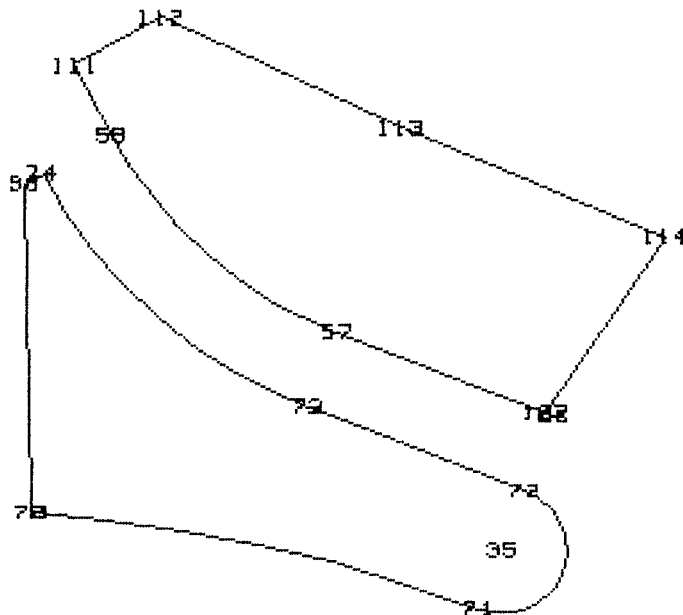


FROM SET #8	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	<b>PARCEL 5</b>					
	<b>P.O.B.</b>					
70	NW 1 07'25"	206.84	98	10369.7550	10811.2720	
98	NE 60 00'00"	12.31	74	10576.5526	10807.2161	
				10582.7076	10817.8769	
PC 74	CHORD BRG SE 48 59'42"	LENGTH 221.91	PT 73	NORTH 10437.1069	EAST 10985.3419	ELEV
	DELTA	ARC	RP	NORTH	EAST	ELEV



FROM SET #9	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
			<b>P.O.B.</b> 111	10650.6470	10837.4791	
111	NE 61 05'39"	62.00	112	10680.6160	10891.7549	
112	SE 65 30'00"	165.00	113	10612.1916	11041.8985	
113	SE 68 00'00"	179.06	114	10545.1160	11207.9164	
114	SW 33 47'28"	133.95	107	10433.7915	11133.4160	
PC 107	CHORD BRG SE 71 09'17"	LENGTH 6.50	PT 56	NORTH 10431.6908	EAST 11139.5711	ELEV
	DELTA AR 4 08'29"	ARC 6.51	RP 35	NORTH 10347.6212	EAST 11107.4415	ELEV
	RADIAL PC*RP SW 16 46'28"	RADIUS 90.00		RADIAL RP*PT NE 20 54'57"	TANGENT 3.2540	MID ORD .0588
FROM 56	BEARING/ANGLE NW 69 05'03"	DISTANCE 146.00	TO 57	NORTH 10483.8122	EAST 11003.1917	ELEV
PC 57	CHORD BRG NW 48 59'42"	LENGTH 187.56	PT 58	NORTH 10606.8762	EAST 10861.6477	ELEV
	DELTA AR 40 10'42"	ARC 191.46	RP 38	NORTH 10738.8511	EAST 11100.6623	ELEV
	RADIAL PC*RP NE 20 54'57"	RADIUS 273.03		RADIAL RP*PT SW 61 05'39"	TANGENT 99.8563	MID ORD 16.6114
FROM 58	BEARING/ANGLE NW 28 54'21"	DISTANCE 50.00	TO 111	NORTH 10650.6470	EAST 10837.4791	ELEV
		PERIMETER 933.98		AREA 42723.0070		
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV

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AREA/LOT SUMMARY **PARCEL 6**

FROM SET #10	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
			<b>P.O.B.</b> 74	10500.7074	10817.8710	

74	SW	60 00'00"	77.31	97	10544.0526	10750.9244
97	SW	90 00'00"	421.21	96	10544.0526	10329.7139
96	NE	15 30'00"	246.00	99	10781.1057	10395.4545
99	NE	50 00'00"	248.03	100	10940.5335	10585.4532
100	SE	41 00'00"	69.03	76	10888.4349	10630.7419

CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
SE 35 15'42"	144.90	75	10770.1165	10714.3967	

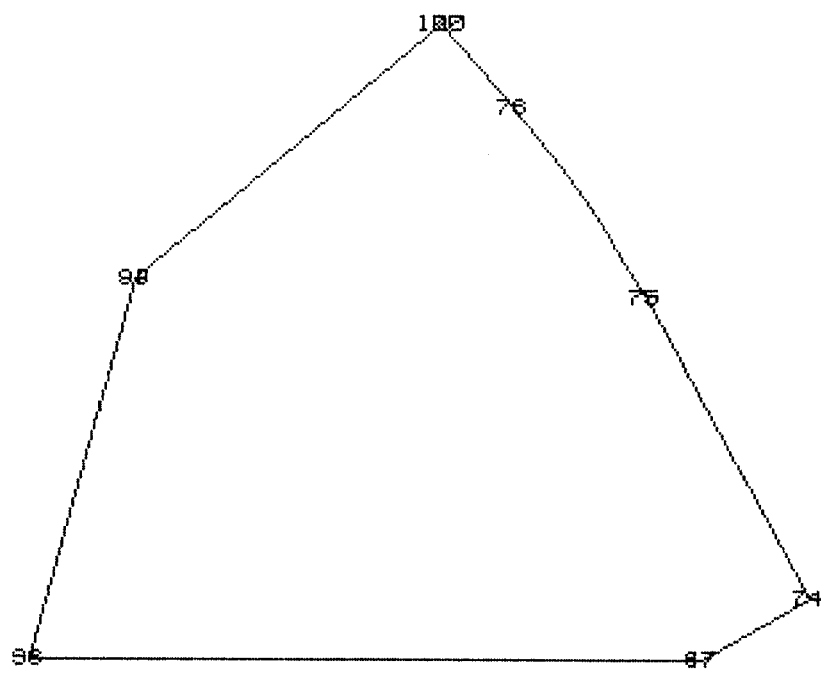
DELTA	ARC	RP	NORTH	EAST	ELEV
AR 12 42'41"	145.20	41	10453.7547	10141.4462	

RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD
SW 48 22'58"	654.49	NE 61 05'39"	72.9004	4.0226

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
75	SE 28 54'21"	214.08	74	10582.7076	10817.8769	

PERIMETER 1420.86 AREA 121405.3900

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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AREA/LOT SUMMARY PARCEL 7

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
SET #11						

		<b>P.O.B.</b>	111	10650.6470	10837.4791	
111	NW 28 54'21"	164.08	59	10794.2851	10758.1675	

PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
59	NW 32 16'11"	82.68	125	10864.1916	10714.0261	

DELTA	ARC	RP	NORTH	EAST	ELEV
AL 6 43'40"	82.72	41	10453.7547	10141.4462	

RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD
SW 61 05'39"	704.49	NE 54 21'59"	41.4095	1.2139

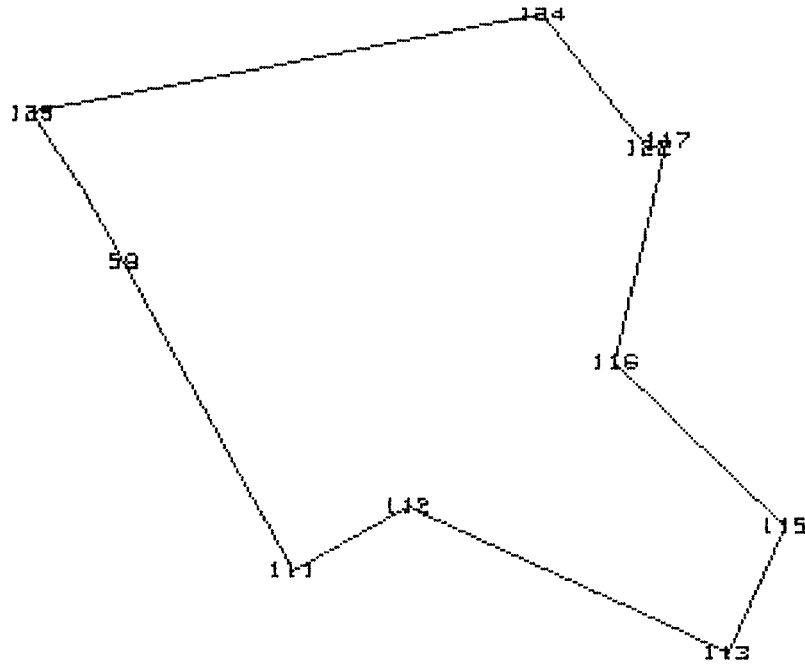
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
125	NE 79 00'00"	244.31	124	10910.8080	10953.8469	



122	NE	69 00'00"	77.00	117	10852.4712	11012.8526
117	SW	13 00'00"	107.00	116	10748.2136	10988.7829
116	SE	46 10'00"	111.00	115	10671.3391	11068.8535
115	SW	24 30'00"	65.00	113	10612.1916	11041.8985
113	NW	65 30'00"	165.00	112	10680.6160	10891.7549
112	SW	61 05'39"	62.00	111	10650.6470	10837.4791

PERIMETER 1090.23  
AREA 57616.9854

FROM BEARING/ANGLE DISTANCE TO NORTH EAST ELEV

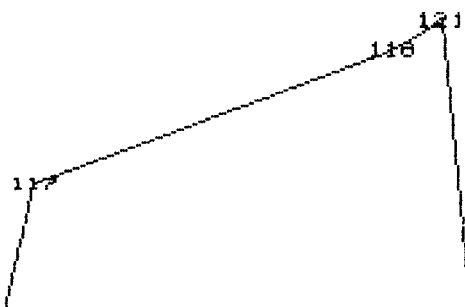


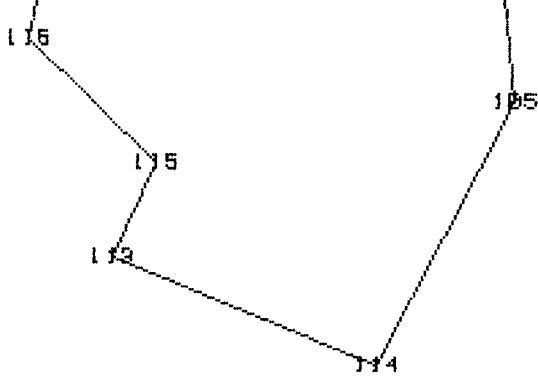
AREA/LOT SUMMARY **PARCEL 8**

FROM SET #12	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		<b>P.O.B.</b>	114	10545.1160	11207.9164	
114	NW 68 00'00"	179.06	113	10612.1916	11041.8985	
113	NE 24 30'00"	65.00	115	10671.3391	11068.8535	
115	NW 46 10'00"	111.00	116	10748.2136	10988.7829	
116	NE 13 00'00"	107.00	117	10852.4712	11012.8526	
117	NE 69 00'00"	240.00	118	10938.4795	11236.9119	
118	NE 58 30'00"	35.65	121	10957.1078	11267.3106	
121	SE 6 00'00"	249.22	105	10709.2537	11293.3611	
105	SW 27 30'00"	185.05	114	10545.1160	11207.9164	

PERIMETER 1171.97  
AREA 81230.0891

FROM BEARING/ANGLE DISTANCE TO NORTH EAST ELEV





AREA/LOT SUMMARY **PARCEL 9**

FROM SET #13	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		<b>P.O.B.</b>	107	10433.7915	11133.4160	
107	NE 33 47'28"	133.95	114	10545.1160	11207.9164	
114	NE 27 30'00"	185.05	105	10709.2537	11293.3611	
105	SE 60 00'00"	460.00	103	10479.2537	11691.7328	
103	SW 67 33'00"	590.00	101	10253.9463	11146.4470	
101	NW 23 00'00"	11.47	102	10264.5060	11141.9647	

PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
102	NW 2 53'27"	169.50	107	10433.7915	11133.4160	

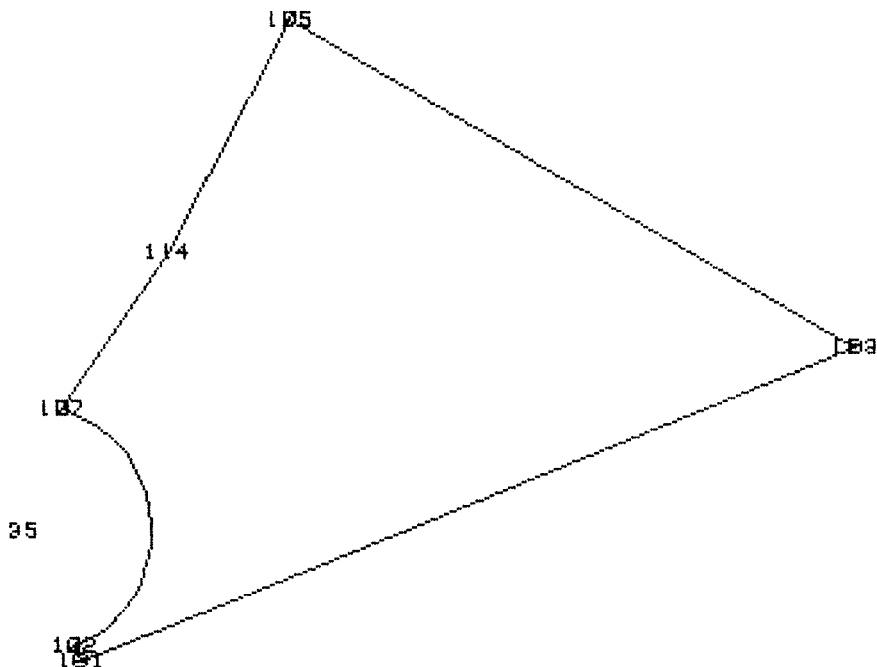
AL	DELTA	ARC	RP	NORTH	EAST	ELEV
140	140 40'09"	220.96	35	10347.6212	11107.4415	

RADIAL	PC*RP	RADIUS	RADIAL	RP*PT	TANGENT	MID ORD
NW	22 33'23"	90.00	NE	16 46'28"	251.8390	59.7126

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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PERIMETER 1601.43  
AREA 115363.0722

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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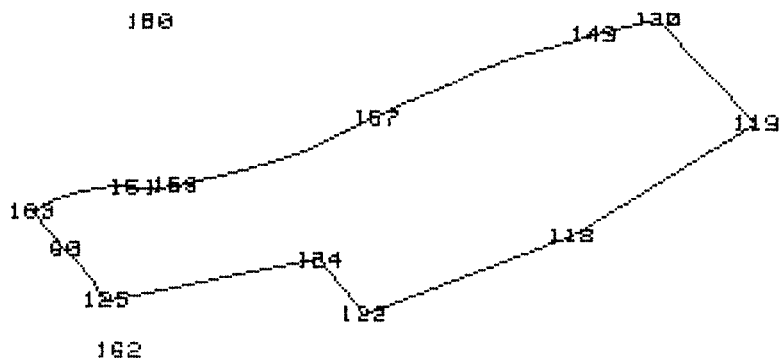
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AREA/LOT SUMMARY **PARCEL 10**

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
SET #14						
		<b>P.O.B.</b>	124	10910.8080	10953.8469	
124	SW 79 00'00"	244.31	125	10864.1916	10714.0261	
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
	NW 38 37'32"	73.54	60	10921.6424	10668.1218	
	DELTA	ARC	RP	NORTH	EAST	ELEV
AL	5 59'01"	73.57	41	10453.7547	10141.4462	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	TANGENT	MID ORD
	SW 54 21'59"	704.49		NE 48 22'58"	36.8191	.9602
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
60	NW 41 37'02"	57.14	163	10964.3597	10630.1727	
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
163	NE 76 29'56"	117.41	161	10991.7708	10744.3380	
	DELTA	ARC	RP	NORTH	EAST	ELEV
AR	37 00'08"	119.48	162	10807.4748	10728.2142	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	TANGENT	MID ORD
	SE 32 00'08"	185.00		NE 5 00'00"	61.9043	9.5613
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
161	NE 87 52'30"	46.39	159	10993.4909	10790.6950	
	DELTA	ARC	RP	NORTH	EAST	ELEV
AL	14 15'00"	46.51	160	11178.0592	10760.6361	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	TANGENT	MID ORD
	NE 5 00'00"	187.00		SE 9 15'00"	23.3749	1.4440
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
159	NE 71 16'30"	238.70	157	11070.1183	11016.7559	
	DELTA	ARC	RP	NORTH	EAST	ELEV
AL	18 57'00"	239.79	158	11709.0633	10674.1566	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	TANGENT	MID ORD
	NW 9 15'00"	725.00		SE 28 12'00"	120.9982	9.8908
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
157	NE 68 54'00"	262.04	143	11164.4501	11261.2225	
	DELTA	ARC	RP	NORTH	EAST	ELEV
AR	14 12'00"	262.71	142	10135.9366	11517.6597	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	TANGENT	MID ORD
	SE 28 12'00"	1060.00		NW 14 00'00"	132.0300	8.1281
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
143	NE 76 00'00"	73.58	120	11182.2499	11332.6138	
120	SE 43 40'00"	161.47	119	11065.4466	11444.1035	
119	SW 58 30'00"	243.00	118	10938.4795	11236.9119	
118	SW 69 00'00"	249.61	122	10849.0258	11003.8772	
122	NW 39 00'00"	79.50	124	10910.8080	10953.8469	

PERIMETER 1850.66 AREA 124123.9137

FROM BEARING/ANGLE DISTANCE TO NORTH EAST ELEV



AREA/LOT SUMMARY **PARCEL 11**

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC #15						
		<b>P.O.B.</b>	120	11182.2499	11332.6138	
120	NE 76 00'00"	156.42	144	11220.0921	11484.3905	

PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
144	NE 89 00'00"	70.63	146	11221.3248	11555.0144	

AR	DELTA	ARC	RP	NORTH	EAST	ELEV
	26 00'00"	71.24	145	11067.7557	11522.3723	

RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD
SE 14 00'00"	157.00	NE 12 00'00"	36.2463	4.0239

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
146	SE 34 45'00"	198.70	150	11058.0611	11668.2745	

AR	DELTA	ARC	RP	NORTH	EAST	ELEV
	86 30'00"	218.91	149	11079.4934	11524.8672	

RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD
SW 12 00'00"	145.00	SE 81 30'00"	136.4024	39.3862

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
150	SE 53 20'54"	79.35	156	11010.6913	11731.9378	

AL	DELTA	ARC	RP	NORTH	EAST	ELEV
	123 41'48"	97.15	151	11051.4097	11712.7802	

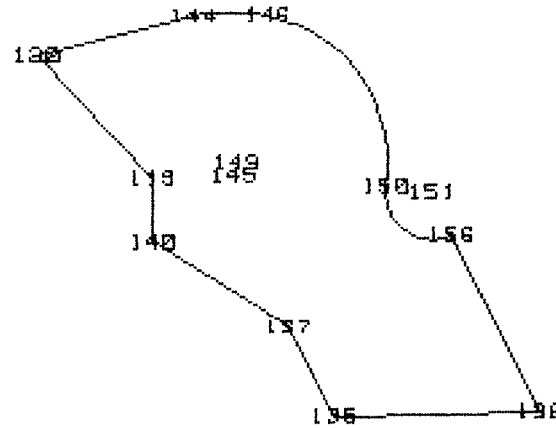
RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD
SE 01 30'00"	45.00	SE 01 30'00"	01.3517	00.0000

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FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
156	SE 26 30'00"	190.18	138	10840.4956	11816.7943	
138	SW 89 00'00"	197.89	136	10837.0419	11618.9344	
136	NW 27 00'00"	96.00	137	10922.5785	11575.3513	
137	NW 58 00'00"	154.00	140	11004.1861	11444.7519	
140	NW 0 36'23"	61.26	119	11065.4466	11444.1035	
119	NW 43 40'00"	161.47	120	11182.2499	11332.6138	

PERIMETER 1404.53 AREA 90132.3317

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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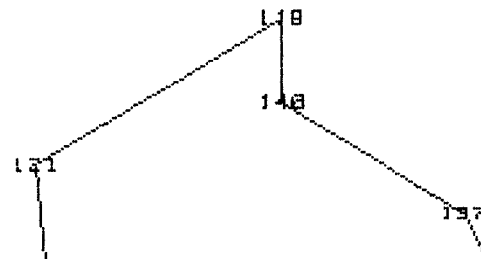


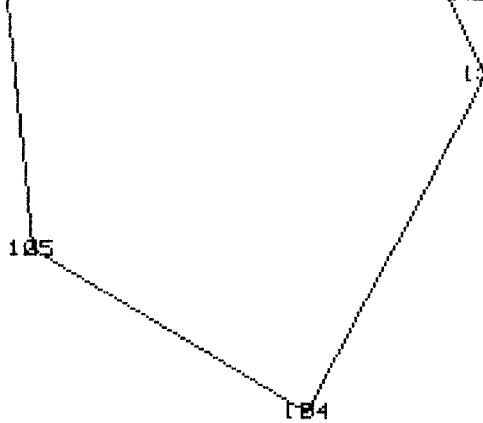
AREA/LOT SUMMARY **PARCEL 12**

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
SET #16						
		<b>P.O.B.</b>	121	10957.1078	11267.3106	
121	NE 58 30'00"	207.35	119	11065.4466	11444.1035	
119	SE 0 36'23"	61.26	140	11004.1861	11444.7519	
140	SE 58 00'00"	154.00	137	10922.5785	11575.3513	
137	SE 27 00'00"	96.00	136	10837.0419	11618.9344	
136	SW 27 30'00"	273.72	104	10594.2537	11492.5469	
104	NW 60 00'00"	230.00	105	10709.2537	11293.3611	
105	NW 6 00'00"	249.22	121	10957.1078	11267.3106	

PERIMETER 1271.55 AREA 101645.8385

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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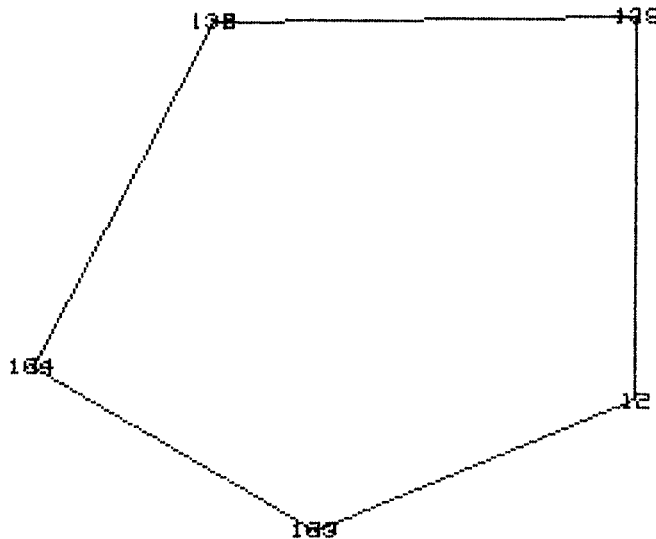




AREA/LOT SUMMARY **PARCEL 13**

FROM SET #17	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		<b>P.O.B.</b>	12	10572.2408	11916.7787	
12	SW 67 33'00"	243.50	103	10479.2537	11691.7328	
103	NW 60 00'00"	230.00	104	10594.2537	11492.5469	
104	NE 27 30'00"	273.72	136	10837.0419	11618.9344	
136	NE 89 00'00"	297.89	139	10842.2408	11916.7787	
139	SE 0 00'00"	270.00	12	10572.2408	11916.7787	
PERIMETER				AREA		
1315.10				115300.2666		

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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AREA/LOT SUMMARY **PARCEL 14**

FROM SET #18	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		<b>P.O.B.</b>	141	11151.9506	11215.4753	
141	NW 16 44'50"	250.38	135	11391.7068	11143.3300	
135	SE 77 36'00"	438.12	148	11297.6263	11571.2328	
148	SW 12 00'00"	78.01	146	11221.3248	11555.0144	
PC	CHORD BRG	LENGTH	FT	NORTH	EAST	ELEV
146	SW 89 00'00"	70.63	144	11220.0921	11484.3905	

DELTA	ARC	RP	NORTH	EAST	ELEV
AL 26 00'00"	71.24	145	11067.7557	11522.3723	

RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD
SW 12 00'00"	157.00	NW 14 00'00"	36.2463	4.0239

BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
SW 76 00'00"	230.00	143	11164.4501	11261.2225	

CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
SW 74 43'06"	47.42	141	11151.9506	11215.4753	

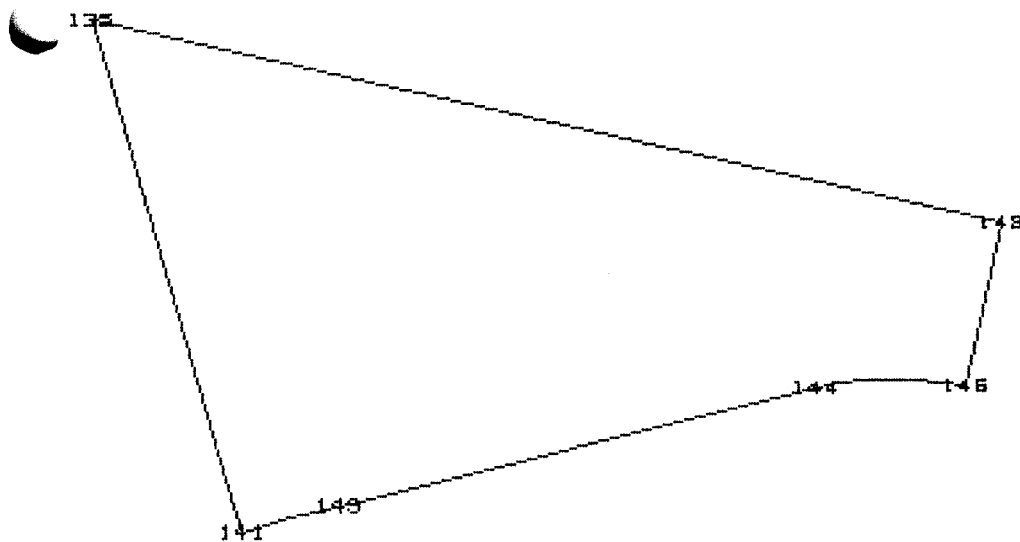
DELTA	ARC	RP	NORTH	EAST	ELEV
AL 2 33'49"	47.43	142	10135.9366	11517.6597	

RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD
SE 14 00'00"	1060.00	NW 16 33'49"	23.7180	.2653

BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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PERIMETER	AREA
1115.18	57732.7104

BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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AREA/LOT SUMMARY **PARCEL 15**

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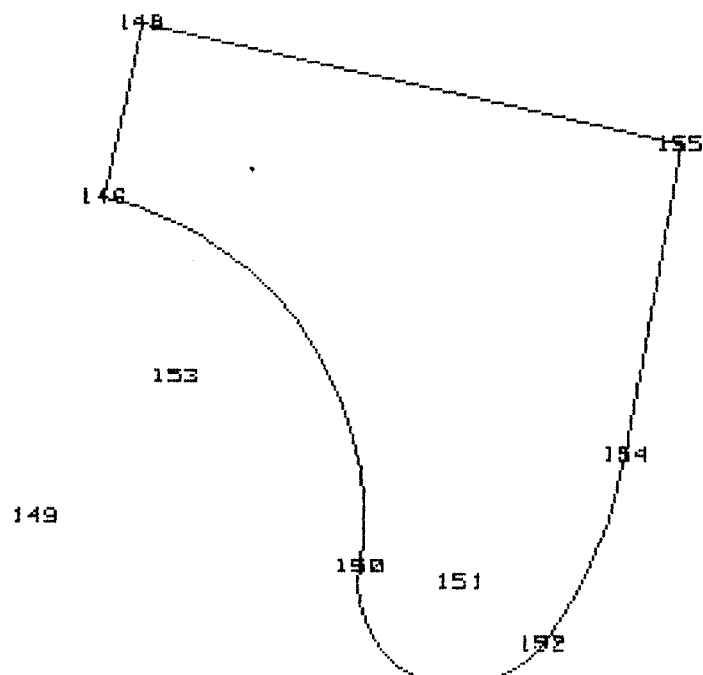
FROM SET #19	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		<b>P.O.B.</b>	148	11297.6263	11571.2328	
148	SE 77 36'00"	241.84	155	11245.6950	11807.4298	
155	SW 9 30'00"	138.08	154	11109.5068	11784.6397	

CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
SW 22 45'00"	91.68	152	11024.9593	11749.1860	

DELTA	ARC	RP	NORTH	EAST	ELEV
AR 26 30'00"	92.50	153	11142.5164	11587.3826	

RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD
NW 80 30'00"	200.00	SE 54 00'00"	47.0937	5.3241

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC 152	CHORD BRG NW 67 45'00"	LENGTH 87.42	PT 150	NORTH 11058.0611	EAST 11668.2745	ELEV
	DELTA AR 152 30'00"	ARC 119.77	RP 151	NORTH 11051.4097	EAST 11712.7802	ELEV
	RADIAL PC*RP NW 54 00'00"	RADIUS 45.00		RADIAL RP*PT NW 81 30'00"	TANGENT 183.8998	MID ORD 34.3041
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC 150	CHORD BRG NW 34 45'00"	LENGTH 198.70	PT 146	NORTH 11221.3248	EAST 11555.0144	ELEV
	DELTA AL 86 30'00"	ARC 218.91	RP 149	NORTH 11079.4934	EAST 11524.8672	ELEV
	RADIAL PC*RP NW 81 30'00"	RADIUS 145.00		RADIAL RP*PT NE 12 00'00"	TANGENT 136.4024	MID ORD 39.3862
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
146	NE 12 00'00"	78.01	148	11297.6263	11571.2328	
		PERIMETER 889.11		AREA 39937.9459		
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV



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AREA/LOT SUMMARY **PARCEL 16**

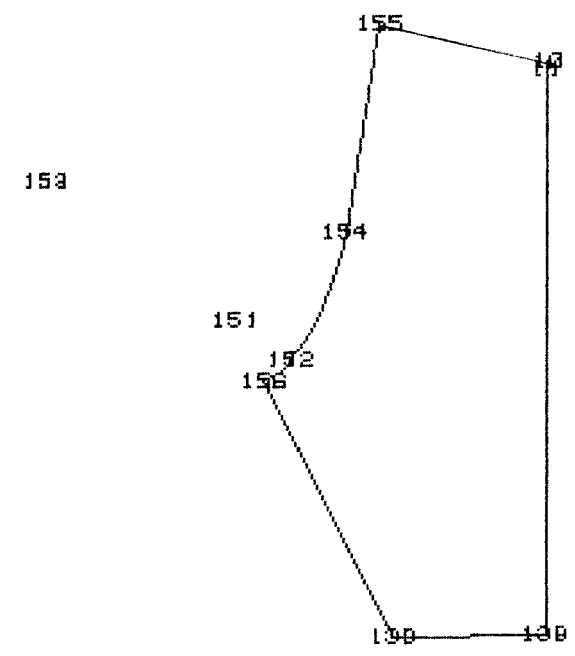
FROM SET #20	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		<b>P.O.B.</b>	10	11221.3948	11917.9534	
10	SW 14 10'00"	4.80	11	11216.7408	11916.7787	
11	SE 0 00'00"	374.50	139	10842.2408	11916.7787	
138	SW 89 00'00"	100.00	138	10840.4956	11816.7943	
138	NW 26 30'00"	190.18	156	11010.6913	11731.9378	

PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
156	NE 50 24'06"	22.38	152	11024.9593	11749.1860	
	DELTA	ARC	RP	NORTH	EAST	ELEV
AL	28 48'12"	22.62	151	11051.4097	11712.7802	
RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD		
NW 25 11'48"	45.00	SE 54 00'00"	11.5555	1.4141		

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
152	NE 22 45'00"	91.68	154	11109.5068	11784.6397	
	DELTA	ARC	RP	NORTH	EAST	ELEV
AL	26 30'00"	92.50	153	11142.5164	11587.3826	
RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD		
NW 54 00'00"	200.00	SE 80 30'00"	47.0937	5.3241		

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
154	NE 9 30'00"	138.08	155	11245.6950	11807.4298	
155	SE 77 36'00"	113.16	10	11221.3948	11917.9534	
	PERIMETER	AREA				
	1035.85	54120.6543				

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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FROM SET #21	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		<b>P.O.B.</b>	131	11532.2605	10500.6210	
131	SE 26 30'00"	330.00	132	11236.9322	10647.8663	
132	SE 89 15'00"	152.00	133	11234.9426	10799.8533	
133	NE 75 40'00"	375.00	134	11327.7786	11163.1803	
134	SE 16 33'49"	183.44	141	11151.9506	11215.4753	

PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
141	SW 67 37'06"	214.91	157	11070.1183	11016.7559	

AL	DELTA	ARC	RP	NORTH	EAST	ELEV
11	38'11"	215.28	142	10135.9366	11517.6597	

RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD
SE 16 33'49"	1060.00	NW 28 12'00"	108.0110	5.4605

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
157	SW 71 16'30"	238.70	159	10993.4909	10790.6950	

AR	DELTA	ARC	RP	NORTH	EAST	ELEV
18	57'00"	239.79	158	11709.0633	10674.1566	

RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD
NW 28 12'00"	725.00	SE 9 15'00"	120.9982	9.8908

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
159	SW 87 52'30"	46.39	161	10991.7708	10744.3380	

AR	DELTA	ARC	RP	NORTH	EAST	ELEV
14	15'00"	46.51	160	11178.0592	10760.6361	

RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD
NW 9 15'00"	187.00	SW 5 00'00"	23.3749	1.4440

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
161	SW 76 29'56"	117.41	163	10964.3597	10630.1727	

AL	DELTA	ARC	RP	NORTH	EAST	ELEV
37	00'08"	119.48	162	10807.4748	10728.2142	

RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD
SW 5 00'00"	185.00	NW 32 00'08"	61.9043	9.5613

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
163	NW 41 37'02"	256.68	61	11156.2500	10459.7013	

PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
61	NW 33 29'32"	103.81	62	11242.8229	10402.4169	

AR	DELTA	ARC	RP	NORTH	EAST	ELEV
16	15'00"	104.16	44	11400.1595	10734.2568	

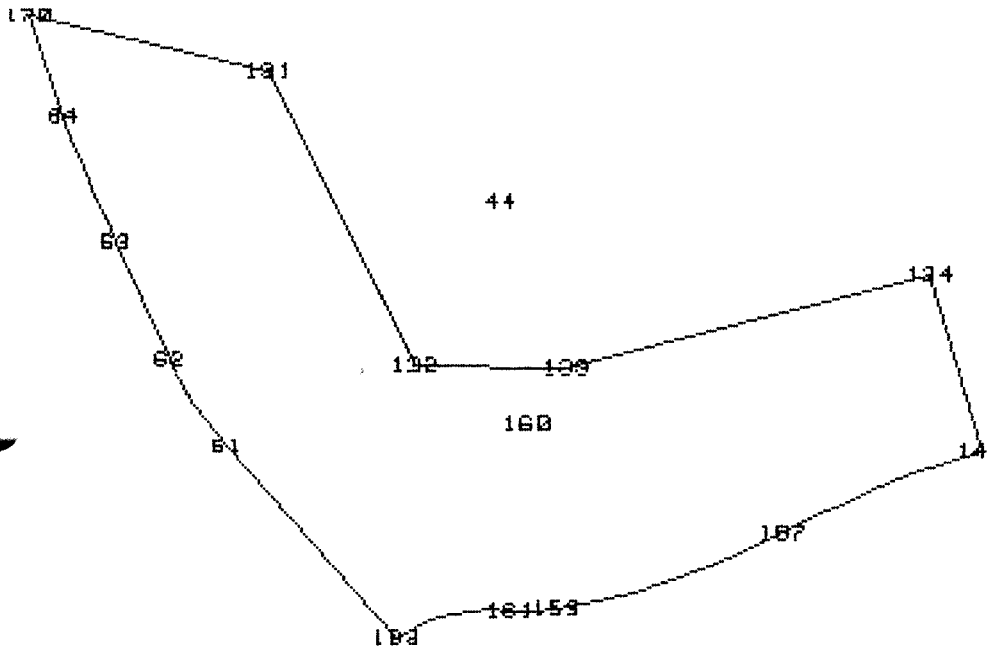
RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD
NE 48 22'58"	367.25	SW 64 37'58"	52.4309	3.6864

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
62	NW 25 22'02"	129.50	63	11359.8365	10346.9367	

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FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
63	NW 22 37'02"	137.44	64	11486.7067	10294.0810	
	DELTA	ARC	RP	NORTH	EAST	ELEV
AR	5 30'00"	137.49	47	11973.4686	11641.1532	
	RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD	
NE	64 37'58"	1432.32	SW 70 07'58"	68.7993	1.6495	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
64	NW 19 52'02"	106.35	170	11586.7290	10257.9382	
170	SE 77 21'00"	248.72	131	11532.2605	10500.6210	
	PERIMETER	AREA				
	2644.39	236923.1164				

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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AREA/LOT SUMMARY **PARCEL 18**

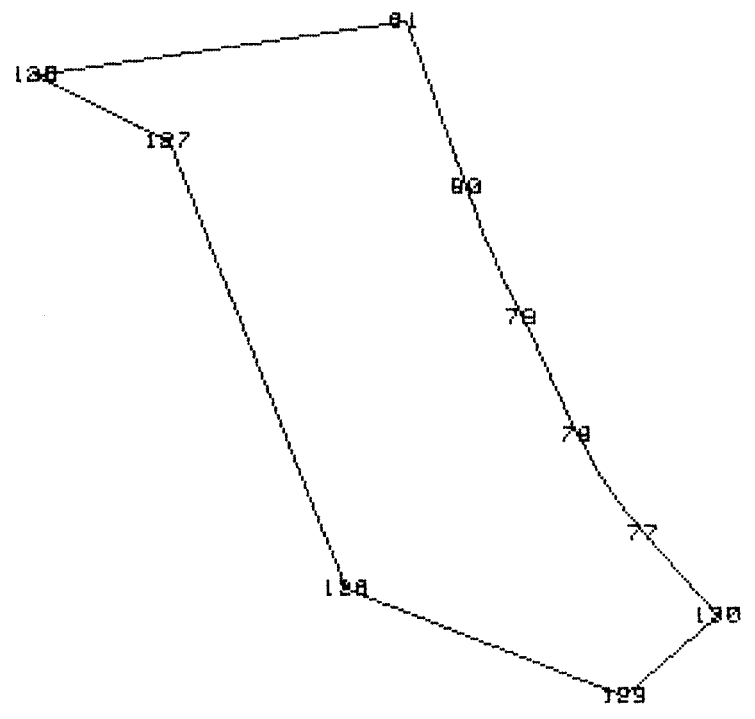
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
SET #22						
		<b>P.O.B.</b>	126	11585.9343	9815.6496	
126	NE 82 14'00"	374.56	81	11636.5516	10186.7707	
81	SE 19 52'02"	177.40	80	11469.7146	10247.0569	
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
80	SE 22 37'02"	142.24	79	11338.4156	10301.7577	
	DELTA	ARC	RP	NORTH	EAST	ELEV
AL	5 30'00"	142.29	47	11973.4686	11641.1532	
	RADIAL PC*RP	RADIUS	RADIAL RP*PT	TANGENT	MID ORD	
NE	70 07'58"	1482.32	SW 64 37'58"	71.2009	1.7071	
FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
79	SE 25 22'02"	129.50	78	11221.4019	10357.2379	
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
78	SE 33 29'32"	117.94	77	11123.0425	10422.3214	
	DELTA	ARC	RP	NORTH	EAST	ELEV
AL	14 15'00"	110.34	44	11400.1505	10774.2510	

PC	18 15 00	118.54	44	11400.1870	10751.2555	
RADIAL PC*RP						
NE	64 37 58"	417.25		SW 48 22 58"	59.5692	MID ORD 4.1883

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
77	SE 41 37 02"	110.47	130	11040.4521	10495.6930	
1	SW 48 40 00"	124.28	129	10958.3740	10402.3749	
1	NW 68 15 00"	300.00	128	11069.5412	10123.7321	
128	NW 21 15 00"	481.91	127	11518.6851	9949.0695	
127	NW 63 15 00"	149.41	126	11585.9343	9815.6496	

PERIMETER 2108.16  
AREA 185644.6679


FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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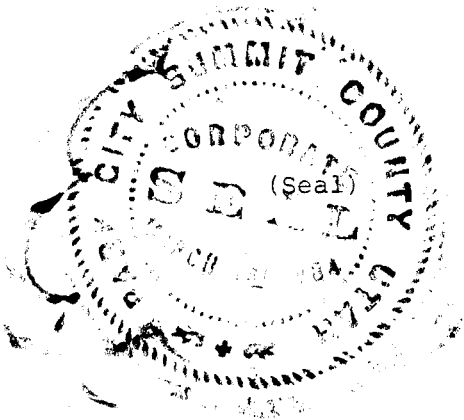


STATE OF UTAH        )  
                          :  
COUNTY OF SUMMIT    )

I, William R. Gatherum, the duly qualified City Recorder of Park City, Utah, do hereby certify, according to the records of Park City in my official possession, that the above and foregoing constitutes a true and correct copy of: Ordinance 84-2 Confirming the assessment for Greater Masonic Hill Improvement District, including assessment list.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the corporate seal of Park City this 9th day of January, 1984.

  
William R. Gatherum  
City Recorder



ORDINANCE

Ordinance No. 84-3

AN ORDINANCE GOVERNING THE TIME AND MANNER  
OF SNOW REMOVAL ON PRIVATE STREETS, PUBLIC STREETS,  
AND SIDEWALKS, AND REQUIRING FIRE HYDRANTS TO BE  
MARKED AND UNCOVERED

SECTION 1. PRIVATE STREETS

Section 1.1. Duty To Remove Snow

SECTION 2. OBSTRUCTION OF PUBLIC STREETS

Section 2.1. Snow Storage On Site

Section 2.2. Unlawful To Deposit Snow In Public Way

Section 2.3. Traveled Portion Defined

Section 2.4. Impairment Of Traffic

Section 2.5. License Revocation

SECTION 3. SIDEWALKS

Section 3.1. Sidewalks To Be Cleared

Section 3.2. City Maintained Walks

SECTION 4. FIRE HYDRANTS

Section 4.1. Fire Hydrants To Be Uncovered

Section 4.2. Hydrant Locations To Be Marked

Section 4.3. Unlawful To Remove Markers

SECTION 5. IMPROVEMENTS WITHIN PUBLIC RIGHTS-OF-WAY

Section 5.1. Improvements Installed at Owner's Risk

Section 5.2. No Liability Assumed

Section 5.3. Flagging of Improvements

SECTION 6. PENALTIES

SECTION 7. REPEALER

SECTION 8. EFFECTIVE DATE

WHEREAS, the public health and safety require that the snow be removed from the private and public rights-of-way in a manner that will permit emergency access by police, fire, and medical personnel and equipment; and the public convenience requires that snow removal efforts by one property owner or owners association do not negate the snow removal efforts by others;

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

SECTION 1. PRIVATE STREETS.

Section 1.1. Duty to Remove Snow. It shall be the duty of every condominium owners association, property owners association, corporation, partnership, or other entity having control over a private street system within the corporate limits of Park City to provide regular and adequate snow removal service on those private streets. The City will not regulate private snow removal or maintain private streets.

## SECTION 2. OBSTRUCTION OF PUBLIC STREETS.

Section 2.1. Snow Storage On Site. It is the duty of all property owners to make arrangement for the storage of accumulated snow, either on their own premises, or on the premises of another with the permission of the other. The owner, and his employees, agents, and contractors, shall confine the accumulated snow to the owner's premises of another with the other's permission.

Section 2.2. Unlawful To Deposit Snow In Public Way. It shall be unlawful for any person to deposit, haul, push, blow, or otherwise deposit snow accumulated on private property within the traveled portion of any public street in a manner that impedes the reasonable flow of traffic on that street.

Section 2.3. Traveled Portion Defined. As used in this Ordinance, the term "traveled portion of any public street" shall mean and refer to that portion of the public right-of-way that is paved and maintained for vehicular or pedestrian traffic. It shall not include the portions of the right-of-way outside of the paved area, and it shall not be a violation of this Ordinance for any property owner, or his employees, agents, or contractors, to place accumulated snow within the non-traveled portion of the public right-of-way.

Section 2.4. Impairment of Traffic. In determining whether an accumulation of snow is such that it impedes the reasonable flow of traffic, the Court shall look at whether a driver of ordinary skill and experience in snowy climates, driving a typical passenger car with tires reasonably suited for winter road conditions could pass over the area in question without having to leave the normal lane of travel, getting stuck on the accumulated snow, or risking damage to his vehicle.

## SECTION 3. SIDEWALKS.

Section 3.1. Sidewalks To Be Cleared. It shall be the duty of every property owner to clear the sidewalks and stairways at the perimeter of his or its property from accumulation of snow within a period of eight (8) hours from the end of each storm. It shall be unlawful to permit an

accumulation of more than eight (8) inches of snow to remain on the sidewalk for more than eight (8) hours at a time.

Section 3.2. City Maintained Walks. The City may, but is not obligated to, maintain walkways and stairs within the City which, in the opinion of City officials, are so heavily used by the general public that the use of City equipment and labor is justified. The fact that the City has undertaken maintenance of a given area of sidewalk shall not act to relieve the owner of abutting properties from their obligations to clear accumulations of snow from the sidewalks.

#### SECTION 4. FIRE HYDRANTS.

Section 4.1. Fire Hydrants To Be Uncovered. It shall be the duty of the owner or owners of a private street system, as defined in this Ordinance, to uncover and remove accumulated snow and windrows of snow from over and around fire hydrants on the private street system. The hydrants shall be uncovered for a distance of not less than three (3) feet on all sides so the hydrants are accessible for emergency use. Hydrants shall be uncovered within seventy-two (72) hours of the time they are buried by a plowed windrow of snow or from the time they become buried from drifts.

Section 4.2. Hydrants Locations To Be Marked. All fire hydrants on private street systems shall be marked with a pole or other sign that extends well above the normally anticipated depth of accumulated snow and any windrows at that location so the location of the hydrant can be readily determined even during periods when it is covered.

Section 4.3. Unlawful To Remove Markers. It shall be unlawful to remove or destroy the hydrant markers on either public or private road systems, except that they may be removed in the Spring for storage until the following Fall when they are again necessary. Hydrant markers shall be continuously in place from November 15 to May 1 of the following year.

#### SECTION 5. IMPROVEMENTS WITHIN PUBLIC RIGHTS-OF-WAY.

Section 5.1. Improvements Installed at Owner's Risk. The City rights-of-way for most streets in the newer portions of Park City, and many of the other major streets, are wider than the paved area to allow for space for utility services and snow storage. Property owners may install sprinklers, mailboxes, lights, or plant trees, shrubs, or install other above grade landscaping in these areas, but do so at their own risk.



Section 5.2. No Liability Assumed. The City will not assume any liability for damage to improvements or landscaping in the public right-of-way which results from normal snow removal activity.

Section 5.3. Flagging of Improvements. Owners of improvements within the right-of-way are requested to flag the location of improvements, and to the extent it is reasonably to do so, City snow removal efforts will avoid flagged areas. This shall not be construed as a waiver or abandonment of the right-of-way or an acceptance of liability for damage to encroachments that are hidden with snow.

SECTION 6. PENALTIES. Persons convicted of a violation of this Ordinance are guilty of a Class "C" misdemeanor, and may be punished by the imposition of a fine of not more than \$299 or imprisonment for not more than thirty days in the County Jail.

SECTION 7. REPEALER. The following ordinances governing snow removal are hereby repealed in their entirety:

- (a) Section 18-1-7 f the 1976 Municipal Code of Park City;
- (b) Section 787 of the Revised Ordinances of Park City.
- (c) Ordinance No. 7-74.

SECTION 8. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 9th day of February, 1984.

PARK CITY MUNICIPAL CORPORATION

William Holoman - Mayor Pro Tempore  
Mayor John C. Green, Jr.

Attest:

William R. Gatherum  
William R. Gatherum  
City Recorder

ORDINANCE

Ordinance No. 84-4

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF PARK CITY, UTAH

WHEREAS, the owners of land known generally as the Surprise and April mining claims petitioned the City Council of Park City for a change in the zone of that land from Estate (E) to a combination of Residential Development (RD) and Recreational Open Space (ROS) under the Land Management Code; and

WHEREAS, notice was duly published for four (4) consecutive weeks beginning on the 5th day of January, 1984, and being completed on the 26th day of January, 1984; and

WHEREAS, the Planning Commission favorably recommended the zone change in its meeting on the 21st day of March; and

WHEREAS, public hearing were held on the zone change on the 22nd day of March, 1984, and the City Council finds that the zone changes as requested at the time of the hearing are in the best interest of the community;

NOW, THEREFORE BE IT ORDAINED that the official zoning map of Park City, Utah be amended as follows:

SECTION 1. RESIDENTIAL DEVELOPMENT (RD)  
DESIGNATION. The following described land shall be rezoned to RD and the zoning map amended to reflect this change:

Beginning at a point which is North 132.17 feet and West 124.23 feet from the East 1/4 Corner, Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian; thence North 41°34'09" E 76.77 feet to a point on a 160.00 foot concave curve to the left of the radius of which bears North 72°30' East 160.00 feet; thence Northeasterly along the arch of said curve 83.78 feet through a central angle 30°00'00" to a point 755.00 foot radius reserve convex curve to the right of the radius point of which bears South 32°30' East 755.00 feet; thence Northeasterly along the arc of said curve 286.15 feet through a central angle of 21°42'56" to a point on a 90.00 foot radius convex curve to the right of the radius point of which bears South 80°48'25" East 90.00 feet; thence Northeasterly along the arc of said curve 28.49 feet through a central angle of 18°08'07"; thence North 62°40'18" West 66.32 feet; thence North 33°15' East 200.00 feet; thence North 8°45' East 275.00 feet; thence North 48°40' East

241.98 feet; thence North 41°37'02" West 86.66 feet; thence North 48°40' West 124.28 feet; thence North 68°15' West 300.00 feet; thence North 21°15' West 481.91 feet; thence North 63°15' West 149.41 feet; thence North 82°14' East 456.40 feet; thence South 14°10' West 61.60 feet; thence South 77°21' East 254.00 feet; thence South 26°30' East 330.00 feet; thence South 89°15' East 152.00 feet; thence North 75°40' East 375.00 feet; thence North 17°15' West 66.94 feet; thence South 77°36' East 793.13 feet; thence South 14°10' West 4.80 feet; thence South 644.50 feet; thence South 67°33' West 1207.50 feet thence South 8°30' West 112.03 feet; thence South 89°58'38" West 521.44 feet; thence North 11°48' East 47.58 feet; thence North 77°21' West 396.47 feet; thence South 82°14' West 10.00 feet to the point of beginning.

Contains 45.16 acres more or less. Basis of bearing: South 0°30'11" West between the East 1/4 Corner, Section 16, and Southeast Corner, Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.

SECTION 2. RECREATION OPEN SPACE (ROS) PARCEL #1 AND PARCEL #2 DESIGNATIONS. The following described land shall be rezoned to Recreation Open Space (ROS) and the zoning map amended to reflect this change:

Parcel #1:

Beginning at a point which is North 1.27 feet and West 125.67 feet from the East 1/4 Corner, Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running thence North 0°36' East 130.88 feet; thence North 41°34'09" East 76.77 feet to a point on a 160.00 foot concave curve to the left of the radius of which bears North 72°30' East 160.00 feet; thence Northeasterly along the arc of said curve 83.78 feet through a central angle of 30°00'00" to a point on a 755.00 foot radius reverse convex curve to the right of the radius point of which bears South 32°30' East 755.00 feet; thence Northeasterly along the arc of said curve 286.15 feet through a central angle of 21°42'56" to a point on a 90.00 foot radius convex curve to the right the radius point of which bears South 80°48'25" East 90.00 feet; thence Northeasterly along the arc of said curve 28.49 feet through a central angle of 18°08'07"; thence North 62°40'18" West 66.32 feet; thence North 33°15' East 200.00 feet; thence North 8°45' East 275.00 feet; thence North 48°40' East 241.98 feet; thence North 41°37'02" West 86.66 feet; thence North 48°40' West 124.28 feet; thence North 68°15' West 300.00 feet; thence North 21°15' West 481.91 feet; thence North 63°15' West 149.41 feet; thence South 82°14' West 530.00 feet; thence South 0°36' West

1507.04 feet; thence South 89°25'09" East 599.69 feet; thence North 0°36' East 130.88 feet to the point of beginning.

Contains 31.45 acres more or less. Basis of bearing: South 0°30'11" West between the East 1/4 Corner, Section 16, and Southeast Corner, Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.

Parcel #2:

Beginning at a point which is North 1532.258 feet and East 500.62 feet from the East 1/4 Corner, Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running thence South 77°21'0" East 346.00 feet; thence South 14°10'0" West 14°10'0" West 41.79 feet; thence North 67°33'0" East 77.03 feet; thence South 77°36'0" East 249.98 feet; thence South 17°15'0" East 66.93 feet; thence South 75°40'0" West 375.00 feet; thence North 89°15'0" West 152.00 feet; thence North 26°30'0" West 330 feet, to the point of beginning.

Contains 2.47 acres. Basis of bearing: South 0°30'11" West between East 1/4 Corner, Section 16 and Southeast Corner, Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.

SECTION 3. EFFECTIVE DATE. This ordinance shall become effective upon publication.

PASSED AND ADOPTED this 29th day of March, 1984.

PARK CITY MUNICIPAL CORPORATION

William Holman  
Mayor John C. Green, Jr.  
*Mayor Pro Tem*

Attest:

William Gatherum  
William Gatherum  
City Recorder

ORDINANCE

Ordinance No. 84-5

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE  
OF JANUARY 1984 TO DESIGNATE OPEN SPACE REQUIREMENTS  
IN MASTER PLANNED DEVELOPMENTS, AND TO PROVIDE FOR  
GREATER FLEXIBILITY IN ALLOWING HEIGHT VARIATIONS  
WITHIN MASTER PLANNED DEVELOPMENTS

WHEREAS, the Land Management Code of 1984 does not contain a specific open space requirement for Master Planned Developments, and that requirement was omitted in the revision of the Code inadvertently; and

WHEREAS, the height maximums on the Master Planned Developments have been found to be too rigid to allow flexibility that allows for greater open spaces and also better planning;

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

SECTION 1. Section 10.9(e) of the Land Management Code of 1984 is hereby amended in its entirety to read as follows:

(e) Variations in Height Requirements. The height requirements of Section 7 shall apply to Master Planned Developments, except that the reviewing agency may approve an increase in the maximum height of some of all of the buildings in the development in consideration of the following specific standards, in addition to the other site planning requirements of this Chapter:

1. The geographical position of the building and possible visual effects on existing structures on or off-site;
2. Potential problems on neighboring sites caused by shadows, loss of solar access, loss of air circulation, closing of views, or ridgeline intrusion;
3. The influence on the general vicinity including contact with existing buildings and structures, streets, traffic congestion and circulation, and adjacent open space;
4. Appropriateness of the uses within the building in the neighborhood;
5. Landscaping and buffered areas of other physical separations that may be proposed to buffer the site from adjacent uses;
6. The size of the side yard areas between buildings and adjacent streets and alleys and their relationship to pedestrian traffic and open space;

7. The provision of more than the required 60% open space within the project;
8. Reduction of the height of other buildings or portions of a building to a point that is lower than the underlying zone maximum;
9. In no case will any increase in height be permitted when the effect of the height increase is to increase the allowable square footage or building volume (above grade) over that which is, or would be, possible under normal zone standards for the zone in which the site is located. When determining the possible building square footage and/or volume possible under the underlying zone regulations, the Community Development Department shall consider the unit configuration proposed (i.e., the mix of hotel rooms, apartments, and commercial space) and the reasonable circulation space needed to serve that configuration, exiting requirements, light and air requirements and other requirements of the Uniform Building Code which would affect the location and placement of building volume, and not merely calculate volume based on the zone's setback and yard requirements.
10. The amount of any increased height is not specified for each zone district as the minimum allowable height that is compatible with good planning practices and good design is a site specific review item. The burden of establishing the needs and benefits of a height increase is on the developer, and in the absence of a satisfactory showing that the additional height will result in a superior plan and project, the zone height shall be applied.
11. Height variations shall not be permitted in the HR-1, RM, R-1, and HRL zones.

SECTION 2. Section 10.9(h) is hereby amended by the addition of the following Subsection 3:

3. At least 60% of the area of any site subject to a Master Planned Development review shall remain as open space, not counting roads.

Section 3. This Ordinance shall take effect upon its first publication.

DATED this 17<sup>th</sup> day of MAY, 1984.

PARK CITY MUNICIPAL CORPORATION

John C. Green, Jr.  
Mayor John C. Green, Jr.

Attest:

William R. Gasterum  
City

Recorder

ORDINANCE

84-5(1)  
84-16  
Ordinance No. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 84-5  
TO AMEND THE LAND MANAGEMENT CODE PROVISION  
CONCERNING HEIGHT EXCEPTIONS IN MASTER PLANNED  
DEVELOPMENTS TO REQUIRE FINAL APPROVAL OF THE  
EXCEPTION BY THE CITY COUNCIL

WHEREAS, the City Council adopted Ordinance No. 84-5 to allow the Planning Commission to grant exceptions to the maximum height established for all zones, except the HR-1, HRL, RM, and R-1 Zones, under specific review criteria; and

WHEREAS, the Council believes that the importance of the height exceptions on the overall appearance and development of the community is of such significant importance that the final decision should be made by an elected body rather than appointed officials who are less directly accountable to the public;

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

Section 1. Amendment. Section 10.9.(e) of the Land Management Code, as amended by Ordinance No. 84-5, should be and is hereby further amended to read as follows:

(e) Variations in Height Requirements. The height requirements of Section 7 shall apply to Master Planned Developments, except that after review and formal recommendation by the Planning Commission, the City Council may approve, disapprove, or approve in part a request for an increase in the allowable height of some or all of the buildings in the development after due consideration of the following site specific review standards, in addition to the other standards established for Master Planned Developments by this Chapter.

Section 2. Balance of Code Not Affected. The balance of the Land Management Code, as amended by Ordinance No. 84-5, including the review standards for the granting of any height increase, shall remain in full force and effect and is not changed by this amendment.

Section 3. Application to Projects Now Under Review. This amendment shall apply to all projects now under review which have not received their final approval from the Planning Commission. Projects which have been

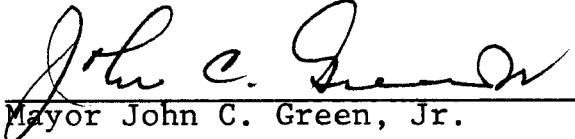


granted in height exception by the Planning Commission in an action which is the final approval of the project, shall be considered approved without further review or action by the Council.

Section 4. Effective Date. This amendment shall take effect on its publication.

PASSED AND ADOPTED this 23rd day of August, 1984.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor John C. Green, Jr.

Attest:

  
\_\_\_\_\_  
City Recorder

ORDINANCE

Ordinance No. 84-16

AN ORDINANCE AMENDING ORDINANCE NO. 84-5  
TO AMEND THE LAND MANAGEMENT CODE PROVISION  
CONCERNING HEIGHT EXCEPTIONS IN MASTER PLANNED  
DEVELOPMENTS TO REQUIRE FINAL APPROVAL OF THE  
EXCEPTION BY THE CITY COUNCIL

WHEREAS, the City Council adopted Ordinance No. 84-5 to allow the Planning Commission to grant exceptions to the maximum height established for all zones, except the HR-1, HRL, RM, and R-1 Zones, under specific review criteria; and

WHEREAS, the Council believes that the importance of the height exceptions on the overall appearance and development of the community is of such significant importance that the final decision should be made by an elected body rather than appointed officials who are less directly accountable to the public;

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

Section 1. Amendment. Section 10.9.(e) of the Land Management Code, as amended by Ordinance No. 84-5, should be and is hereby further amended to read as follows:

(e) Variations in Height Requirements. The height requirements of Section 7 shall apply to Master Planned Developments, except that after review and formal recommendation by the Planning Commission, the City Council may approve, disapprove, or approve in part a request for an increase in the allowable height of some or all of the buildings in the development after due consideration of the following site specific review standards, in addition to the other standards established for Master Planned Developments by this Chapter.

Section 2. Balance of Code Not Affected. The balance of the Land Management Code, as amended by Ordinance No. 84-5, including the review standards for the granting of any height increase, shall remain in full force and effect and is not changed by this amendment.

Section 3. Application to Projects Now Under Review. This amendment shall apply to all projects now under review which have not received their final approval from the Planning Commission. Projects which have been

granted in height exception by the Planning Commission in an action which is the final approval of the project, shall be considered approved without further review or action by the Council.

Section 4. Effective Date. This amendment shall take effect on its publication.

PASSED AND ADOPTED this 23rd day of August, 1984.

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Mayor John C. Green, Jr.

Attest:

\_\_\_\_\_  
City Recorder

ORDINANCE

Ordinance No. 84-5(2)

AN ORDINANCE AMENDING SECTION 10.9(e) OF THE LAND MANAGEMENT CODE TO PROVIDE FOR THE APPROVAL OF HEIGHT INCREASES OF UP TO 25% OF THE STATED ZONE MAXIMUM BY THE PLANNING COMMISSION, AND TO REQUIRE THE CITY COUNCIL TO REVIEW HEIGHT INCREASES OF MORE THAN 25% OF THE STATED ZONE MAXIMUM

WHEREAS, the Planning Commission has requested the Council to amend the Land Management Code to provide that height increases within Master Planned Developments may be granted by the Planning Commission, without Council review except on appeal, and

WHEREAS, a public hearing on the amendment was held following proper notice, and there was no public comment on the Planning Commission's request, and

WHEREAS, the Council believes that when the height increase is substantially greater than the zone maximum height the effect is similar to a zone change, and requires closer review and ample opportunity for public comment,

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

SECTION 1. Section 10.9(e) of the Land Management Code of Park City is hereby amended to read as follows:

- (e) Variations in Height Requirements. The height requirements of Section 7 shall apply to Master Planned Developments, except that after review by the Planning Commission, the Commission may approve, disapprove, or approve with modifications a request for an increase in the allowable height of some or all of the buildings in the development by up to 25% of the maximum building height established for that zone in Chapter 7 of this Code (not including those adjustments permissible under Section 8.17) after due consideration of the following site specific review standards, in addition to the other standards established for Master Planned Developments by this Chapter. If the requested height increase is greater than 25% of the stated zone maximum, the request shall be reviewed by Planning Commission, then submitted to the City Council with recommendations from the Commission, with final approval, disapproval, or approval with modifications of the request to be made by the City Council, based on the same review criteria. The Council may act on the height increase request at any time during the review

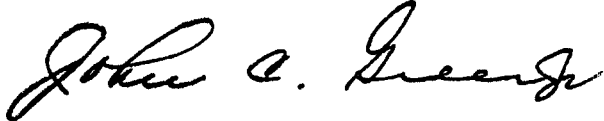
process following Planning Commission's review of the height request, and may act on the height request prior to final Commission approval of the overall master plan.

(The balance of the section is unchanged.)

SECTION 2. This ordinance shall take effect upon publication.

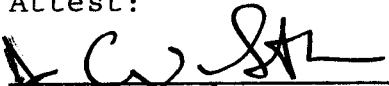
PASSED AND ADOPTED this 15th day of November, 1984.

PARK CITY MUNICIPAL CORPORATION



\_\_\_\_\_  
Mayor John C. Green, Jr.

Attest:

  
\_\_\_\_\_  
City Recorder

ORDINANCE

Ordinance No. 84-6

AN ORDINANCE REGULATING THE PLACEMENT OF  
SATELLITE RECEIVING ANTENNAS WITHIN PARK CITY, UTAH

WHEREAS, increasing interest in satellite communications has led to consumer installations of satellite receiving stations within residential and commercial zones; and

WHEREAS, these satellite receiving antennas are often unsightly or obnoxious to neighbors and to the community as a whole; and

WHEREAS, the City wants to permit the installation of these antennas in a manner that minimizes the visual impact of these large dish antennas on the City as a whole and especially on the adjoining or nearby properties;

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

1. DEFINITION. "Satellite Receiving Station" shall mean and include any accessory structure, antenna, or equipment located outside of a primary structure, the purpose of which is to receive communication or other signals from orbiting satellites and other extraterrestrial sources. The satellite receiving station includes the antenna itself, often called a satellite dish, a low noise amplifier, both typically located outdoors, and other equipment typically located indoors, with the indoor and outdoor equipment connected with cables. Height of the receiving station shall be measured from the highest point of the apparatus to the ground underneath the apparatus, with the apparatus set in its operating position. It does not include conventional UHF or VHF television antennas.

2. PERMIT REQUIRED. It shall be unlawful to install any satellite receiving station without first having obtained a building permit from the City. The installation of satellite receiving stations, unless otherwise provided in this ordinance, shall be deemed a permitted use, rather than a conditional use.

3. PERMIT FEE. The Building Department shall charge a fee of Twenty-Five Dollars (\$25) for the review and inspection of a satellite receiving station installation.

4. INSTALLATION STANDARDS. The following standards apply to the installation of a satellite receiving station:

- (a) Each satellite receiving station mounted on the ground shall be screened by planting masses of plant materials, shrubbery or trees, which at maturity, would be of at least the height of the satellite receiving station, and which also fill the area between the trim or browse line of trees and the ground below. When initially installed, vegetative screening shall consist of at least three (3) ten (10) feet tall shrubs or trees; or six (6), five (5) feet tall shrubs or trees; measured from ground level when planted. Plant massing shall be placed to obscure the view of the satellite receiving station from the adjoining public street. Screening is only required where the receiving station is clearly visible from a public street, park or public golf course, including views across vacant lots that may in the future be improved, so as to obstruct the view. Screening must provide year-round coverage, such as evergreens or dense brush.
- (b) Satellite receiving stations installed on the ground must maintain all normal building setbacks and side yards applicable to the zone in which the station is located.
- (c) Ground based receiving stations must not be located within the front yard areas in any zone, and regardless of front yard setback, the station must be located behind the main building on the site.
- (d) Roof or wall mounted satellite receiving stations will be approved only if they do not extend above the ridge line of the roof or wall to which they are attached, are not located on the portion of the roof or wall fronting on any public street, and maintain normal setbacks. Roof or wall mounted receiving stations are not permitted in the Historic District.

5. SUBDIVISION AND CONDOMINIUM COVENANTS. Many subdivision and condominium covenants may address the location of satellite receiving stations within condominium units and the lots of a subdivision. The City is not a party to those covenants, and no permit from the City shall have the effect of overriding or amending those covenants which might be more restrictive than this ordinance. Applicants for permits for the installation of satellite receiving stations are advised to determine what private land use restrictions apply to their site before applying for the permit from the City. If the proposed installation is within the common area of a condominium or planned unit development, and the application submitted is not in the name of the Owner's Association or Management Committee, the applicant shall provide a letter from the Owner's Association or Management Committee indicating that consent to the location of the satellite receiving station within

the common area has been granted as a part of the permit application filed with the City.

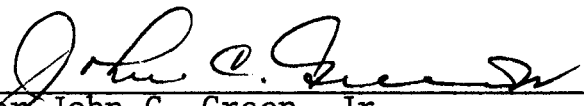
6. CABLES TO BE BURIED. Cables connecting the receiving station with the house or building to which the antenna is appurtenant shall be buried rather than installed overhead.

7. PENALTY. Violations of this ordinance are a Class "C" misdemeanor, and upon conviction, violators may be sentenced to a fine of not more than Two Hundred and Ninety-Nine Dollars (\$299). If the violator is a licensed contractor or vendor of satellite receiving stations, the business license of that contractor or vendor shall forfeit upon the second conviction within any one year, provided however, that a new license may be issued upon payment of the applicable license fee.

8. EFFECTIVE DATE. This ordinance shall take effect upon passage and publication. Satellite receiving stations now in place shall be brought into conformance with this ordinance within one year from the date the Planning or Building Departments give notice in writing of the nonconformance, and thereafter, become unlawful installations if not made to conform.

PASSED AND ADOPTED this 7th day of June, 1984.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor John C. Green, Jr.

Attest:

  
\_\_\_\_\_  
City Recorder



ORDINANCE

Ordinance No. 84-7  
(Including Amendments)

AN ORDINANCE AMENDING THE PARK CITY SIGN CODE  
OF JULY 21, 1977

- SECTION 1. PURPOSES AND SCOPE
- SECTION 2. INTERPRETATION
- SECTION 3. APPLICATION AND REVIEW PROCEDURES  
FOR PERMANENT SIGNS
- SECTION 4. PERMITTED SIGNS
- SECTION 5. PROHIBITED SIGNS AND SIGNAGE  
ILLUMINATION
- SECTION 6. NON-REGULATED SIGNS
- SECTION 7. REMOVAL OF ILLEGAL AND UNSAFE SIGNS
- SECTION 8. TEMPORARY SIGNAGE, PORTABLE YARD  
SIGNS
- SECTION 9. INSPECTION OF SIGNS
- SECTION 10. DEFINITIONS
- SECTION 11. REPEAL OF CONFLICTING ORDINANCES
- SECTION 12. SEPARABILITY OF ORDINANCES
- SECTION 13. PENALTY
- SECTION 14. EFFECTIVE DATE

WHEREAS, a uniform sign code has been adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents of Park City, and;

NOW THEREFORE BE IT ORDAINED by the City Council of Park City, Utah that the Park City Sign Code be enforced as follows:

SECTION 1. PURPOSES AND SCOPE. The City Council of Park City, Utah finds and declares that by controlling and standardizing signage in the community, the regulations set forth in this Ordinance will reduce potential hazards to motorists and pedestrians; encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites which they occupy; encourage sign legibility through the elimination of excessive and confusing sign displays; prevent confusion of business signs with traffic regulations; preserve and improve the appearance of the city as a place in which to live and work; create an attraction to non-residents to come to visit or trade; allow each individual business to clearly identify itself and the goods and services which it offers in a clear and distinctive manner; safeguard and enhance property values; protect public and private investment in buildings and open space; supplement and be a part of the zoning regulations imposed by Park City; and promote the public health, safety, and general welfare of the citizens of Park City.

SECTION 2. INTERPRETATION. The Planning Commission or Historic District Commission, if the sign is in the Historic District, shall have the authority and duty to interpret the provisions of this Ordinance at the request of the Community Development Director or when a written appeal from a decision of the Community Development Department is filed with the Planning Commission (or Historic District Commission for signs in the Historic District).

In interpreting and applying the provisions of this Ordinance, the sign requirements contained herein are declared to be the maximum allowable for the purpose set forth. The types of signs allowable by this Code shall be plenary and sign types not specifically allowable as set forth within this Code shall be prohibited.

SECTION 3. APPLICATION AND REVIEW PROCEDURES FOR PERMANENT SIGNS.

3.1. Permits. No person shall erect, alter, or relocate any permanent outdoor sign within Park City without first obtaining a sign permit and a building permit from the city, unless the sign is exempt under this Ordinance.

3.2. Applications. Applications for sign permits for permanent signs must include the following:

- (a) A site plan drawn to scale which specifies the location of the sign structure.
- (b) Color rendering or scaled drawing including dimensions of all sign faces, descriptions of materials to be used, manner of construction and method of attachment, and color samples.
- (c) Drawings or photographs which show the scale of the sign in context with the scale of the building.
- (d) A complete signage plan for any commercial building which houses more than one use must be submitted prior to issuance of a permit for any one sign on the building.
- (e) Sign permit application on a form provided by the Community Development Department.
- (f) Building permit application on a form provided by the Community Development Department.

3.2.1. Fees. Application for the review of multi-tenant signage plans shall be accompanied by a fee of fifty dollars (\$50.00). A fee of twenty dollars (\$20.00) shall be imposed for the review and issuance of building permits for each individual sign within an approved signage plan. For signs not required to be included in a signage plan, a fee of thirty-five dollars (\$35.00) shall be imposed for design review and building permit

issuance. If this fee schedule is in conflict with any other fee ordinance of this city, the higher fee shall be imposed.

3.2.2. Conditional Uses. Whenever application is made for conditional use permits, the applicant may submit plans for any sign to be erected or placed on the premises described in the application. There is no fee for signage review or permit issuance as a part of a conditional use permit approval.

3.3. Review Procedures. A preapplication conference with the Community Development Department is encouraged in order for the applicant to become acquainted with application procedures, design standards, and related city ordinances. Completed sign permit applications are to be submitted to the Department. The staff may assist in the preparation of the application, and shall provide information to applicants on the regulations created by this Ordinance. Staff shall review all sign permit applications and signage plans within ten (10) working days of receipt of the complete application and application fee.

Complete sign permit applications will be reviewed by the Planning Staff, subject to the review of the Community Development Director. If a permit application has not been processed within ten (10) working days, and written reasons for the denial of the permit issued within that time, the application is deemed approved. Any applicant who believes the denial by the Director was not justified, has the right to appeal to the Planning Commission or Historic District Commission, and to appear at the next regularly scheduled meeting for which proper public notice can be given and agenda time is available. Intention to take an appeal to the Commission shall be filed with the Community Development Director in writing, within three (3) business days following the denial of the permit by the Department.

Applicants may have any action of the Planning or Historic District Commissions reviewed by the City Council by petitioning in writing for a hearing before that body within ten (10) days following Planning Commission or Historic District 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, Chapter 1.

#### SECTION 4. PERMITTED SIGNS

4.1 Specific Regulations for Signs Requiring Permits. Permits will be issued for the following signs which are allowed provided they meet the specified conditions.

- (a) Free Standing Signs. Free standing signs are limited to low profile signs which may not exceed a height of ten (10) feet and shall be limited to a maximum of thirty-six (36) square feet in area, except as specified in Section 4.2.1. of this Ordinance. They must be incorporated into a landscape

design theme or planter area having minimum dimensions of five feet by five feet (5' x 5'). They may identify the name of the building or one business. In the HR-1, HRL, HRC, and RD Zones, free standing signs are permitted only as part of subdivisions of fifty (50) lots or more or master planned developments and are subject to the provisions of Section 4.1(k).

- (b) Entrance/Exit Signs. Two entrance/exit signs are allowed at each approved driveway opening for commercial uses and multi-tenant dwellings provided that each sign is no larger than three (3) square feet per side no higher than five (5) feet above the ground at the top of the sign.
- (c) Changeable Copy Signs. Changeable copy signs may only be used in conjunction with theaters, non-profit art galleries, or similar exhibit facilities or master address identification signs in conjunction with a signage plan.
- (d) Window Signs. Permanent Window signs may be placed in or upon any window, provided that on windows below the elevation of the second floor level, no more than fifty percent (50%) of the total transparent area of the window is obscured and that on windows on or above the elevation of the second floor level not more than two rows of lettering identifying the business with characters not exceeding six (6) inches in height.
- (e) Illuminated Signs. Cut-out, back-lit internally illuminated letters are allowed, provided that the letters are no higher than eighteen (18) inches.
- (f) Directional or Guide Signs. Directional or guide signs may be a maximum of sixteen (16) square feet and must be approved by the Director.
- (g) Projecting Signs. No portion of projecting signs may project more than thirty-six (36) inches from the face of the building to which they are attached. They must have at least eight (8) feet of ground clearance and cannot be higher than the building to which they are attached. Projecting signs may not extend beyond the applicants property, except those which are proposed to be placed over the Main Street sidewalks. Signs may extend over city property only with the written approval of the Community Development Director and a certificate of insurance acceptable to the City Attorney. Awnings are counted as signage 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 is attached.
- (h) Special Purpose Signs. Signs and banners promoting events sponsored by 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 five (5) days following the conclusion of the event. Signs or banners located on or over public property easements or right of ways are subject to the requirements of this Ordinance and require approval by the City Manager. Special purpose signs erected on private property and shall be erected only after issuance of a permit from the Planning Department. Requirements for the erection of banners over public property are found in Section 8.10.

- (i) Hanging Signs. Hanging signs may be placed anywhere underneath an approved canopy, awnings, or colonnade, as long as it does not project beyond the same. They must have at least eight (8) feet of ground clearance and cannot be higher than the building to which they are attached. Signs may extend over city property only with the expressed written approval of the Community Development Director and a certificate of insurance acceptable to the City Attorney.
- (j) Public Necessity Sign. Public necessity signs may be a maximum of twelve (12) square feet and must be approved by the Director, if the sign is to remain in place for more than five working days. These signs shall contain no advertising of any kind. This shall not apply to signs erected by the City, State Highway Department, franchised utilities, or their contractors.
- (k) Name Plates for Multi-Family Residences. Multi-family residences may place name plate signs on the premises, provided that the signage area shall not exceed one square foot for each dwelling unit within the structure or multi-family residence complex, up to a maximum of thirty-six (36) square feet for each multi-family residence development. Each phase of an expandable condominium or other phased project shall be considered a part of the initial phase for signage purposes if the project is joined by a common conditional use permit, zoning approval, or management structure such as a condominium homeowners association. The contents of such signs shall be limited to the name of the multi-residence structure, its street address, and the names of the residents of the project. No telephone numbers, rental information, or sales information shall be permitted in the name plate signs.
- (l) Neon Signs. Neon signs may be used only in the HCB, RC, HRC Heber Avenue sub-zone and GC Zones, provided they comply with the size standard for window signs, are installed within a building, and displayed through a window rather than being attached to the exterior of the building, are located one foot back from the surface of the window, and do not flash, move, alternate, or show animation.

- (m) Wall Signs. Wall Signs may be placed upon a building provided that they meet the size, material, content, location and other standards of this Ordinance. Wall signs shall be placed so as to utilize existing architectural features of a building without obscuring them. Wall signs shall be oriented toward pedestrians or vehicles within close proximity.
- (n) Menu Display. Menus for restaurants may be displayed on the inside of windows of a restaurant or inside a display box. The maximum size shall be two square feet and shall be included in the calculation of total wall or window signage. If a display box is used it must be constructed and coordinate with the building design, must contain a clear face which would protect the menu from the weather and must not extend over public property.
- (o) Awnings. Canvas awnings are permitted as signage. Awnings shall blend with the architecture of the building and should not obscure details of the building, especially on historic structures. The colors of awnings should generally be of earthtones to match the facade of the structure. Awnings must have a minimum clearance of seven (7) feet to the valance and eight (8) feet to the frame. Like projecting signs, awnings can project a maximum of thirty-six (36) inches from the face of the building except when awnings are used as entrance canopies. In the case of entrance canopies the awning may project from the building to the setback line and must lead to a bonafide business entrance. Such canopies will only be permitted if they are compatible with the architecture of the building. Awnings may include signage not to exceed the square footage as regulated in this Ordinance. Illuminated (back-lit), translucent, vinyl awnings are not considered appropriate in Park City and are not permitted. Translucent letters or accents on canvas awnings are not permitted. Canvas awnings, illuminated in a traditional manner with incandescent lights are appropriate.

4.2. Design Standards. All regulated approved signs must comply with the following design standards:

4.2.1. Size Requirements. The total area of the sign(s), including window sign(s), wall signs, projecting signs and hanging signs, shall not constitute more than five percent (5%) of the side of the building upon which the sign appears or projects from and that no one side of a building will contain more than a total of 45 square feet of signage, regardless of the number of businesses occupying the building. The Planning Commission may grant up to 5% of the side of the building for one sign or a combination of signs subject to conditional use review.

If a free-standing sign is used in conjunction with anyone or more of the following signs: wall mounted sign(s) and/or window signs, projected or hanging, then no one side of a

building may contain more than a total of 36 square feet of signage. The wall or window mounted sign(s) may not exceed five percent (5%) of the building facade.

Multi-tenant retail, and mixed use buildings which require signage plans may request that the Planning Commission grant additional sign area, up to a maximum of 5% of the side of the building upon which the signage is placed.

No single projecting sign may exceed 18 square feet in area or may project more than 3 feet from the face of the building to which it is attached.

The total area of an outdoor free standing sign shall not exceed one square foot of sign area for each three (3) feet of street frontage occupied by the business or enterprise. No one free standing sign may exceed a maximum of thirty-six (36) square feet, unless the building has no flush mounted signage in which case, a forty-five (45) square foot sign is allowed.

Properties with more than one thousand (1,000) feet of continuous frontage may install a seventy-two (72) square foot sign sign on that frontage with Planning Commission approval. Projects with more than one entrance may divide the total allowable signage and have a smaller free-standing sign at each entrance with the approval of the Planning Commission. Where there is frontage on more than one street, each frontage is treated independently, and signage area may not be concentrated on only one frontage from other frontages.

4.2.2. Area of Sign. The area of a sign shall include the entire area within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having no perimeter or border shall be computed by enclosing the entire area within a parallelogram, circle, or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram, circle, or triangle. The area of the second side of a two sided sign shall not count as sign area. Where a sign has more than two (2) faces, the total area of the third face and all additional faces shall be included in determining the area of the sign. Conforming and/or non-conforming signs in existence at the time of the enactment of this Ordinance shall be counted in establishing the permitted area of size of all new signs to be allowed on the property.

4.2.3. Signage Plans. Buildings, or clusters of buildings having more than one tenant or occupant, shall provide a signage plan for the entire structure or project. The signage plan must be designed so that it establishes a common theme or design, uses similar construction methods, has compatible colors, lettering, lettering style, symbols, scale and size of signs and/or identical background. Signage plans for office buildings must focus on the identification of the building. Individual tenants may be identified by using small lettering on a window or door or

directories. Total signage area within the plan is subject to the maximum size limitations of this ordinance. Signage area cannot be concentrated on the single building or facade from other buildings in the project.

For multi-tenant retail and mixed-use buildings, which contain any combination of uses including residential, office, service or retail uses, sign plans shall be designed so that wall signage is confined to building surface below the finished floor elevation of the second floor or twenty (20) feet above adjacent natural grade, whichever is lower. Signs below the finished floor elevation of the second floor may be located on flat wall areas, within windows or on sign bands above windows. Signage above the finished floor elevation of the second floor shall be restricted to one sign per building fact identifying the building name and address. For buildings with pre-existing sign bands or architectural features, the Community Development Director may grant exceptions to the second floor level signage restriction.

4.2.4. Location Standards. Architectural details of a building often suggest a location, size, or shape for a sign. Signage should compliment the architectural details of the building. Signs should help to establish a visual continuity with adjacent store fronts and store signs relating directly to the store entrance. Signs must be oriented toward pedestrians or vehicle in close proximity; signs oriented for distance viewing will not be permitted. Signs shall be designed and located on the building or on the premises in a manner that is compatible with the mass and scale of the building to which the sign applies. Signs must not obscure architectural details of the building, cover doors, windows, or other integral elements of the facade. Signs shall not obstruct views of nearby intersections and driveways.

4.2.5. Setback Requirements. 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 Zone, signs may be setback ten (10) feet from the property line. The Director may decrease the setback if he determines that the public will be better served with a sign located otherwise, due to site specific conditions such as steep terrain, integration of signage on retaining walls, heavy vegetation, or existing structures on the site or adjoining properties.

4.2.6. Sign Materials. Exposed surfaces of signs may be constructed of wood, metal, glass, stone, concrete, brick or cloth. Plastic may be used in conjunction with back-lit, internally illuminated cut-out letters only. Magnetic sheet vinyl changeable letters, with a sheet metal painted background are allowed only for changeable copy signs. Painted plywood or particle board signs are not allowed for permanent signs. The sign materials should be compatible with the texture of the face of the building. Other materials may be approved by the Planning Commission in its discretion, but are otherwise prohibited.



4.2.7. Lights and Lighted Signs. Light fixtures must be simple in form and mounted so they do not obscure building ornamentation. The light fixtures should emphasize the continuity of the building surface and should not clutter the building in an unorganized manner. Spot lights and flood lights shall be directed only at the sign surface. Light shall not be directed off the property. No exposed light sources are allowed, and all light sources must be shaded to contain light rays to the sign.

4.2.8. Sign Content. Signs shall be limited in content to material that is intended to be permanent (with the exception of theater or gallery marquees). The name of the business, the nature of the goods or services offered, and street address may be contained in the sign. Statements of prices for specific items, listing of items beyond a general category of merchandise, telephone numbers, or similar information directed at the merchandise sold or service provided, rather than the identification of the business are prohibited. The use of logo-types or other symbols is appropriate in addition to the name of the business. Applications for signs which contain misleading content or false information may be denied.

4.2.9. Color. Signs must be painted in subdued earthtone colors only. "Day-glo", fluorescent, reflective colored materials that give the appearance of changing color, or brilliant luminescent colors will not be permitted.

#### SECTION 5. PROHIBITED SIGNS AND SIGNAGE ILLUMINATION.

No person shall erect, alter, maintain, or relocate any sign specified in this Section in any zone:

- (a) Signs Creating Traffic Hazards. No sign shall be erected at or near any public street or the intersection of any streets in such a manner as to create a traffic hazard by obstructing vision or at any location where it would interfere with, obstruct the view of, or be confused with any authorized traffic sign.
- (b) Hazardous Signs. No sign shall be erected or maintained which, due to structural weakness, design defect, or other reason, constitutes a threat to the health, safety, and welfare of any person or property.
- (c) Signs Resembling Traffic Signals or Signs. No sign shall be constructed, erected, or maintained which purports to be or resembles an official traffic sign or signal except those signs officially authorized by Park City or other governmental entity.
- (d) A-frame Signs. Any portable sign or structure composed of two (2) sign faces mounted or attached back to back in such a manner as to form a basically triangular vertical cross section through the faces.

- (e) Flashing Signs. Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Automatic changing signs, such as public service time, temperature and date signs, or electronically controlled message centers are not classified as flashing signs.
- (f) Electronic Message Signs. A permanent free-standing roof, wall, or other sign which changes copy electronically using switch and electric lamps.
- (g) Off-premise Signs and Billboards. A permanent outdoor advertising sign which advertises goods, products, or services not sold on the premises on which the sign is located.
- (h) Roof Signs. Any sign 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.
- (i) Animated Signs. A rotating or revolving sign, or signs where all or a portion of the sign moves in some manner.
- (j) Wind Signs. Any propeller, whirling, or similar device which is designed to flutter, rotate, or display other movement under the influence of the wind. This shall include "gasoline flags", or banners.
- (k) Illuminated Signs. Standard "cabinet" internally illuminated signs.
- (l) Mobile or Portable Signs. A sign not permanently attached to the ground or building, except for public necessity signs and temporary signs as allowed by this Code.
- (m) Home Occupation Signs. Business identification sign for a home occupation.
- (n) Video Signs. Animated visual messages which are projected on a screen.
- (o) Illuminated Awnings. Illuminated (back-lit), translucent, vinyl awnings are not considered appropriate in Park City and are prohibited.

## SECTION 6. NON-REGULATED SIGNS

6.1. Signs Exempt from Permit Requirement. The following signs are not subject to a permit requirement if the following standards are met. They shall be regulated by the following size and placement standards and 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) Nameplates (Residential). One nameplate sign for each single family residence, which shall not exceed one square foot in area. If lighted, a building permit is required.
- (b) Vacancy Signs. Vacancy signs are allowed only for those buildings which are permitted and licensed for nightly rentals within the HCB, HRC, GC, and RC Zones. Vacancy signs may be a maximum of two (2) square feet. If illuminated, a building permit is required.
- (c) Solicitation Sign. One "no solicitors" sign, not to exceed one square foot, is allowed per major entrance to any building or apartment complex.
- (d) Hours of Operation Sign. One hours of operation sign is allowed per entry way. Each sign may not exceed one square foot in area. They may not be illuminated.
- (e) 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 in area, and may not be illuminated.
- (f) Addressing Numbers. Addressing numbers may be no higher than twelve (12) inches. When placed on commercial buildings, they may be taken into account in the review of the signage plan, and counted as signage if a part of the overall signage for the building.
- (g) Interior Signs. Signs which are on the interior of buildings setback at least two (2) feet from any window are not regulated at all, but do require building permits if illuminated.
- (h) Flags, Symbols, or Insignias. The flag of the United States, the State of Utah, or other flags or insignias of governmental entities or agencies may be displayed, and not counted as signage.
- (i) Special Sale Signs. Merchants may advertise special sales with temporary paper signs on the inside of windows provided they do not cover more than fifty percent (50%) of the window area. Special sale signs may be displayed two (2) weeks at a time, five (5) times a year.
- (j) Private Plazas. Signs on privately owned walls or plazas that are so located as to be oriented to the plaza and not to public streets are not regulated, except that building permits may be required for mounting and wiring.

- (k) Private Recreational Facilities. Signs located inside open air recreational facilities which are not oriented to public streets, for example directional signs in ski resorts and golf courses are not regulated.
- (l) Public Necessity Signs. Public necessity signs such as 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 and Community Development Director is required in order to insure safe placement and prevent unsightly or distracting sign placement.
- (m) Special Events Fliers. Fliers or posters advertising special events may be displayed on the inside of windows of businesses, provided the owner of the business approved of the placement. Such posters may be displayed for up to one week prior to an event, and must be removed within 48 hours after the event. Posters or fliers may not be tacked up to the exterior of any building or to telephone/utility poles or distributed by placement on parked automobiles or on door steps, etc.

#### SECTION 7. REMOVAL OF ILLEGAL AND UNSAFE SIGNS.

7.1. Abatement and Removal of Unsafe or Dangerous Signs. If a sign which has been determined to be unsafe by the Building Official is not repaired or made safe within five (5) working days after receipt of notice from the city, the owner of the sign or owner of the property shall at once repair or remove the sign. Failure to make such repairs or remove the sign upon order of the Building Official is unlawful, and the person having charge or control over the sign is guilty of a Class C misdemeanor, and upon conviction, shall be fined not more than two hundred ninety-nine dollars (\$299.00).

7.2. Abatement and Removal of Illegal Signs. Any person who hangs, posts, or installs a sign which requires a permit under this Ordinance, and who fails to obtain a permit before installing the sign, shall be guilty of a Class C misdemeanor and punished upon conviction by a fine of not more than two hundred ninety-nine dollars (\$299.00).

7.3. Removal of Non-Conforming Signs. All signs which are not in conformance with this ordinance shall be removed by the owner or user of the sign within two (2) years from the date on which the Department gives notice to the owner that the sign is non-conforming. In any event, the non-conforming sign shall not be transferred to a new tenant or occupant of the premises on which the sign is erected, but shall be removed at the termination of the tenancy to which it applies.

- (a) Notice. Notice of the non-conforming status of signs shall be given by the Department in writing. The notification

shall state the location of the sign, and the modifications needed to bring it into conformance, or that the sign must be removed entirely if it cannot be made to conform. Notices may be sent by regular United States mail and notice is deemed complete upon mailing. Notices may be sent by certified or registered mail, but that is not required.

- (b) Amortization Period. Upon receipt of notice, the owner of any sign may enter into an agreement with the City to bring the sign into compliance, or to remove the sign, after a reasonable period of amortization which shall not, in any event, exceed five (5) years. In the absence of such an agreement, the owner of the sign is deemed to have consented to the two year amortization period. Signs which have been in place for more than three (3) years prior to the adoption of this ordinance, and were non-conforming under the previous ordinance, shall not be eligible for an amortization period of more than two (2) years. Signs which have been in place for less than three (3) years prior to the effective date of this ordinance will be given a two (2) year amortization period, unless the owner can establish a necessity for a longer period, such as a lease agreement on the sign itself, recent improvements of substantial cost, or similar investment or commitment that makes an amortization period of longer than two (2) years necessary to avoid an economic loss. In no event will the amortization period exceed five (5) years from the date of notice that a sign is non-conforming.

7.4. Destruction of Non-Conforming Signs. No sign which 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.

7.5. Alteration of Non-Conforming Signs. Non-conforming signs may be maintained and repaired in accordance with Section 8.6. of this Code, provided that the alterations and repairs are for the purpose of maintaining the sign in its original condition. Alterations to a non-conforming sign which changes the use, content, color, lighting, or appearance of a non-conforming sign are permitted, but shall not extend the amortization period on the sign. Alterations of a substantial nature which bring the sign closer to full compliance with size, location, or height standards may be made, and if those modifications are substantial, the Director may start a new five (5) year amortization period from the date of the substantial modification. To be considered substantial, the modification must have brought the sign into conformance with lighting, color, and materials standards in addition to making a major modification to height, size, or location.

7.6. Maintenance. It is the affirmative obligation of the owner of every sign erected in Park City to maintain that sign

and to keep it in a good state of repair at all times. Upon discovery of a sign in need of maintenance, the Department shall give written notice to the owner of the sign, or the owner of the property on which the sign is located if the owner of the sign itself cannot be determined. This notice shall state the item or items requiring repair or maintenance. The owner shall have thirty (30) days in which to repair the sign before a citation is issued. If the owner has failed to make repairs within that time, the Department shall cause a citation to be issued. It shall be unlawful, after the thirty (30) days notice has expired, for any person to display a sign in any of the following conditions:

- (a) Lettering or other elements of the sign have become detached and have fallen off the sign or become misaligned;
- (b) Painted surfaces on the sign have begun to peel, flake over a substantial portion of the sign, or have faded or oxidized to an extent that the sign no longer displays the colors approved by the Department as shown on the application for a sign permit;
- (c) The information on the sign has become obsolete or abandoned due to changed use or occupancy of the property.

SECTION 8. TEMPORARY SIGNAGE, PORTABLE YARD SIGNS. It is the policy of the City and of this ordinance to restrict the use of temporary signage, which is 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 signage has 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 signage is permitted for those and similar purposes subject to the regulations of this section.

8.1. Temporary Signs. Temporary signs are those signs which are installed on a property with the intent of displaying them continuously for more than twenty-four (24) hours, but which are not a part of a permanent land use on the property, and are not intended to be displayed for more than one year. Temporary signs include signs announcing properties for sale, lease or rent, and campaign signs and other similar signs of a non-commercial nature. Temporary signs are permitted subject to the following regulations on placement and location.

- (a) Size. Temporary signs, other than construction project entry signs dealt with in another section, shall not exceed three (3) square feet of area on the exposed sign face.
- (b) Location. Temporary signs are permitted in any zone, provided that they must be located a minimum of thirty (30)

feet 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 thirty (30) foot distance would be within a structure, the sign may be within three (3) feet in front of the structure. Signs must be parallel to the street on which the building fronts, and placed in front of the front facade with the building as a backdrop. Signs may not be positioned in the side yard areas. Signs may be displayed through windows or other glass areas. On vacant lots, where there is no structure, the sign shall be approximately centered on the lot, and maintain the thirty (30) foot setback from the street.

- (c) Height. No portion of the sign shall extend more than six (6) feet above the existing ground level (without snow) at the location of the sign. Mounting devices may extend above the sign by not more than eighteen (18) inches.
- (d) Number. Only one temporary sign is permitted on any one parcel of property, except that for sixty (60) days preceding a general or special election, up to three (3) temporary signs may be placed on any one parcel of property, all of which are in compliance with the size, color, and placement standards of this Ordinance.

8.2. Temporary Signage for Construction Projects. Because of the unique need to identify construction projects clearly for material suppliers, deliveries, construction workers, to allow for initial marketing, and to minimize the inconvenience to the public that results from construction vehicles generating more traffic while looking for construction projects, temporary construction project entry signs are permitted subject to the following regulations:

- (a) Size. Projects containing four (4) or more dwelling units, or four thousand (4,000) square feet or more of commercial floor area are allowed one project sign on the property in conjunction with a project under development or construction. Three (3) square feet of signage area is allowed for each residential unit, and two (2) square feet of signage allowed for each one thousand (1,000) square feet of commercial floor area, provided that in no event may the sign exceed thirty-two (32) square feet in area.
- (b) Location. Temporary signage on construction sites may not be closer than thirty (30) feet to the curb line (or edge of pavement if there is no curb) of the street on which the project fronts, which is the street providing access to the project. If that thirty (30) foot setback places the sign within the construction limits of disturbance, the sign may be placed closer to the street, but not more than ten (10) feet outside of the construction limits of disturbance. In the HCB Zone, and the Prospector Commercial Subdivision, and other areas which have been approved or zoned with no

setback or sideyard requirements, the entry 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. No portion of the sign may extend above the barricade or fence.

- (c) Height. Project entry signs may not exceed ten (10) feet in vertical height from the ground at the point on which the sign is located. Signs mounted on a construction barricade or fence may not extend above the height of the barricade or fence.
- (d) Clear Window Maintained. Construction site signs must be located in a manner that does not obstruct the view of adjoining streets, or the view from the driveway of the site to the adjoining street, for either normal passenger vehicles or oversized construction equipment passing by or entering or leaving the site.
- (e) Time Limit. Temporary construction signs are to be installed upon granting of conditional use permits by the City for the project the sign pertains to, or upon the issuance of footing and foundation permits on permitted uses which do not require conditional use approval. On conditional uses, if the footing and foundation permits have not been taken out within six (6) months from the erection of the sign, the sign must be removed until permits are issued. Temporary project signs must be removed within thirty (30) days from the date the last certificate of occupancy is given on the site. If a subsequent phase is commenced during that time, the sign may remain so long as construction continues on the project's initial construction (and not remodeling work affecting less than the entire project). If a permanent project entry sign is constructed on the site, all temporary signage must be removed. When a project is owned by one party and units are being marketed, but the time limit is beyond the 30 days after a Certificate of Occupancy is issued, the Community Development Director may authorized the temporary placement of a sign which is subject to the limitations of this section, except that it may be displayed for a period of 90 days. This sign would be in lieu of standard real estate signs.

8.3. Portable Yard Signs. Portable yard signs are signs intended to be displayed for less than twenty-four (24) hours at a time for the purpose of announcing a garage sale, yard sale, open house, or similar event on a property. Portable yard signs may be located in any zone subject to the following regulations.

- (a) Number. No more than two (2) yard signs are permitted, one of which must be on the property to which the sign pertains, and the other may be placed off-site for directional purposes. If the property is located on a cul-de-sac or



dead end street, one additional off-site sign may be placed off-site for directional purposes.

- (b) Location. Yard signs may be located anywhere on the property to which the sign pertains. Off-site yard signs may be located within the public right-of-way, but not within the paved area of any street, and not on any sidewalk. Yard signs may not be attached to street sign posts, light posts, public utility poles, or any other facility within the public right-of-way. Signs so placed are deemed refuse, and will be removed by the City.
- (c) Size. Yard signs shall not exceed three (3) square feet in area on any sign face, but may be double sided, awning or a-frame type construction, for a total sign area of six (6) square feet.
- (d) Time Limit. Yard signs shall be displayed only immediately prior to and during the yard sale, garage sale, or open house actually in progress, and shall be removed at sundown if located within public right-of-ways to avoid creating a trip hazard to the public using the streets and sidewalks. 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 ten (\$10.00) dollar removal charge if the sign is removed by the City as refuse. In addition, the owner or erector shall be guilty of a Class "B" misdemeanor for littering.

8.4. Mounting Devices. Temporary and yard signs, excluding construction project entry signs, shall be mounted on hardware of stained wood or painted metal, no part of which is greater than four inches by four inches (4" x 4") in cross section. Construction project signs, because of their larger size and the increased risk of disruption nearby, shall be mounted on at least two (2) four inch by four inch (4" x 4") posts with back bracing, or such other means that comply with the Uniform Sign Code's standards for installation. Mounting hardware shall be painted or stained in earth tones. No message may be written on the mounting hardware, so that the entire message area of the sign is contained on the sign face itself.

8.5. Lighting Prohibited. No temporary sign, yard sign, or construction project entry sign may be illuminated in any manner.

8.6. Maintenance. Temporary signs shall be maintained as provided in Section 7 of this Ordinance, and it shall be a violation of this ordinance to permit a temporary sign, yard sign, or construction entry sign to fall into disrepair.

8.7. Color and Materials. Temporary signs, yard signs, and project signs are subject to the same requirements on color and material as permanent signs with the exception that painted

plywood is an allowed material for temporary signs. No fluorescent or "day-glo" colors are permitted. No moving parts, wind driven parts, or sound creating devices are permitted on temporary signs, yard signs or construction signs.

8.8. Variance. Where there are conditions such as heavy vegetation on the property, or extremely steep terrain that makes the sign placement standards of this Section 8 impractical because the sign is not visible from the street, the Community Development Director, or some member of that department so authorized, may grant a variance in the sign setback standards, but not in the size or street orientation standards. In no event may temporary signs subject to the setback requirement be placed within the public right-of-way.

8.9. Existing Temporary Signs. Existing temporary signs, and construction project entry signs shall be brought into full conformance with this Chapter on or before October 1, 1984, or thereafter are in violation in this ordinance. All signs erected after the effective date of this ordinance shall be erected in full compliance, or are unlawful.

8.10 Banners Over Public Property.

- (a) Administration. The City Manager is authorized to administer the placement of banners over public property.
- (b) Approval. Approval of all applications to display banners over public property shall be given by the City Manager only if all conditions in Section 8.10 and 8.11 are met.
- (c) Terms and Conditions. In order to receive approval to display a sign or banner over public property the applicant shall meet the following terms and conditions:
  - (1) The banner or sign shall only inform the community of an upcoming community event. A community event shall be defined as a public event which is of interest to the community as a whole rather than the promotion of any product, political or religious candidate or commercial goods or services.
  - (2) The banner may only be displayed immediately prior to and during a community event which it advertises, and in no case shall the banner be displayed for less than five (5) days or more than ten (10) days.
  - (3) Banners shall only be displayed at site(s) approved by the City Manager.
  - (4) Reservation of dates for a banner site may be made up to three (3) months prior to the date of display. Site(s) are generally reserved on a first-come, first-serve basis; however, preference may be given for

recurring annual events, historically or traditionally tied to a specific date, holiday or season. Additionally, a request to advertise the reoccurrence of the same event or same type of event within any one calendar year (i.e., plays or class registrations) will be honored if no request for the banner site for an unrepeated scheduling is received.

- (5) All banners over public property shall be hung by City personnel, and must meet the following specifications:
  - (a) Maximum banner size over public property (Park Avenue location) shall not exceed four (4) feet by thirty (30) feet and the minimum size shall not be less than three and one-half (3 1/2) feet by twenty-four (24) feet. Banners not over the Park Avenue location shall not exceed the above-mentioned maximum size, and must be approved by the Planning Department.
  - (b) Day-glow, or fluorescent colors shall not be allowed.
  - (c) Banners shall be constructed of durable canvas or similar type weather resistant fabric.
  - (d) All banners to be hung over public property must be slit for wind resistance.
  - (e) For proper hanging over public property, banners must be reinforced with rope within a casing at the bottom of the banner edge.
  - (f) For proper hanging over public property, each corner of the banner must have a grommet and a lead of 1/4" rope from each corner, no less than four (4) feet long.
  - (g) For proper hanging over public property, banners must have a minimum of seven (7) grommets (including the two corner grommets) across the top edge, which allows the banner to be attached to a cable.
  - (h) An additional one hundred and fifty (150) feet of 1/4" rope is required to hang each banner, and shall be provided to the Public Works Department by the applicant or sponsor of the banner.
- (6) The primary purpose of banners which extend over public property shall be to advertise and inform of upcoming community events. No more than twenty-five per cent (25%) of each side of the banner space shall be used for the name or logo of a commercial sponsor.

- (7) Prices or fees charged for the event shall not be displayed.
- (8) Banners shall be hung or displayed in a manner that does not interfere with or impede traffic or interfere with or obscure traffic signs or control devices.
- (9) The owner of a banner shall agree to assume full liability and indemnify the City for any damage to persons or property arising from the display of the banner by the City.
- (10) If the banner is not picked up from the Public Works Department by the applicant or sponsor within ten (10) days after it has been taken down, the banner shall become the property of the City and will be disposed of.
- (11) Banners should be received by the Public Works Department prior to the date of scheduled display.
- (12) The City is not responsible for any damage that may occur to the banner from any cause.

8.11. Fee. A fee of thirty-five dollars (\$35) shall be payable to the City when the banner is dropped off at the Public Works Department before its reservation commences, to cover manpower costs associated with installation of and taking down the banner.

SECTION 9. INSPECTION OF SIGNS. The Building Department shall inspect, as it deems necessary, each sign regulated by this Ordinance to ascertain whether the signs have been adequately installed and adequately maintained to minimize risks to the public.

9.1. Certain Signs to be Approved by Electrical Inspector. The application for a permit for erection of a sign or other advertising structure in which electrical wiring and connections are to be used shall be submitted to the electrical inspector. The electrical inspector shall examine the plans and specifications respecting all wiring and connections to determine if they comply with the electrical code of the city, and he shall approve such permit if the plans and specifications comply with the code or disapprove the application if noncompliance with the code is found.

SECTION 10. DEFINITIONS. For purposes of this Ordinance, the following abbreviations, terms, phrases, and words shall be defined as specified in this section.

Abandoned Sign. Any sign applicable to a use which has been discontinued for a period of three (3) months.

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.

Area of Sign. The area of a sign shall include the entire area within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having no perimeter or border shall be computed by enclosing the entire area within a parallelogram or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram, circle or triangle.

Balcony. A platform that projects from the wall of a building and is surrounded by a railing or balustrade.

Banner. Banner shall include signs, posters and banners and their common definitions.

Billboard or Off Premise Sign. A permanent outdoor advertising sign which advertises goods, products, or services not necessarily sold on the premises on which said sign is located.

Building Face or Wall. All window and wall area of a building in one plane or elevation.

Canopy. A roofed structure constructed of fabric or other material placed so as to extend outward from a building 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.

Changeable Copy Sign. A sign which is characterized by changeable copy whether said sign is free-standing or wall sign, or whether said sign projects from and is supported by a building.

Directional Sign (Guide Signs). Signs which serve as directional guides to recognized areas of regional importance and patronage. To clarify and define such areas of regional importance and patronage, three (3) types of areas are intended to be included.

1. Recreational and entertainment centers of recognized regional significance.
2. Major sports stadiums, entertainment centers of convention centers having a seating capacity in excess of 3,000 persons.

3. An historical landmark.

Free Standing Sign. A sign which is supported by one or more uprights or braces which are fastened to, or embedded in, the ground or a foundation in the ground. Free standing signs refer to on-premise advertising or project identification signs for the purpose of this Ordinance.

Height of Sign. The height of a sign is the vertical distance measured from the ground plane to the top of the sign, including the air space between the ground and the sign.

Hours of Operation Sign. A sign which displays hours of operation including "open" and "closed" signs.

Low Profile Sign. On premise identification sign having a maximum height of eight (8) feet which is incorporated into a landscape planter.

Master Identification Sign. A sign which identifies only the name and/or logo and/or address of a commercial or industrial complex, the owner and tenants thereof.

Name Plates. Signs identifying the name, occupation, and/or professions of the occupant of the premises.

Non-Conforming Sign (Legal). Any advertising structure or sign which was lawfully erected and maintained prior to such time as it came within the preview of this Ordinance and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this Ordinance.

On-premise or Business Identification Signs. A sign which directs attention to a business, commodity, service, industry or other activity which is sold, offered, or conducted on the premises upon which the sign is located, or to which it is affixed.

Projecting Sign. A sign attached to a building or other structure and extending in whole or in part more than six (6) inches beyond any wall of the building or structures.

Public Necessity Sign. A sign which informs the public of any danger or hazard existing on or adjacent to the premises.

Public Property. Public Property shall mean any property owned by a governmental entity or subject to an easement or right of way of a governmental entity. Banner shall include signs, posters and banners and their common definitions.

Sign. Sign shall mean and include every advertising

message, announcement, declaration, demonstration, display, illustration, insignia, surface or space erected or maintained in view of the observer thereof for identification, advertisement, or promotion of the interests of any person, entity, product, or service. The definition of sign shall also include the sign structure, supports, lighting system, and any attachments, ornaments or other features used to draw the attention of observers.

Signage 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 a shops which constitute a visual entity as a whole.

Solicitation Sign. Sign used to advise solicitors that they are not welcome on the property.

Special Purpose Sign. A sign of a temporary nature other than those established by a business; for the purpose of advertising a special event pertaining to drives or events of a civic, philanthropic, educational, or religious organization.

Special Sale Sign. Temporary signs used to advertise a special sale on the premises.

Structure. The supports, uprights, bracing, guy rods, cables, and framework of a sign or outdoor display.

Subdivision or Project Entrance Sign. An identification sign located at the entrance to a residential or commercial development.

Temporary Sign. A sign which is intended for use during a specified limited time. Temporary signs, as defined by this Ordinance, shall include real estate signs and construction signs.

Theater Marquee. A permanent structure with changeable letters, which is used to advertise theater events.

Wall Signs. A sign with messages or copy erected parallel to and attached to or painted to the outside wall of a building and extending not more than six (6) inches from the wall.

Wall Murals. Murals which are purely decorative in nature and content, and do not include advertising by picture or verbal message are exempt from sign regulation.

Window Sign. A sign installed upon or within one foot of a window for the purpose of viewing from outside of the premises. This term does not include merchandise displayed.

Zone District. Refers to land use regulatory zones under the zoning ordinances of Park City.

SECTION 11. REPEAL OF CONFLICTING ORDINANCES. Any provision of any ordinance of this municipality which conflicts or is inconsistent with any provision of this Ordinance or any provision adopted in this Ordinance is hereby repealed.

SECTION 12. SEPARABILITY OF ORDINANCES. Should any section, clause, or provision adopted pursuant to this Ordinance be declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall not affect the validity of any other section or provision of this Ordinance adopted herein and each such section, clause or provision is hereby declared to be separate and distinct.

SECTION 13. PENALTY. Violation of this Ordinance is a Class "C" misdemeanor punishable by a fine of not more than two hundred and ninety-nine dollars (\$299).

SECTION 14. EFFECTIVE DATE. This Ordinance shall take effect immediately upon publication.

IT SHOULD BE NOTED THAT THIS ORDINANCE IS THE MOST CURRENT VERSION OF THE SIGN CODE, INCORPORATING AMENDMENTS. THE SIGN CODE, ORDINANCE NO. 84-7 WAS ADOPTED JUNE 28, 1984. AMENDMENT 84-11 REGARDING REGULATION OF PERMISSIBLE SIGN COLORS (SECTION 4.2.9.) WAS ADOPTED JULY 19, 1984, AND THE AMENDMENT REGULATING SIZE, LOCATION, AND USE OF TEMPORARY SIGNS, ORDINANCE NO. 84-7 WAS ADOPTED JULY, 19, 1984, AND HAS BEEN REDESIGNATED IN THIS DOCUMENT AS SECTION 8. THE FOLLOWING SECTIONS HAVE BEEN AMENDED AND THESE AMENDMENTS ADOPTED AUGUST 22, 1985: SECTION 4, PERMITTED SIGNS: SECTION 8.3 PORTABLE YARD SIGNS: SECTION 8.9 EXISTING TEMPORARY SIGNS, SPECIFICALLY BANNERS. THIS CODIFIED VERSION OF THE SIGN CODE INCLUDES ORDINANCE 86-6, ADOPTED MAY 1, 1986, PERTAINING TO THE HRC ZONE, CLARIFYING THE SIZES OF SIGNS PERMITTED, AND SPECIAL EVENTS FLIERS; AMENDMENT 84-7(4), PERTAINING TO ILLUMINATED AWNINGS, HAVE BEEN INCORPORATED TO THIS ORDINANCE. THE AMENDMENT MADE WITH REGARD TO BANNERS ON MAY 12, 1987 HAS ALSO BEEN INCLUDED.



ORDINANCE

Ordinance No. 84-7

AN ORDINANCE AMENDING THE PARK CITY SIGN CODE  
OF JULY 21, 1977

- SECTION 1. PURPOSES AND SCOPE
- SECTION 2. INTERPRETATION
- SECTION 3. APPLICATION AND REVIEW PROCEDURES  
FOR PERMANENT SIGNS
- SECTION 4. PERMITTED SIGNS
- SECTION 5. PROHIBITED SIGNS AND SIGNAGE  
ILLUMINATION
- SECTION 6. NON-REGULATED SIGNS
- SECTION 7. REMOVAL OF ILLEGAL AND UNSAFE SIGNS
- SECTION 8. INSPECTION OF SIGNS
- SECTION 9. DEFINITIONS
- SECTION 10. REPEAL OF CONFLICTING ORDINANCES
- SECTION 11. SEPARABILITY OF ORDINANCES
- SECTION 12. PENALTY
- SECTION 13. EFFECTIVE DATE

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

SECTION 1. PURPOSES AND SCOPE. The City Council of Park City, Utah finds and declares that by controlling and standardizing signage in the community, the regulations set forth in this Ordinance will reduce potential hazards to motorists and pedestrians; encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites which they occupy; encourage sign legibility through the elimination of excessive and confusing sign displays; prevent confusion of business signs with traffic regulations; preserve and improve the appearance of the city as a place in which to live and work; create an attraction to non-residents to come to visit or trade; allow each individual business to clearly identify itself and the goods and services which it offers in a clear and distinctive manner; safeguard and enhance property values; protect public and private investment in buildings and open space; supplement and be a part of the zoning regulations imposed by Park City; and promote the public health, safety, and general welfare of the citizens of Park City.

SECTION 2. INTERPRETATION. The Planning Commission or Historic District Commission, if the sign is in the Historic District, shall have the authority and duty to interpret the provisions of this Ordinance at the request

of the Community Development Director or when a written appeal from a decision of the Community Development Department is filed with the Planning Commission (or Historic District Commission for signs in the Historic District).

In interpreting and applying the provisions of this Ordinance, the sign requirements contained herein are declared to be the maximum allowable for the purpose set forth. The types of signs allowable by this Code shall be plenary and sign types not specifically allowable as set forth within this Code shall be prohibited.

### SECTION 3. APPLICATION AND REVIEW PROCEDURES FOR PERMANENT SIGNS.

#### 3.1. Permits.

No person shall erect, alter, or relocate any permanent outdoor sign within Park City without first obtaining a sign permit and a building permit from the city, unless the sign is exempt under this Ordinance.

#### 3.2. Applications.

Applications for sign permits for permanent signs must include the following:

- (a) A site plan drawn to scale which specifies the location of the sign structure.
- (b) Color rendering or scaled drawing including dimensions of all sign faces, descriptions of materials to be used, manner of construction and method of attachment, and color samples.
- (c) Drawings or photographs which show the scale of the sign in context with the scale of the building.
- (d) A complete signage plan for any commercial building which houses more than one use must be submitted prior to issuance of a permit for any one sign on the building.
- (e) Sign permit application on a form provided by the Community Development Department.
- (f) Building permit application on a form provided by the Community Development Department.

3.2.1. Fees. Application for the review of multi-tenant signage plans shall be accompanied by a fee of fifty dollars (\$50.00). A fee of twenty dollars (\$20.00) shall be imposed

for the review and issuance of building permits for each individual sign within an approved signage plan. For signs not required to be included in a signage plan, a fee of thirty-five dollars (\$35.00) shall be imposed for design review and building permit issuance. If this fee schedule is in conflict with any other fee ordinance of this city, the higher fee shall be imposed.

3.2.2. Conditional Uses. Whenever application is made for conditional use permits, the applicant may submit plans for any sign to be erected or placed on the premises described in the application. There is no fee for signage review or permit issuance as a part of a conditional use permit approval.

3.3. Review Procedures. A preapplication conference with the Community Development Department is encouraged in order for the applicant to become acquainted with application procedures, design standards, and related city ordinances. Completed sign permit applications are to be submitted to the Department. The staff may assist in the preparation of the application, and shall provide information to applicants on the regulations created by this Ordinance. Staff shall review all sign permit applications and signage plans within ten (10) working days of receipt of the complete application and application fee.

Complete sign permit applications will be reviewed by the Planning Staff, subject to the review of the Community Development Director. If a permit application has not been processed within ten (10) working days, and written reasons for the denial of the permit issued within that time, the application is deemed approved. Any applicant who believes the denial by the Director was not justified, has the right to appeal to the Planning Commission or Historic District Commission, and to appear at the next regularly scheduled meeting for which proper public notice can be given and agenda time is available. Intention to take an appeal to the Commission shall be filed with the Community Development Director in writing, within three (3) business days following the denial of the permit by the Department.

Applicants may have any action of the Planning or Historic District Commissions reviewed by the City Council by petitioning in writing for a hearing before that body within ten (10) days following Planning Commission or Historic District 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, Chapter 1.

#### SECTION 4. PERMITTED SIGNS

4.1 Specific Regulations for Signs Requiring Permits. Permits will be issued for the following signs which are allowed provided they meet the specified conditions.

- (a) Free Standing Signs. Free standing signs are limited to low profile signs which may not exceed a height of ten (10) feet and shall be limited to a maximum of thirty-six (36) square feet in area, except as specified in Section 4.2.1. of this Ordinance. They must be incorporated into a landscape design theme or planter area having minimum dimensions of five feet by five feet (5' x 5'). They may identify the name of the building or one business. Free-standing signs are permitted in the HR-1, HRL, and RD Zones only as subdivisions or condominium/master plan development entrance signs.
- (b) Entrance/Exit Signs. Two entrance/exit signs are allowed at each approved driveway opening for commercial uses and multi-tenant dwellings provided that each sign is no larger than three (3) square feet per side no higher than five (5) feet above the ground at the top of the sign.
- (c) Changeable Copy Signs. Changeable copy signs may only be used in conjunction with theaters, non-profit art galleries, or similar exhibit facilities or master address identification signs in conjunction with a signage plan.
- (d) Window Signs. Window signs may be placed in or upon any window, provided that no more than fifty percent (50%) of the total transparent area of the window is obscured. Window signs are limited to commercial uses.
- (e) Illuminated Signs. Cut-out, back-lit internally illuminated letters are allowed, provided that the letters are no higher than eighteen (18) inches.
- (f) Directional or Guide Signs. Directional or guide signs may be a maximum of sixteen (16) square feet and must be approved by the Director.
- (g) Projecting Signs. No portion of projecting signs may project more than thirty-six (36) inches from the face of the building to which they are attached. They must have at least eight (8) feet of ground clearance and cannot be higher than the building to which they are attached. Projecting signs may not extend beyond the applicants property, except those which are proposed to be

placed over the Main Street sidewalks. Signs may extend over city property only with the written approval of Director and a certificate of insurance acceptable to the City Attorney. Awnings are counted as signage 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 is attached.

- (h) Special Purpose Signs. Signs promoting events sponsored by civic, charitable, educational, or other non-profit organizations may be erected up to three (3) weeks in advance of the event being promoted. These signs shall be removed within five (5) days following the conclusion of the event. Signs located on public property require the advance consent of the City Council. Signs on private property may be erected with a permit from the Planning Department.
- (i) Hanging Signs. Hanging signs may be placed anywhere underneath an approved canopy, awnings, or colonnade, as long as it does not project beyond the same. They must have at least eight (8) feet of ground clearance and cannot be higher than the building to which they are attached. Signs may extend over city property only with the expressed written approval of City Council and a certificate of insurance acceptable to the City Attorney.
- (j) Public Necessity Sign. Public necessity signs may be a maximum of twelve (12) square feet and must be approved by the Director, if the sign is to remain in place for more than five working days. These signs shall contain no advertising of any kind. This shall not apply to signs erected by the City, State Highway Department, franchised utilities, or their contractors.
- (k) Name Plates for Multi-Family Residences. Multi-family residences may place name plate signs on the premises, provided that the signage area shall not exceed one square foot for each dwelling unit within the structure or multi-family residence complex, up to a maximum of thirty-six (36) square feet for each multi-family residence development. Each phase of an expandable condominium or other phased project shall be considered a part of the initial phase for signage purposes if the project is joined by a common conditional use permit, zoning approval, or management structure such as a condominium homeowners association. The contents of such

signs shall be limited to the name of the multi-residence structure, its street address, and the names of the residents of the project. No telephone numbers, rental information, or sales information shall be permitted in the name plate signs.

- (1) Neon Signs. Neon signs may be used only in the HCB, RC, and GC Zones, provided they comply with the size standard for window signs, are installed within a building, and displayed through a window rather than being attached to the exterior of the building, are located one foot back from the surface of the window, and do not flash, move, alternate, or show animation.

4.2. Design Standards. All regulated approved signs must comply with the following design standards:

4.2.1. Size Requirements. The total area of the sign(s), including window sign(s), on any one building may not constitute more than ten percent (10%) of the area of the side of said building on which the sign appears regardless of the number of businesses occupying the building.

If a free-standing sign is used in conjunction with wall mounted sign(s) and/or window signs, then the wall or window mounted sign(s) may not exceed five percent (5%) of the building facade.

The total area of an outdoor free standing sign shall not exceed one square foot of sign area for each three (3) feet of street frontage occupied by the business or enterprise. No one free standing sign may exceed a maximum of thirty-six (36) square feet, unless the building has no flush mounted signage in which case, a forty-five (45) square foot sign is allowed.

Properties with more than one thousand (1,000) feet of continuous frontage may install a seventy-two (72) square foot sign on that frontage with Planning Commission approval. Projects with more than one entrance may divide the total allowable signage and have a smaller free-standing sign at each entrance with the approval of the Planning Commission. Where there is frontage on more than one street, each frontage is treated independently, and signage area may not be concentrated on only one frontage from other frontages.

4.2.2. Area of Sign. The area of a sign shall include the entire area within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having no perimeter or border shall be computed by enclosing the

entire area within a parallelogram, circle, or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram, circle, or triangle. The area of the second side of a two sided sign shall not count as sign area. Where a sign has more than two (2) faces, the total area of the third face and all additional faces shall be included in determining the area of the sign. Conforming and/or non-conforming signs in existence at the time of the enactment of this Ordinance shall be counted in establishing the permitted area of size of all new signs to be allowed on the property.

4.2.3. Signage Plans. Buildings, or clusters of buildings having more than one tenant or occupant, shall provide a signage plan for the entire structure or project. The signage plan must be designed so that it establishes a common theme or design, uses similar construction methods, has compatible colors, lettering, lettering style, symbols, scale and size of signs and/or identical background. Signage plans for office buildings must focus on the identification of the building. Individual tenants may be identified by using small lettering on a window or door or directories. Total signage area within the plan is subject to the maximum size limitations of this ordinance. Signage area cannot be concentrated on the single building or facade from other buildings in the project.

4.2.4. Location Standards. Architectural details of a building often suggest a location, size, or shape for a sign. Signage should compliment the architectural details of the building. Signs should help to establish a visual continuity with adjacent store fronts and store signs relating directly to the store entrance. Signs must be oriented toward pedestrians or vehicle in close proximity; signs oriented for distance viewing will not be permitted. Signs shall be designed and located on the building or on the premises in a manner that is compatible with the mass and scale of the building to which the sign applies. Signs must not obscure architectural details of the building, cover doors, windows, or other integral elements of the facade. Signs shall not obstruct views of nearby intersections and driveways.

4.2.5. Setback Requirements. 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 Zone, signs may be setback ten (10) feet from the property line. The Director may decrease the setback if he determines that the public will be better served with a sign located otherwise, due to site specific conditions such as steep terrain, integration of signage on retaining walls, heavy vegetation, or existing structures on the site or adjoining properties.

4.2.6. Sign Materials. Exposed surfaces of signs may be constructed of wood, metal, glass, stone, concrete, brick or cloth. Plastic may be used in conjunction with back-lit, internally illuminated cut-out letters only. Magnetic sheet vinyl changeable letters, with a sheet metal painted background are allowed only for changeable copy signs. Painted plywood signs are not allowed for permanent signs. The sign materials should be compatible with the texture of the face of the building. Other materials may be approved by the Planning Commission in its discretion, but are otherwise prohibited.

4.2.7. Lights and Lighted Signs. Light fixtures must be simple in form and mounted so they do not obscure building ornamentation. The light fixtures should emphasize the continuity of the building surface and should not clutter the building in an unorganized manner. Spot lights and flood lights shall be directed only at the sign surface. Light shall not be directed off the property. No exposed light sources are allowed, and all light sources must be shaded to contain light rays to the sign.

4.2.8. Sign Content. Signs shall be limited in content to material that is intended to be permanent (with the exception of theater or gallery marquees). The name of the business, the nature of the goods or services offered, and street address may be contained in the sign. Statements of prices for specific items, listing of items beyond a general category of merchandise, telephone numbers, or similar information directed at the merchandise sold or service provided, rather than the identification of the business are prohibited. The use of logotypes or other symbols is appropriate in addition to the name of the business. Applications for signs which contain misleading content or false information may be denied.

SECTION 5. PROHIBITED SIGNS AND SIGNAGE ILLUMINATION. No person shall erect, alter, maintain, or relocate any sign specified in this Section in any zone:

- (a) Signs Creating Traffic Hazards. No sign shall be erected at or near any public street or the intersection of any streets in such a manner as to create a traffic hazard by obstructing vision or at any location where it would interfere with, obstruct the view of, or be confused with any authorized traffic sign.
- (b) Hazardous Signs. No sign shall be erected or maintained which, due to structural weakness, design defect, or other reason, constitutes a threat to the health, safety, and welfare of any person or property.



- (c) Signs Resembling Traffic Signals or Signs. No sign shall be constructed, erected, or maintained which purports to be or resembles an official traffic sign or signal except those signs officially authorized by Park City or other governmental entity.
- (d) A-frame Signs. Any portable sign or structure composed of two (2) sign faces mounted or attached back to back in such a manner as to form a basically triangular vertical cross section through the faces.
- (e) Flashing Signs. Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Automatic changing signs, such as public service time, temperature and date signs, or electronically controlled message centers are not classified as flashing signs.
- (f) Electronic Message Signs. A permanent free-standing roof, wall, or other sign which changes copy electronically using switch and electric lamps.
- (g) Off-premise Signs and Billboards. A permanent outdoor advertising sign which advertises goods, products, or services not sold on the premises on which the sign is located.
- (h) Roof Signs. Any sign 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.
- (i) Animated Signs. A rotating or revolving sign, or signs where all or a portion of the sign moves in some manner.
- (j) Wind Signs. Any propeller, whirling, or similar device which is designed to flutter, rotate, or display other movement under the influence of the wind. This shall include "gasoline flags", or banners.
- (k) Illuminated Signs. Standard "cabinet" internally illuminated signs.
- (l) Mobile or Portable Signs. A sign not permanently attached to the ground or building, except for

public necessity signs and temporary signs as allowed by this Code.

- (m) Home Occupation Signs. Business identification sign for a home occupation.
- (n) Video Signs. Animated visual messages which are projected on a screen.

#### SECTION 6. NON-REGULATED SIGNS

6.1. Signs Exempt from Permit Requirement. The following signs are not subject to a permit requirement if the following standards are met. They shall be regulated by the following size and placement standards and 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) Nameplates (Residential). One nameplate sign for each single family residence, which shall not exceed one square foot in area. If lighted, a building permit is required.
- (b) Political Signs. Signs relating to nomination or election of any individual for public office or advocacy of any measure to be voted upon at a scheduled special or general election. Political signs are temporary and shall be removed within five (5) days following the election. Political or religious message signs may not be placed on or posted on any public property or structure, including lamp or sign posts. They must be located on private property, and not in the public right-of-way. Political signs may be erected six (6) weeks prior to the elections to which they pertain. Political or religious signs shall not exceed twelve (12) square feet, and no more than three (3) such signs may be placed on the same lot at any one time. They may not be illuminated.
- (c) Vacancy Signs. Vacancy signs are allowed only for those buildings which are permitted and licensed for nightly rentals within the HCB, GC, and RC Zones. Vacancy signs may be a maximum of two (2) square feet. If illuminated, a building permit is required.
- (d) Solicitation Sign. One "no solicitors" sign, not to exceed one square foot, is allowed per major entrance to any building or apartment complex.

- (e) Hours of Operation Sign. One hours of operation sign is allowed per entry way. Each sign may not exceed one square foot in area. They may not be illuminated.
- (f) 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 in area, and may not be illuminated.
- (g) Addressing Numbers. Addressing numbers may be no higher than twelve (12) inches. When placed on commercial buildings, they may be taken into account in the review of the signage plan, and counted as signage if a part of the overall signage for the building.
- (h) Interior Signs. Signs which are on the interior of buildings setback at least two (2) feet from any window are not regulated at all, but do require building permits if illuminated.
- (i) Flags, Symbols, or Insignias. The flag of the United States, the State of Utah, or other flags or insignias of governmental entities or agencies may be displayed, and not counted as signage.
- (j) Special Sale Signs. Merchants may advertise special sales with temporary paper signs on the inside of windows provided they do not cover more than fifty percent (50% of the window area. Special sale signs may be displayed two (2) weeks at a time, five (5) times a year.
- (k) Private Plazas. Signs on privately owned walls or plazas that are so located as to be oriented to the plaza and not to public streets are not regulated, except that building permits may be required for mounting and wiring.
- (l) Private Recreational Facilities. Signs located inside open air recreational facilities which are not oriented to public streets, for example directional signs in ski resorts and golf courses are not regulated.

#### SECTION 7. REMOVAL OF ILLEGAL AND UNSAFE SIGNS.

7.1. Abatement and Removal of Unsafe or Dangerous Signs. If a sign which has been determined to be unsafe by the Building Official is not repaired or made safe within five (5) working days after receipt of notice from the city, the owner of the sign or owner of the property shall at once

repair or remove the sign. Failure to make such repairs or remove the sign upon order of the Building Official is unlawful, and the person having charge or control over the sign is guilty of a Class C misdemeanor, and upon conviction, shall be fined not more than two hundred ninety-nine dollars (\$299.00).

7.2. Abatement and Removal of Illegal Sign. Any person who hangs, posts, or installs a sign which requires a permit under this Ordinance, and who fails to obtain a permit before installing the sign, shall be guilty of a Class C misdemeanor and punished upon conviction by a fine of not more than two hundred ninety-nine dollars (\$299.00).

7.3. Removal of Non-Conforming Signs. All signs which are not in conformance with this ordinance shall be removed by the owner or user of the sign within two (2) years from the date of adoption of this ordinance, or the date on which the Department gives notice to the owner that the sign is non-conforming, whichever is later. In any event, the non-conforming sign shall not be transferred to a new tenant or occupant of the premises on which the sign is erected, but shall be removed at the termination of the tenancy to which it applies.

- (a) Notice. Notice of the non-conforming status of signs shall be given by the Department in writing. The notification shall state the location of the sign, and the modifications needed to bring it into conformance, or that the sign must be removed entirely if it cannot be made to conform. Notices may be sent by regular United States mail and notice is deemed complete upon mailing. Notices may be sent by certified or registered mail, but that is not required.
- (b) Amortization Period. Upon receipt of notice, the owner of any sign may enter into an agreement with the City to bring the sign into compliance, or to remove the sign, after a reasonable period of amortization which shall not, in any event, exceed five (5) years. In the absence of such an agreement, the owner of the sign is deemed to have consented to the two year amortization period. Signs which have been in place for more than three (3) years prior to the adoption of this ordinance, and were non-conforming under the previous ordinance, shall not be eligible for an amortization period of more than two (2) years. Signs which have been in place for less than three (3) years prior to the effective date of this ordinance will be given a two (2) year amortization period, unless the owner can establish a necessity for a longer period, such as a lease agreement on the sign itself, recent improvements of substantial cost, or similar investment or commitment that makes an amortization period of longer

than two (2) years necessary to avoid an economic loss. In no event will the amortization period exceed five (5) years from the date of notice that a sign is non-conforming.

7.4. Destruction of Non-Conforming Signs. No sign which 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.

7.5. Alteration of Non-Conforming Signs. Non-conforming signs may be maintained and repaired in accordance with Section 8.6. of this Code, provided that the alterations and repairs are for the purpose of maintaining the sign in its original condition. Alterations to a non-conforming sign which changes the use, content, color, lighting, or appearance of a non-conforming sign are permitted, but shall not extend the amortization period on the sign. Alterations of a substantial nature which bring the sign closer to full compliance with size, location, or height standards may be made, and if those modifications are substantial, the Director may start a new five (5) year amortization period from the date of the substantial modification. To be considered substantial, the modification must have brought the sign into conformance with lighting, color, and materials standards in addition to making a major modification to height, size, or location.

7.6. Maintenance. It is the affirmative obligation of the owner of every sign erected in Park City to maintain that sign and to keep it in a good state of repair at all times. Upon discovery of a sign in need of maintenance, the Department shall give written notice to the owner of the sign, or the owner of the property on which the sign is located if the owner of the sign itself cannot be determined. This notice shall state the item or items requiring repair or maintenance. The owner shall have thirty (30) days in which to repair the sign before a citation is issued. If the owner has failed to make repairs within that time, the Department shall cause a citation to be issued. It shall be unlawful, after the thirty (30) days notice has expired, for any person to display a sign in any of the following conditions:

- (a) Lettering or other elements of the sign have become detached and have fallen off the sign or become misaligned;
- (b) Painted surfaces on the sign have begun to peel, flake over a substantial portion of the sign, or have faded or oxidized to an extent that the sign no longer displays the colors approved by the

Department as shown on the application for a sign permit;

- (c) The information on the sign has become obsolete or abandoned due to changed use or occupancy of the property.

SECTION 8. INSPECTION OF SIGNS. The Building Department shall inspect, as it deems necessary, each sign regulated by this Ordinance to ascertain whether the signs have been adequately installed and adequately maintained to minimize risks to the public.

8.1. Certain Signs to be Approved by Electrical Inspector. The application for a permit for erection of a sign or other advertising structure in which electrical wiring and connections are to be used shall be submitted to the electrical inspector. The electrical inspector shall examine the plans and specifications respecting all wiring and connections to determine if they comply with the electrical code of the city, and he shall approve such permit if the plans and specifications comply with the code or disapprove the application if noncompliance with the code is found.

SECTION 9. DEFINITIONS. For purposes of this Ordinance, the following abbreviations, terms, phrases, and words shall be defined as specified in this section.

Abandoned Sign. Any sign applicable to a use which has been discontinued for a period of three (3) months.

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.

Area of Sign. The area of a sign shall include the entire area within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having no perimeter or border shall be computed by enclosing the entire area within a parallelogram or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram, circle or triangle.

Balcony. A platform that projects from the wall of a building and is surrounded by a railing or balustrade.

Billboard or Off Premise Sign. A permanent outdoor advertising sign which advertises goods, products, or

services not necessarily sold on the premises on which said sign is located.

Building Face or Wall. All window and wall area of a building in one plane or elevation.

Canopy. A roofed structure constructed of fabric or other material placed so as to extend outward from a building 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.

Changeable Copy Sign. A sign which is characterized by changeable copy whether said sign is free-standing or wall sign, or whether said sign projects from and is supported by a building.

Directional Sign (Guide Signs). Signs which serve as directional guides to recognized areas of regional importance and patronage. To clarify and define such areas of regional importance and patronage, three (3) types of areas are intended to be included.

1. Recreational and entertainment centers of recognized regional significance.
2. Major sports stadiums, entertainment centers of convention centers having a seating capacity in excess of 3,000 persons.
3. An historical landmark.

Free Standing Sign. A sign which is supported by one or more uprights or braces which are fastened to, or embedded in, the ground or a foundation in the ground. Free standing signs refer to on-premise advertising or project identification signs for the purpose of this Ordinance.

Height of Sign. The height of a sign is the vertical distance measured from the ground plane to the top of the sign, including the air space between the ground and the sign.

Hours of Operation Sign. A sign which displays hours of operation including "open" and "closed" signs.

Low Profile Sign. On premise identification sign having a maximum height of eight (8) feet which is incorporated into a landscape planter.

Master Identification Sign. A sign which identifies only the name and/or logo and/or address of a

commercial or industrial complex, the owner and tenants thereof.

Name Plates. Signs identifying the name, occupation, and/or professions of the occupant of the premises.

Non-Conforming Sign (Legal). Any advertising structure or sign which was lawfully erected and maintained prior to such time as it came within the preview of this Ordinance and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this Ordinance.

On-premise or Business Identification Signs. A sign which directs attention to a business, commodity, service, industry or other activity which is sold, offered, or conducted on the premises upon which the sign is located, or to which it is affixed.

Projecting Sign. A sign attached to a building or other structure and extending in whole or in part more than six (6) inches beyond any wall of the building or structures.

Public Necessity Sign. A sign which informs the public of any danger or hazard existing on or adjacent to the premises.

Sign. Sign shall mean and include every advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface or space erected or maintained in view of the observer thereof for identification, advertisement, or promotion of the interests of any person, entity, product, or service. The definition of sign shall also include the sign structure, supports, lighting system, and any attachments, ornaments or other features used to draw the attention of observers.

Signage 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 a shops which constitute a visual entity as a whole.

Solicitation Sign. Sign used to advise solicitors that they are not welcome on the property.

Special Purpose Sign. A sign of a temporary nature other than those established by a business; for the purpose of advertising a special event pertaining to drives or events of a civic, philanthropic, educational, or religious organization.



Special Sale Sign. Temporary signs used to advertise a special sale on the premises.

Structure. The supports, uprights, bracing, guy rods, cables, and framework of a sign or outdoor display.

Subdivision or Project Entrance Sign. An identification sign located at the entrance to a residential or commercial development.

Temporary Sign. A sign which is intended for use during a specified limited time. Temporary signs, as defined by this Ordinance, shall include real estate signs and construction signs.

Theater Marquee. A permanent structure with changeable letters, which is used to advertise theater events.

Wall Signs. A sign with messages or copy erected parallel to and attached to or painted to the outside wall of a building and extending not more than six (6) inches from the wall.

Wall Murals. Murals which are purely decorative in nature and content, and do not include advertising by picture or verbal message are exempt from sign regulation.

Window Sign. A sign installed upon or within one foot of a window for the purpose of viewing from outside of the premises. This term does not include merchandise displayed.

Zone District. Refers to land use regulatory zones under the zoning ordinances of Park City.

SECTION 10. REPEAL OF CONFLICTING ORDINANCES. Any provision of any ordinance of this municipality which conflicts or is inconsistent with any provision of this Ordinance or any provision adopted in this Ordinance is hereby repealed.

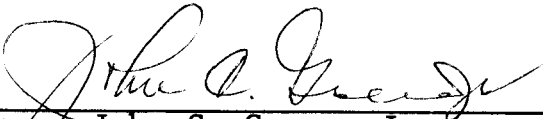
SECTION 11. SEPARABILITY OF ORDINANCES. Should any section, clause, or provision adopted pursuant to this Ordinance be declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall not affect the validity of any other section or provision of this Ordinance adopted herein and each such section, clause or provision is hereby declared to be separate and distinct.

SECTION 12. PENALTY. Violation of this Ordinance is a Class "C" misdemeanor punishable by a fine of not more than two hundred and ninety-nine dollars (\$299).

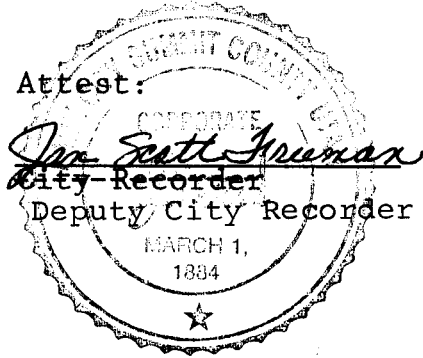
SECTION 13. EFFECTIVE DATE. This Ordinance shall take effect immediately upon publication.

PASSED AND ADOPTED by the City Council this 28th day of June, 1984.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor John C. Green, Jr.

Attest:



ORDINANCE

Ordinance No. 84-11

AN ORDINANCE AMENDING ORDINANCE NO. 84-7  
TO INCLUDE A REGULATION OF PERMISSIBLE SIGN COLORS

WHEREAS, the City Council adopted a comprehensive Sign Code for Park City that did not contain a regulation of the colors in the design standards section, and the Council now desires to provide a design standard on colors;

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

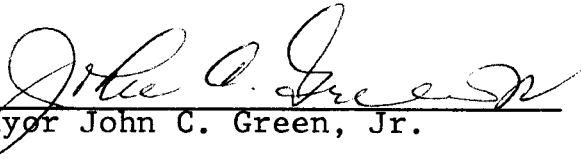
SECTION 1. Section 4.2. of the Park City Sign Code should be and is hereby amended by the addition of a new Section 4.2.9. which reads as follows:

4.2.9. Color. Signs must be painted in subdued earthtone colors only. "Day-glo", fluorescent, reflective colored materials that give the appearance of changing color, or brilliant luminescent colors will not be permitted.

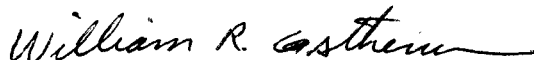
SECTION 2. EFFECTIVE DATE. This amendment shall take effect on the date of publication.

PASSED AND ADOPTED this 19th day of July, 1984.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor John C. Green, Jr.

Attest:

  
\_\_\_\_\_  
City Recorder

ORDINANCE

Ordinance No. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 84-7  
TO INCLUDE A REGULATION OF PERMISSIBLE SIGN COLORS

WHEREAS, the City Council adopted a comprehensive Sign Code for Park City that did not contain a regulation of the colors in the design standards section, and the Council now desires to provide a design standard on colors;

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

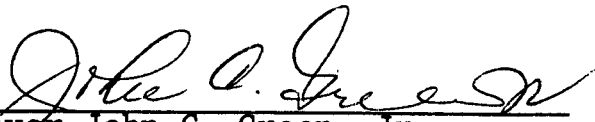
SECTION 1. Section 4.2. of the Park City Sign Code should be and is hereby amended by the addition of a new Section 4.2.9. which reads as follows:

4.2.9. Color. Signs must be painted in subdued earthtone colors only. "Day-glo", fluorescent, reflective colored materials that give the appearance of changing color, or brilliant luminescent colors will not be permitted.


SECTION 2. EFFECTIVE DATE. This amendment shall take effect on the date of publication.

PASSED AND ADOPTED this 19th day of July, 1984.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor John C. Green, Jr.

Attest:

  
\_\_\_\_\_  
City Recorder

PUB.  
P. R.  
7/26

ORDINANCE

Ordinance No. 84-7 (1)

AN ORDINANCE AMENDING ORDINANCE NO. 84-7  
TO PROVIDE REGULATIONS ON THE SIZE,  
LOCATION, AND USE OF TEMPORARY SIGNS  
WITHIN PARK CITY, UTAH

WHEREAS, the City Council adopted a Sign Code that was silent on temporary signage within Park City in order to provide additional time to study regulations on temporary signage; and

WHEREAS, the Council has now proposed regulations on temporary signage; and

WHEREAS, the Council desires to observe the practical effect of these proposed regulations on temporary signage for a period of at least one year;

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

SECTION 1. The Sign Code of 1984 should be and is hereby amended by adding the following Section 7:

SECTION 7. TEMPORARY SIGNAGE, PORTABLE YARD SIGNS. It is the policy of the City and of this ordinance to restrict the use of temporary signage, which is 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 signage has 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 signage is permitted for those and similar purposes subject to the regulations of this section.

7.1. Temporary Signs. Temporary signs are those signs which are installed on a property with the intent of displaying them continuously for more than twenty-four (24) hours, but which are not a part of a permanent land use on the property, and are not intended to be displayed for more than one year. Temporary signs include signs announcing properties for sale, lease or rent, and campaign signs and other similar signs of a non-commercial nature. Temporary signs are permitted subject to the following regulations on placement and location.

(a) Size. Temporary signs, other than construction project entry signs dealt with in another section,

shall not exceed three (3) square feet of area on the exposed sign face.

- (b) Location. Temporary signs are permitted in any zone, provided that they must be located a minimum of thirty (30) feet 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 thirty (30) foot distance would be within a structure, the sign may be within three (3) feet in front of the structure. Signs must be parallel to the street on which the building fronts, and placed in front of the front facade with the building as a backdrop. Signs may not be positioned in the sideyard areas. Signs may be displayed through windows or other glass areas. On vacant lots, where there is no structure, the sign shall be approximately centered on the lot, and maintain the thirty (30) foot setback from the street.
- (c) Height. No portion of the sign shall extend more than six (6) feet above the existing ground level (without snow) at the location of the sign. Mounting devices may extend above the sign by not more than eighteen (18) inches.

7.2. Temporary Signage for Construction Projects. Because of the unique need to identify construction projects clearly for material suppliers, deliveries, and construction workers, and to minimize the inconvenience to the public that results from construction vehicles generating more traffic while looking for construction projects, temporary construction project entry signs are permitted subject to the following regulations:

- (a) Size. Projects containing four (4) or more dwelling units, or four thousand (4,000) square feet or more of commercial floor area are allowed one project sign on the property in conjunction with a project under development or construction. Three (3) square feet of signage area is allowed for each residential unit, and two (2) square feet of signage allowed for each one thousand (1,000) square feet of commercial floor area, provided that in no event may the sign exceed thirty-two (32) square feet in area.
- (b) Location. Temporary signage on construction sites may not be closer than thirty (30) feet to the curb line (or edge of pavement if there is no curb) of the street on which the project fronts, which is the street providing access to the project. If that thirty (30) foot setback places

the sign within the construction limits of disturbance, the sign may be placed closer to the street, but not more than ten (10) feet outside of the construction limits of disturbance. In the HCB Zone, and the Prospector Commercial Subdivision, and other areas which have been approved or zoned with no setback or sideyard requirements, the entry 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. No portion of the sign may extend above the barricade or fence.

- (c) Height. Project entry signs may not exceed ten (10) feet in vertical height from the ground at the point on which the sign is located. Signs mounted on a construction barricade or fence may not extend above the height of the barricade or fence.
- (d) Clear Window Maintained. Construction site signs must be located in a manner that does not obstruct the view of adjoining streets, or the view from the driveway of the site to the adjoining street, for either normal passenger vehicles or oversized construction equipment passing by or entering or leaving the site.
- (e) Time Limit. Temporary construction signs are to be installed upon granting of conditional use permits by the City for the project the sign pertains to, or upon the issuance of footing and foundation permits on permitted uses which do not require conditional use approval. On conditional uses, if the footing and foundation permits have not been taken out within six (6) months from the erection of the sign, the sign must be removed until permits are issued. Temporary project signs must be removed within thirty (30) days from the date the last certificate of occupancy is given on the site. If a subsequent phase is commenced during that time, the sign may remain so long as construction continues on the project's initial construction (and not remodeling work affecting less than the entire project). If a permanent project entry sign is constructed on the site, all temporary signage must be removed.

7.3. Portable Yard Signs. Portable yard signs are signs intended to be displayed for less than twenty-four (24) hours at a time for the purpose of announcing a garage sale, yard sale, open house, or similar event on a property. Portable yard signs may be located in any zone subject to the following regulations.

- (a) Number. No more than two (2) yard signs are permitted, one of which must be on the property to which the sign pertains, and the other may be placed off-site for directional purposes. If the property is located on a cul-de-sac or dead end street, one additional off-site sign may be placed off-site for directional purposes.
- (b) Location. Yard signs may be located anywhere on the property to which the sign pertains. Off-site yard signs may be located within the public right-of-way, but not within the paved area of any street, and not on any sidewalk. Yard signs may not be attached to street sign posts, light posts, public utility poles, or any other facility within the public right-of-way. Signs so placed are deemed refuse, and will be removed by the City.
- (c) Size. Yard signs shall not exceed three (3) square feet in area on any sign face, but may be double sided, awning or a-frame type construction, for a total sign area of six (6) square feet.
- (d) Time Limit. Yard signs shall be displayed only while the yard sale, garage sale, or open house is actually in progress, and shall be removed at sundown to avoid creating a trip hazard to the public using the streets and sidewalks. Yard signs may not be displayed for more than twenty-four hours (24) continuously.

7.4. Mounting Devices. Temporary and yard signs, excluding construction project entry signs, shall be mounted on hardware of stained wood or painted metal, no part of which is greater than four inches by four inches (4" x 4") in cross section. Construction project signs, because of their larger size and the increased risk of disruption nearby, shall be mounted on at least two (2) four inch by four inch (4" x 4") posts with back bracing, or such other means that comply with the Uniform Sign Code's standards for installation. Mounting hardware shall be painted or stained in earth tones. No message may be written on the mounting hardware, so that the entire message area of the sign is contained on the sign face itself.

7.5. Lighting Prohibited. No temporary sign, yard sign, or construction project entry sign may be illuminated in any manner.

7.6. Maintenance. Temporary signs shall be maintained as provided in Section 8 of this ordinance, and it shall be a violation of this ordinance to permit a temporary sign, yard sign, or construction entry sign to fall into disrepair.



7.7. Color. Temporary signs, yard signs, and project signs are subject to the same requirements on color and material as permanent signs. No flourescent or "day-glo" colors are permitted. No moving parts, wind driven parts, or sound creating devices are permitted on temporary signs, yard signs or construction signs.

7.8. Variance. Where there are conditions such as heavy vegetation on the property, or extremely steep terrain that makes the sign placement standards of this Section 7 impractical because the sign is not visible from the street, the Community Development Director, or some member of that department so authorized, may grant a variance in the sign setback standards, but not in the size or street orientation standards. In no event may temporary signs subject to the setback requirement be placed within the public right-of-way.

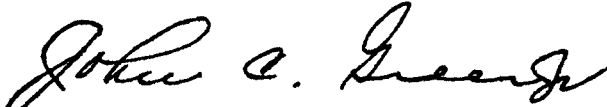
7.9. Existing Temporary Signs. Existing temporary signs, and construction project entry signs shall be brought into full conformance with this Chapter on or before October 1, 1984, or thereafter are in violation in this ordinance. All signs erected after the effective date of this ordinance shall be erected in full compliance, or are unlawful.

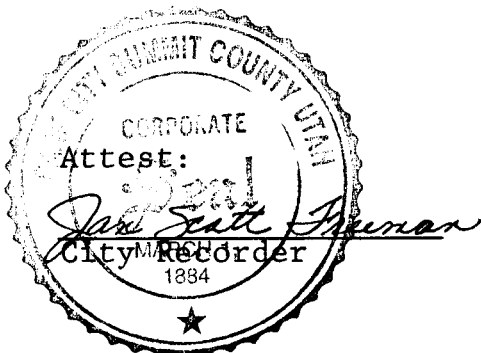
SECTION 2. The City Attorney shall incorporate this amendment into the existing Sign Code. Wherever it appears necessary to add or repeat portions of this amendment in other sections of the Code for clarity, they shall be so inserted. The provisions of the existing Code dealing with religious and political signage, having been incorporated into this amendment concerning temporary and yard signs, are duplicative and shall be removed from the codified ordinance.

SECTION 3. This ordinance shall take effect on the date of publication.

PASSED AND ADOPTED this 19th day of July, 1984.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor John C. Green, Jr.



ORDINANCE

Ordinance No. 84-7

AN ORDINANCE AMENDING THE PARK CITY SIGN CODE  
OF JULY 21, 1977

- SECTION 1. PURPOSES AND SCOPE
- SECTION 2. INTERPRETATION
- SECTION 3. APPLICATION AND REVIEW PROCEDURES  
FOR PERMANENT SIGNS
- SECTION 4. PERMITTED SIGNS
- SECTION 5. PROHIBITED SIGNS AND SIGNAGE  
ILLUMINATION
- SECTION 6. NON-REGULATED SIGNS
- SECTION 7. REMOVAL OF ILLEGAL AND UNSAFE SIGNS
- SECTION 8. TEMPORARY SIGNAGE, PORTABLE YARD  
SIGNS
- SECTION 9. INSPECTION OF SIGNS
- SECTION 10. DEFINITIONS
- SECTION 11. REPEAL OF CONFLICTING ORDINANCES
- SECTION 12. SEPARABILITY OF ORDINANCES
- SECTION 13. PENALTY
- SECTION 14. EFFECTIVE DATE

WHEREAS, a uniform sign code has been adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents of Park City, and;

WHEREAS, the City Council is desirous of including the regulation of banners over public property in the Sign Code, and;

WHEREAS, the City Council desires to make other minor changes in the Sign Code of Park City,

NOW THEREFORE BE IT ORDAINED by the City Council of Park City, Utah that the Park City Sign Code be amended as follows:

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

SECTION 1. PURPOSES AND SCOPE. The City Council of Park City, Utah finds and declares that by controlling and standardizing signage in the community, the regulations set forth in this Ordinance will reduce potential hazards to motorists and pedestrians; encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites which they occupy; encourage sign legibility through the elimination of excessive and confusing sign displays; prevent confusion of business signs with traffic regulations; preserve and improve the appearance of the city as a place in which to live and work;

create an attraction to non-residents to come to visit or trade; allow each individual business to clearly identify itself and the goods and services which it offers in a clear and distinctive manner; safeguard and enhance property values; protect public and private investment in buildings and open space; supplement and be a part of the zoning regulations imposed by Park City; and promote the public health, safety, and general welfare of the citizens of Park City.

SECTION 2. INTERPRETATION. The Planning Commission or Historic District Commission, if the sign is in the Historic District, shall have the authority and duty to interpret the provisions of this Ordinance at the request of the Community Development Director or when a written appeal from a decision of the Community Development Department is filed with the Planning Commission (or Historic District Commission for signs in the Historic District).

In interpreting and applying the provisions of this Ordinance, the sign requirements contained herein are declared to be the maximum allowable for the purpose set forth. The types of signs allowable by this Code shall be plenary and sign types not specifically allowable as set forth within this Code shall be prohibited.

SECTION 3. APPLICATION AND REVIEW PROCEDURES FOR PERMANENT SIGNS.

3.1. Permits.

No person shall erect, alter, or relocate any permanent outdoor sign within Park City without first obtaining a sign permit and a building permit from the city, unless the sign is exempt under this Ordinance.

3.2. Applications.

Applications for sign permits for permanent signs must include the following:

- (a) A site plan drawn to scale which specifies the location of the sign structure.
- (b) Color rendering or scaled drawing including dimensions of all sign faces, descriptions of materials to be used, manner of construction and method of attachment, and color samples.
- (c) Drawings or photographs which show the scale of the sign in context with the scale of the building.

- (d) A complete signage plan for any commercial building which houses more than one use must be submitted prior to issuance of a permit for any one sign on the building.
- (e) Sign permit application on a form provided by the Community Development Department.
- (f) Building permit application on a form provided by the Community Development Department.

3.2.1. Fees. Application for the review of multi-tenant signage plans shall be accompanied by a fee of fifty dollars (\$50.00). A fee of twenty dollars (\$20.00) shall be imposed for the review and issuance of building permits for each individual sign within an approved signage plan. For signs not required to be included in a signage plan, a fee of thirty-five dollars (\$35.00) shall be imposed for design review and building permit issuance. If this fee schedule is in conflict with any other fee ordinance of this city, the higher fee shall be imposed.

3.2.2. Conditional Uses. Whenever application is made for conditional use permits, the applicant may submit plans for any sign to be erected or placed on the premises described in the application. There is no fee for signage review or permit issuance as a part of a conditional use permit approval.

3.3. Review Procedures. A preapplication conference with the Community Development Department is encouraged in order for the applicant to become acquainted with application procedures, design standards, and related city ordinances. Completed sign permit applications are to be submitted to the Department. The staff may assist in the preparation of the application, and shall provide information to applicants on the regulations created by this Ordinance. Staff shall review all sign permit applications and signage plans within ten (10) working days of receipt of the complete application and application fee.

Complete sign permit applications will be reviewed by the Planning Staff, subject to the review of the Community Development Director. If a permit application has not been processed within ten (10) working days, and written reasons for the denial of the permit issued within that time, the application is deemed approved. Any applicant who believes the denial by the Director was not justified, has the right to appeal to the Planning Commission or Historic District Commission, and to appear at the next regularly scheduled meeting for which proper public notice can be given and agenda time is available. Intention to take an appeal to the Commission shall be filed with the Community

Development Director in writing, within three (3) business days following the denial of the permit by the Department.

Applicants may have any action of the Planning or Historic District Commissions reviewed by the City Council by petitioning in writing for a hearing before that body within ten (10) days following Planning Commission or Historic District 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, Chapter 1.

#### SECTION 4. PERMITTED SIGNS

4.1 Specific Regulations for Signs Requiring Permits. Permits will be issued for the following signs which are allowed provided they meet the specified conditions.

- (a) Free Standing Signs. Free standing signs are limited to low profile signs which may not exceed a height of ten (10) feet and shall be limited to a maximum of thirty-six (36) square feet in area, except as specified in Section 4.2.1. of this Ordinance. They must be incorporated into a landscape design theme or planter area having minimum dimensions of five feet by five feet (5' x 5'). They may identify the name of the building or one business. In the HR-1, HRL, HRC, and RD Zones, free standing signs are permitted only as part of subdivisions of fifty (50) lots or more or master planned developments and are subject to the provisions of Section 4.1(k).
- (b) Entrance/Exit Signs. Two entrance/exit signs are allowed at each approved driveway opening for commercial uses and multi-tenant dwellings provided that each sign is no larger than three (3) square feet per side no higher than five (5) feet above the ground at the top of the sign.
- (c) Changeable Copy Signs. Changeable copy signs may only be used in conjunction with theaters, non-profit art galleries, or similar exhibit facilities or master address identification signs in conjunction with a signage plan.
- (d) Window Signs. Permanent Window signs may be placed in or upon any window, provided that on windows below the elevation of the second floor level, no more than fifty percent (50%) of the total transparent area of the window is obscured and that on windows on or above the elevation of the second floor level not more than two rows of

lettering identifying the business with characters not exceeding six (6) inches in height.

- (e) Illuminated Signs. Cut-out, back-lit internally illuminated letters are allowed, provided that the letters are no higher than eighteen (18) inches.
- (f) Directional or Guide Signs. Directional or guide signs may be a maximum of sixteen (16) square feet and must be approved by the Director.
- (g) Projecting Signs. No portion of projecting signs may project more than thirty-six (36) inches from the face of the building to which they are attached. They must have at least eight (8) feet of ground clearance and cannot be higher than the building to which they are attached. Projecting signs may not extend beyond the applicants property, except those which are proposed to be placed over the Main Street sidewalks. Signs may extend over city property only with the written approval of the Community Development Director and a certificate of insurance acceptable to the City Attorney. Awnings are counted as signage 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 is attached.
- (h) Special Purpose Signs. Signs and banners promoting events sponsored by 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 five (5) days following the conclusion of the event. Signs or banners located on or over public property easements or right of ways are subject to the requirements of this Ordinance and require approval by the City Manager. Special purpose signs erected on private property and shall be erected only after issuance of a permit from the Planning Department. Requirements for the erection of banners over public property are found in Section 8.10.
- (i) Hanging Signs. Hanging signs may be placed anywhere underneath an approved canopy, awnings, or colonnade, as long as it does not project beyond the same. They must have at least eight (8) feet of ground clearance and cannot be higher than the building to which they are attached. Signs may extend over city property only with the expressed written approval of the Community

Development Director and a certificate of insurance acceptable to the City Attorney.

- (j) Public Necessity Sign. Public necessity signs may be a maximum of twelve (12) square feet and must be approved by the Director, if the sign is to remain in place for more than five working days. These signs shall contain no advertising of any kind. This shall not apply to signs erected by the City, State Highway Department, franchised utilities, or their contractors.
- (k) Name Plates for Multi-Family Residences. Multi-family residences may place name plate signs on the premises, provided that the signage area shall not exceed one square foot for each dwelling unit within the structure or multi-family residence complex, up to a maximum of thirty-six (36) square feet for each multi-family residence development. Each phase of an expandable condominium or other phased project shall be considered a part of the initial phase for signage purposes if the project is joined by a common conditional use permit, zoning approval, or management structure such as a condominium homeowners association. The contents of such signs shall be limited to the name of the multi-residence structure, its street address, and the names of the residents of the project. No telephone numbers, rental information, or sales information shall be permitted in the name plate signs.
- (l) Neon Signs. Neon signs may be used only in the HCB, RC, HRC Heber Avenue sub-zone and GC Zones, provided they comply with the size standard for window signs, are installed within a building, and displayed through a window rather than being attached to the exterior of the building, are located one foot back from the surface of the window, and do not flash, move, alternate, or show animation.
- (m) Wall Signs. Wall Signs may be placed upon a building provided that they meet the size, material, content, location and other standards of this Ordinance. Wall signs shall be placed so as to utilize existing architectural features of a building without obscuring them. Wall signs shall be oriented toward pedestrians or vehicles within close proximity.
- (n) Menu Display. Menus for restaurants may be displayed on the inside of windows of a restaurant

or inside a display box. The maximum size shall be two square feet and shall be included in the calculation of total wall or window signage. If a display box is used it must be constructed and coordinate with the building design, must contain a clear face which would protect the menu from the weather and must not extend over public property.

- (o) Awnings. Canvas awnings are permitted as signage. Awnings shall blend with the architecture of the building and should not obscure details of the building, especially on historic structures. The colors of awnings should generally be of earthtones to match the facade of the structure. Awnings must have a minimum clearance of seven (7) feet to the valance and eight (8) feet to the frame. Like projecting signs, awnings can project a maximum of thirty-six (36) inches from the face of the building except when awnings are used as entrance canopies. In the case of entrance canopies the awning may project from the building to the setback line and must lead to a bonafide business entrance. Such canopies will only be permitted if they are compatible with the architecture of the building. Awnings may include signage not to exceed the square footage as regulated in this Ordinance. Illuminated (back-lit), translucent, vinyl awnings are not considered appropriate in Park City and are not permitted. Translucent letters or accents on canvas awnings are not permitted. Canvas awnings, illuminated in a traditional manner with incandescent lights are appropriate.

4.2. Design Standards. All regulated approved signs must comply with the following design standards:

4.2.1. Size Requirements. The total area of the sign(s), including window sign(s), wall signs, projecting signs and hanging signs, shall not constitute more than five percent (5%) of the side of the building upon which the sign appears or projects from and that no one side of a building will contain more than a total of 45 square feet of signage, regardless of the number of businesses occupying the building. The Planning Commission may grant up to 5% of the side of the building for one sign or a combination of signs subject to conditional use review.

If a free-standing sign is used in conjunction with anyone or more of the following signs: wall mounted sign(s) and/or window signs, projected or hanging, then no one side of a building may contain more than a total of 36 square feet of signage. The wall or window mounted



sign(s) may not exceed five percent (5%) of the building facade.

Multi-tenant retail, and mixed use buildings which require signage plans may request that the Planning Commission grant additional sign area, up to a maximum of 5% of the side of the building upon which the signage is placed.

No single projecting sign may exceed 18 square feet in area or may project more than 3 feet from the face of the building to which it is attached.

The total area of an outdoor free standing sign shall not exceed one square foot of sign area for each three (3) feet of street frontage occupied by the business or enterprise. No one free standing sign may exceed a maximum of thirty-six (36) square feet, unless the building has no flush mounted signage in which case, a forty-five (45) square foot sign is allowed.

Properties with more than one thousand (1,000) feet of continuous frontage may install a seventy-two (72) square foot sign on that frontage with Planning Commission approval. Projects with more than one entrance may divide the total allowable signage and have a smaller free-standing sign at each entrance with the approval of the Planning Commission. Where there is frontage on more than one street, each frontage is treated independently, and signage area may not be concentrated on only one frontage from other frontages.

4.2.2. Area of Sign. The area of a sign shall include the entire area within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having no perimeter or border shall be computed by enclosing the entire area within a parallelogram, circle, or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram, circle, or triangle. The area of the second side of a two sided sign shall not count as sign area. Where a sign has more than two (2) faces, the total area of the third face and all additional faces shall be included in determining the area of the sign. Conforming and/or non-conforming signs in existence at the time of the enactment of this Ordinance shall be counted in establishing the permitted area of size of all new signs to be allowed on the property.

4.2.3. Signage Plans. Buildings, or clusters of buildings having more than one tenant or occupant, shall provide a signage plan for the entire structure or project. The signage plan must be designed so that it establishes a common theme or design, uses similar construction methods, has compatible colors, lettering, lettering style, symbols,

scale and size of signs and/or identical background. Signage plans for office buildings must focus on the identification of the building. Individual tenants may be identified by using small lettering on a window or door or directories. Total signage area within the plan is subject to the maximum size limitations of this ordinance. Signage area cannot be concentrated on the single building or facade from other buildings in the project.

For multi-tenant retail and mixed-use buildings, which contain any combination of uses including residential, office, service or retail uses, sign plans shall be designed so that wall signage is confined to building surface below the finished floor elevation of the second floor or twenty (20) feet above adjacent natural grade, whichever is lower. Signs below the finished floor elevation of the second floor may be located on flat wall areas, within windows or on sign bands above windows. Signage above the finished floor elevation of the second floor shall be restricted to one sign per building fact identifying the building name and address. For buildings with pre-existing sign bands or architectural features, the Community Development Director may grant exceptions to the second floor level signage restriction.

4.2.4. Location Standards. Architectural details of a building often suggest a location, size, or shape for a sign. Signage should compliment the architectural details of the building. Signs should help to establish a visual continuity with adjacent store fronts and store signs relating directly to the store entrance. Signs must be oriented toward pedestrians or vehicle in close proximity; signs oriented for distance viewing will not be permitted. Signs shall be designed and located on the building or on the premises in a manner that is compatible with the mass and scale of the building to which the sign applies. Signs must not obscure architectural details of the building, cover doors, windows, or other integral elements of the facade. Signs shall not obstruct views of nearby intersections and driveways.

4.2.5. Setback Requirements. 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 Zone, signs may be setback ten (10) feet from the property line. The Director may decrease the setback if he determines that the public will be better served with a sign located otherwise, due to site specific conditions such as steep terrain, integration of signage on retaining walls, heavy vegetation, or existing structures on the site or adjoining properties.

4.2.6. Sign Materials. Exposed surfaces of signs may be constructed of wood, metal, glass, stone, concrete, brick or

cloth. Plastic may be used in conjunction with back-lit, internally illuminated cut-out letters only. Magnetic sheet vinyl changeable letters, with a sheet metal painted background are allowed only for changeable copy signs. Painted plywood or particle board signs are not allowed for permanent signs. The sign materials should be compatible with the texture of the face of the building. Other materials may be approved by the Planning Commission in its discretion, but are otherwise prohibited.

4.2.7. Lights and Lighted Signs. Light fixtures must be simple in form and mounted so they do not obscure building ornamentation. The light fixtures should emphasize the continuity of the building surface and should not clutter the building in an unorganized manner. Spot lights and flood lights shall be directed only at the sign surface. Light shall not be directed off the property. No exposed light sources are allowed, and all light sources must be shaded to contain light rays to the sign.

4.2.8. Sign Content. Signs shall be limited in content to material that is intended to be permanent (with the exception of theater or gallery marquees). The name of the business, the nature of the goods or services offered, and street address may be contained in the sign. Statements of prices for specific items, listing of items beyond a general category of merchandise, telephone numbers, or similar information directed at the merchandise sold or service provided, rather than the identification of the business are prohibited. The use of logotypes or other symbols is appropriate in addition to the name of the business. Applications for signs which contain misleading content or false information may be denied.

4.2.9. Color. Signs must be painted in subdued earthtone colors only. "Day-glo", fluorescent, reflective colored materials that give the appearance of changing color, or brilliant luminescent colors will not be permitted.

SECTION 5. PROHIBITED SIGNS AND SIGNAGE ILLUMINATION. No person shall erect, alter, maintain, or relocate any sign specified in this Section in any zone:

- (a) Signs Creating Traffic Hazards. No sign shall be erected at or near any public street or the intersection of any streets in such a manner as to create a traffic hazard by obstructing vision or at any location where it would interfere with, obstruct the view of, or be confused with any authorized traffic sign.
- (b) Hazardous Signs. No sign shall be erected or maintained which, due to structural weakness, design defect, or other reason, constitutes a

threat to the health, safety, and welfare of any person or property.

- (c) Signs Resembling Traffic Signals or Signs. No sign shall be constructed, erected, or maintained which purports to be or resembles an official traffic sign or signal except those signs officially authorized by Park City or other governmental entity.
- (d) A-frame Signs. Any portable sign or structure composed of two (2) sign faces mounted or attached back to back in such a manner as to form a basically triangular vertical cross section through the faces.
- (e) Flashing Signs. Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Automatic changing signs, such as public service time, temperature and date signs, or electronically controlled message centers are not classified as flashing signs.
- (f) Electronic Message Signs. A permanent free-standing roof, wall, or other sign which changes copy electronically using switch and electric lamps.
- (g) Off-premise Signs and Billboards. A permanent outdoor advertising sign which advertises goods, products, or services not sold on the premises on which the sign is located.
- (h) Roof Signs. Any sign 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.
- (i) Animated Signs. A rotating or revolving sign, or signs where all or a portion of the sign moves in some manner.
- (j) Wind Signs. Any propeller, whirling, or similar device which is designed to flutter, rotate, or display other movement under the influence of the wind. This shall include "gasoline flags", or banners.
- (k) Illuminated Signs. Standard "cabinet" internally illuminated signs.

- (l) Mobile or Portable Signs. A sign not permanently attached to the ground or building, except for public necessity signs and temporary signs as allowed by this Code.
- (m) Home Occupation Signs. Business identification sign for a home occupation.
- (n) Video Signs. Animated visual messages which are projected on a screen.
- (o) Illuminated Awnings. Illuminated (back-lit), translucent, vinyl awnings are not considered appropriate in Park City and are prohibited.

#### SECTION 6. NON-REGULATED SIGNS

6.1. Signs Exempt from Permit Requirement. The following signs are not subject to a permit requirement if the following standards are met. They shall be regulated by the following size and placement standards and 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) Nameplates (Residential). One nameplate sign for each single family residence, which shall not exceed one square foot in area. If lighted, a building permit is required.
- (b) Vacancy Signs. Vacancy signs are allowed only for those buildings which are permitted and licensed for nightly rentals within the HCB, HRC, GC, and RC Zones. Vacancy signs may be a maximum of two (2) square feet. If illuminated, a building permit is required.
- (c) Solicitation Sign. One "no solicitors" sign, not to exceed one square foot, is allowed per major entrance to any building or apartment complex.
- (d) Hours of Operation Sign. One hours of operation sign is allowed per entry way. Each sign may not exceed one square foot in area. They may not be illuminated.
- (e) 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 in area, and may not be illuminated.

- (f) Addressing Numbers. Addressing numbers may be no higher than twelve (12) inches. When placed on commercial buildings, they may be taken into account in the review of the signage plan, and counted as signage if a part of the overall signage for the building.
- (g) Interior Signs. Signs which are on the interior of buildings setback at least two (2) feet from any window are not regulated at all, but do require building permits if illuminated.
- (h) Flags, Symbols, or Insignias. The flag of the United States, the State of Utah, or other flags or insignias of governmental entities or agencies may be displayed, and not counted as signage.
- (i) Special Sale Signs. Merchants may advertise special sales with temporary paper signs on the inside of windows provided they do not cover more than fifty percent (50% of the window area. Special sale signs may be displayed two (2) weeks at a time, five (5) times a year.
- (j) Private Plazas. Signs on privately owned walls or plazas that are so located as to be oriented to the plaza and not to public streets are not regulated, except that building permits may be required for mounting and wiring.
- (k) Private Recreational Facilities. Signs located inside open air recreational facilities which are not oriented to public streets, for example directional signs in ski resorts and golf courses are not regulated.
- (l) Public Necessity Signs. Public necessity signs such as 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 and Community Development Director is required in order to insure safe placement and prevent unsightly or distracting sign placement.
- (m) Special Events Fliers. Fliers or posters advertising special events may be displayed on the inside of windows of businesses, provide the owner of the business approved of the placement. Such posters may be displayed for up to one week prior to an event, and must be removed within 48 hours after the event. Posters or fliers may not be tacked up to the exterior of any building or to telephone/utility poles or distributed by

placement on parked automobiles or on door steps, etc.

#### SECTION 7. REMOVAL OF ILLEGAL AND UNSAFE SIGNS.

7.1. Abatement and Removal of Unsafe or Dangerous Signs. If a sign which has been determined to be unsafe by the Building Official is not repaired or made safe within five (5) working days after receipt of notice from the city, the owner of the sign or owner of the property shall at once repair or remove the sign. Failure to make such repairs or remove the sign upon order of the Building Official is unlawful, and the person having charge or control over the sign is guilty of a Class C misdemeanor, and upon conviction, shall be fined not more than two hundred ninety-nine dollars (\$299.00).

7.2. Abatement and Removal of Illegal Signs. Any person who hangs, posts, or installs a sign which requires a permit under this Ordinance, and who fails to obtain a permit before installing the sign, shall be guilty of a Class C misdemeanor and punished upon conviction by a fine of not more than two hundred ninety-nine dollars (\$299.00).

7.3. Removal of Non-Conforming Signs. All signs which are not in conformance with this ordinance shall be removed by the owner or user of the sign within two (2) years from the date of adoption of this ordinance, or the date on which the Department gives notice to the owner that the sign is non-conforming, whichever is later. In any event, the non-conforming sign shall not be transferred to a new tenant or occupant of the premises on which the sign is erected, but shall be removed at the termination of the tenancy to which it applies.

(a) Notice. Notice of the non-conforming status of signs shall be given by the Department in writing. The notification shall state the location of the sign, and the modifications needed to bring it into conformance, or that the sign must be removed entirely if it cannot be made to conform. Notices may be sent by regular United States mail and notice is deemed complete upon mailing. Notices may be sent by certified or registered mail, but that is not required.

(b) Amortization Period. Upon receipt of notice, the owner of any sign may enter into an agreement with the City to bring the sign into compliance, or to remove the sign, after a reasonable period of amortization which shall not, in any event, exceed five (5) years. In the absence of such an agreement, the owner of the sign is deemed to have consented to the two year amortization

period. Signs which have been in place for more than three (3) years prior to the adoption of this ordinance, and were non-conforming under the previous ordinance, shall not be eligible for an amortization period of more than two (2) years. Signs which have been in place for less than three (3) years prior to the effective date of this ordinance will be given a two (2) year amortization period, unless the owner can establish a necessity for a longer period, such as a lease agreement on the sign itself, recent improvements of substantial cost, or similar investment or commitment that makes an amortization period of longer than two (2) years necessary to avoid an economic loss. In no event will the amortization period exceed five (5) years from the date of notice that a sign is non-conforming.

7.4. Destruction of Non-Conforming Signs. No sign which 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.

7.5. Alteration of Non-Conforming Signs. Non-conforming signs may be maintained and repaired in accordance with Section 8.6. of this Code, provided that the alterations and repairs are for the purpose of maintaining the sign in its original condition. Alterations to a non-conforming sign which changes the use, content, color, lighting, or appearance of a non-conforming sign are permitted, but shall not extend the amortization period on the sign. Alterations of a substantial nature which bring the sign closer to full compliance with size, location, or height standards may be made, and if those modifications are substantial, the Director may start a new five (5) year amortization period from the date of the substantial modification. To be considered substantial, the modification must have brought the sign into conformance with lighting, color, and materials standards in addition to making a major modification to height, size, or location.

7.6. Maintenance. It is the affirmative obligation of the owner of every sign erected in Park City to maintain that sign and to keep it in a good state of repair at all times. Upon discovery of a sign in need of maintenance, the Department shall give written notice to the owner of the sign, or the owner of the property on which the sign is located if the owner of the sign itself cannot be determined. This notice shall state the item or items requiring repair or maintenance. The owner shall have thirty (30) days in which to repair the sign before a citation is issued. If the owner has failed to make repairs within that time, the Department shall cause a citation to be issued. It shall be unlawful, after the thirty (30) days



notice has expired, for any person to display a sign in any of the following conditions:

- (a) Lettering or other elements of the sign have become detached and have fallen off the sign or become misaligned;
- (b) Painted surfaces on the sign have begun to peel, flake over a substantial portion of the sign, or have faded or oxidized to an extent that the sign no longer displays the colors approved by the Department as shown on the application for a sign permit;
- (c) The information on the sign has become obsolete or abandoned due to changed use or occupancy of the property.

SECTION 8. TEMPORARY SIGNAGE, PORTABLE YARD SIGNS. It is the policy of the City and of this ordinance to restrict the use of temporary signage, which is 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 signage has 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 signage is permitted for those and similar purposes subject to the regulations of this section.

8.1. Temporary Signs. Temporary signs are those signs which are installed on a property with the intent of displaying them continuously for more than twenty-four (24) hours, but which are not a part of a permanent land use on the property, and are not intended to be displayed for more than one year. Temporary signs include signs announcing properties for sale, lease or rent, and campaign signs and other similar signs of a non-commercial nature. Temporary signs are permitted subject to the following regulations on placement and location.

- (a) Size. Temporary signs, other than construction project entry signs dealt with in another section, shall not exceed three (3) square feet of area on the exposed sign face.
- (b) Location. Temporary signs are permitted in any zone, provided that they must be located a minimum of thirty (30) feet 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

thirty (30) foot distance would be within a structure, the sign may be within three (3) feet in front of the structure. Signs must be parallel to the street on which the building fronts, and placed in front of the front facade with the building as a backdrop. Signs may not be positioned in the side yard areas. Signs may be displayed through windows or other glass areas. On vacant lots, where there is no structure, the sign shall be approximately centered on the lot, and maintain the thirty (30) foot setback from the street.

- (c) Height. No portion of the sign shall extend more than six (6) feet above the existing ground level (without snow) at the location of the sign. Mounting devices may extend above the sign by not more than eighteen (18) inches.
- (d) Number. Only one temporary sign is permitted on any one parcel of property, except that for sixty (60) days preceding a general or special election, up to three (3) temporary signs may be placed on any one parcel of property, all of which are in compliance with the size, color, and placement standards of this Ordinance.

8.2. Temporary Signage for Construction Projects. Because of the unique need to identify construction projects clearly for material suppliers, deliveries, construction workers, to allow for initial marketing, and to minimize the inconvenience to the public that results from construction vehicles generating more traffic while looking for construction projects, temporary construction project entry signs are permitted subject to the following regulations:

- (a) Size. Projects containing four (4) or more dwelling units, or four thousand (4,000) square feet or more of commercial floor area are allowed one project sign on the property in conjunction with a project under development or construction. Three (3) square feet of signage area is allowed for each residential unit, and two (2) square feet of signage allowed for each one thousand (1,000) square feet of commercial floor area, provided that in no event may the sign exceed thirty-two (32) square feet in area.
- (b) Location. Temporary signage on construction sites may not be closer than thirty (30) feet to the curb line (or edge of pavement if there is no curb) of the street on which the project fronts, which is the street providing access to the project. If that thirty (30) foot setback places

the sign within the construction limits of disturbance, the sign may be placed closer to the street, but not more than ten (10) feet outside of the construction limits of disturbance. In the HCB Zone, and the Prospector Commercial Subdivision, and other areas which have been approved or zoned with no setback or sideyard requirements, the entry 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. No portion of the sign may extend above the barricade or fence.

- (c) Height. Project entry signs may not exceed ten (10) feet in vertical height from the ground at the point on which the sign is located. Signs mounted on a construction barricade or fence may not extend above the height of the barricade or fence.
- (d) Clear Window Maintained. Construction site signs must be located in a manner that does not obstruct the view of adjoining streets, or the view from the driveway of the site to the adjoining street, for either normal passenger vehicles or oversized construction equipment passing by or entering or leaving the site.
- (e) Time Limit. Temporary construction signs are to be installed upon granting of conditional use permits by the City for the project the sign pertains to, or upon the issuance of footing and foundation permits on permitted uses which do not require conditional use approval. On conditional uses, if the footing and foundation permits have not been taken out within six (6) months from the erection of the sign, the sign must be removed until permits are issued. Temporary project signs must be removed within thirty (30) days from the date the last certificate of occupancy is given on the site. If a subsequent phase is commenced during that time, the sign may remain so long as construction continues on the project's initial construction (and not remodeling work affecting less than the entire project). If a permanent project entry sign is constructed on the site, all temporary signage must be removed. When a project is owned by one party and units are being marketed, but the time limit is beyond the 30 days after a Certificate of Occupancy is issued, the Community Development Director may authorized the temporary placement of a sign which is subject to the limitations of this section, except that it may be displayed for a period of 90 days. This

sign would be in lieu of standard real estate signs.

8.3. Portable Yard Signs. Portable yard signs are signs intended to be displayed for less than twenty-four (24) hours at a time for the purpose of announcing a garage sale, yard sale, open house, or similar event on a property. Portable yard signs may be located in any zone subject to the following regulations.

- (a) Number. No more than two (2) yard signs are permitted, one of which must be on the property to which the sign pertains, and the other may be placed off-site for directional purposes. If the property is located on a cul-de-sac or dead end street, one additional off-site sign may be placed off-site for directional purposes.
- (b) Location. Yard signs may be located anywhere on the property to which the sign pertains. Off-site yard signs may be located within the public right-of-way, but not within the paved area of any street, and not on any sidewalk. Yard signs may not be attached to street sign posts, light posts, public utility poles, or any other facility within the public right-of-way. Signs so placed are deemed refuse, and will be removed by the City.
- (c) Size. Yard signs shall not exceed three (3) square feet in area on any sign face, but may be double sided, awning or a-frame type construction, for a total sign area of six (6) square feet.
- (d) Time Limit. Yard signs shall be displayed only immediately prior to and during the yard sale, garage sale, or open house actually in progress, and shall be removed at sundown if located within public right-of-ways to avoid creating a trip hazard to the public using the streets and sidewalks. 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 ten (\$10.00) dollar removal charge if the sign is removed by the City as refuse. In addition, the owner or erector shall be guilty of a Class "B" misdemeanor for littering.

8.4. Mounting Devices. Temporary and yard signs, excluding construction project entry signs, shall be mounted on hardware of stained wood or painted metal, no part of which is greater than four inches by four inches (4" x 4") in cross section. Construction project signs, because of

their larger size and the increased risk of disruption nearby, shall be mounted on at least two (2) four inch by four inch (4" x 4") posts with back bracing, or such other means that comply with the Uniform Sign Code's standards for installation. Mounting hardware shall be painted or stained in earth tones. No message may be written on the mounting hardware, so that the entire message area of the sign is contained on the sign face itself.

8.5. Lighting Prohibited. No temporary sign, yard sign, or construction project entry sign may be illuminated in any manner.

8.6. Maintenance. Temporary signs shall be maintained as provided in Section 7 of this Ordinance, and it shall be a violation of this ordinance to permit a temporary sign, yard sign, or construction entry sign to fall into disrepair.

8.7. Color and Materials. Temporary signs, yard signs, and project signs are subject to the same requirements on color and material as permanent signs with the exception that painted plywood is an allowed material for temporary signs. No fluorescent or "day-glo" colors are permitted. No moving parts, wind driven parts, or sound creating devices are permitted on temporary signs, yard signs or construction signs.

8.8. Variance. Where there are conditions such as heavy vegetation on the property, or extremely steep terrain that makes the sign placement standards of this Section 8 impractical because the sign is not visible from the street, the Community Development Director, or some member of that department so authorized, may grant a variance in the sign setback standards, but not in the size or street orientation standards. In no event may temporary signs subject to the setback requirement be placed within the public right-of-way.

8.9. Existing Temporary Signs. Existing temporary signs, and construction project entry signs shall be brought into full conformance with this Chapter on or before October 1, 1984, or thereafter are in violation in this ordinance. All signs erected after the effective date of this ordinance shall be erected in full compliance, or are unlawful.

8.10 Banners Over Public Property.

(a) Administration. The City Manager is authorized to administer the placement of banners over public property.

(b) Approval. Approval of all applications to display banners over public property shall be given by the

City Manager only if all conditions in Section 8.10 and 8.11 are met.

(c) Terms and Conditions. In order to receive approval to display a sign or banner over public property the applicant shall meet the following terms and conditions:

- (1) The banner or sign shall only inform the community of an upcoming community event. A community event shall be defined as a public event which is of interest to the community as a whole rather than the promotion of any product, political or religious candidate or commercial goods or services.
- (2) The banner may only be displayed immediately prior to and during the community event which it advertises, and in no case shall the banner be displayed in excess of nineteen (19) days.
- (3) Banners shall only be displayed at site(s) approved by the City Manager.
- (4) Reservation of dates for a banner site may be made up to three (3) months prior to the date of display. Site(s) shall be reserved on a first come first serve basis, except that a preference may be given for recurring annual events, historically or traditionally tied to a specific date, holiday or season.
- (5) Banners shall be constructed of canvas or other approved material which is wind and weather resistant.
- (6) Maximum banner size allowable shall be four (4) feet by thirty (30) feet with a minimum street clearance of fourteen (14) feet on City streets and eighteen (18) feet on State roads.
- (7) Day-glow, or fluorescent colors shall not be allowed.
- (8) All banners over public property shall be hung by City personnel according to City specifications.
- (9) The primary purpose of banners which extend over public property shall be to advertise and inform of upcoming community events. No more than twenty-five per cent (25%) of each

side of the banner space shall be used for the name or logo of a commercial sponsor.

- (10) Prices or fees charged for the event shall not be displayed.
- (11) Banners shall be hung or displayed in a manner that does not interfere with or impede traffic or interfere with or obscure traffic signs or control devices.
- (12) The owner of a banner shall agree to assume full liability and indemnify the City for any damage to persons or property arising from the display of the banner by the City.

8.11. Fee. A reasonable fee, as established by the City Manager, not to exceed \$100.00, may be charged for the hanging of a sign or banner by City personnel. If the banner is not picked up from the Park City Public Works Department within ten (10) days after it is taken down the banner shall become property of the City and may be disposed of.

SECTION 9. INSPECTION OF SIGNS. The Building Department shall inspect, as it deems necessary, each sign regulated by this Ordinance to ascertain whether the signs have been adequately installed and adequately maintained to minimize risks to the public.

9.1. Certain Signs to be Approved by Electrical Inspector. The application for a permit for erection of a sign or other advertising structure in which electrical wiring and connections are to be used shall be submitted to the electrical inspector. The electrical inspector shall examine the plans and specifications respecting all wiring and connections to determine if they comply with the electrical code of the city, and he shall approve such permit if the plans and specifications comply with the code or disapprove the application if noncompliance with the code is found.

SECTION 10. DEFINITIONS. For purposes of this Ordinance, the following abbreviations, terms, phrases, and words shall be defined as specified in this section.

Abandoned Sign. Any sign applicable to a use which has been discontinued for a period of three (3) months.

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.

Area of Sign. The area of a sign shall include the entire area within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having no perimeter or border shall be computed by enclosing the entire area within a parallelogram or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram, circle or triangle.

Balcony. A platform that projects from the wall of a building and is surrounded by a railing or balustrade.

Banner. Banner shall include signs, posters and banners and their common definitions.

Billboard or Off Premise Sign. A permanent outdoor advertising sign which advertises goods, products, or services not necessarily sold on the premises on which said sign is located.

Building Face or Wall. All window and wall area of a building in one plane or elevation.

Canopy. A roofed structure constructed of fabric or other material placed so as to extend outward from a building 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.

Changeable Copy Sign. A sign which is characterized by changeable copy whether said sign is free-standing or wall sign, or whether said sign projects from and is supported by a building.

Directional Sign (Guide Signs). Signs which serve as directional guides to recognized areas of regional importance and patronage. To clarify and define such areas of regional importance and patronage, three (3) types of areas are intended to be included.

1. Recreational and entertainment centers of recognized regional significance.
2. Major sports stadiums, entertainment centers of convention centers having a seating capacity in excess of 3,000 persons.
3. An historical landmark.

Free Standing Sign. A sign which is supported by one or more uprights or braces which are fastened to, or



embedded in, the ground or a foundation in the ground. Free standing signs refer to on-premise advertising or project identification signs for the purpose of this Ordinance.

Height of Sign. The height of a sign is the vertical distance measured from the ground plane to the top of the sign, including the air space between the ground and the sign.

Hours of Operation Sign. A sign which displays hours of operation including "open" and "closed" signs.

Low Profile Sign. On premise identification sign having a maximum height of eight (8) feet which is incorporated into a landscape planter.

Master Identification Sign. A sign which identifies only the name and/or logo and/or address of a commercial or industrial complex, the owner and tenants thereof.

Name Plates. Signs identifying the name, occupation, and/or professions of the occupant of the premises.

Non-Conforming Sign (Legal). Any advertising structure or sign which was lawfully erected and maintained prior to such time as it came within the preview of this Ordinance and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this Ordinance.

On-premise or Business Identification Signs. A sign which directs attention to a business, commodity, service, industry or other activity which is sold, offered, or conducted on the premises upon which the sign is located, or to which it is affixed.

Projecting Sign. A sign attached to a building or other structure and extending in whole or in part more than six (6) inches beyond any wall of the building or structures.

Public Necessity Sign. A sign which informs the public of any danger or hazard existing on or adjacent to the premises.

Public Property. Public Property shall mean any property owned by a governmental entity or subject to an easement or right of way of a governmental entity. Banner shall include signs, posters and banners and their common definitions.

Sign. Sign shall mean and include every advertising

message, announcement, declaration, demonstration, display, illustration, insignia, surface or space erected or maintained in view of the observer thereof for identification, advertisement, or promotion of the interests of any person, entity, product, or service. The definition of sign shall also include the sign structure, supports, lighting system, and any attachments, ornaments or other features used to draw the attention of observers.

Signage 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 a shops which constitute a visual entity as a whole.

Solicitation Sign. Sign used to advise solicitors that they are not welcome on the property.

Special Purpose Sign. A sign of a temporary nature other than those established by a business; for the purpose of advertising a special event pertaining to drives or events of a civic, philanthropic, educational, or religious organization.

Special Sale Sign. Temporary signs used to advertise a special sale on the premises.

Structure. The supports, uprights, bracing, guy rods, cables, and framework of a sign or outdoor display.

Subdivision or Project Entrance Sign. An identification sign located at the entrance to a residential or commercial development.

Temporary Sign. A sign which is intended for use during a specified limited time. Temporary signs, as defined by this Ordinance, shall include real estate signs and construction signs.

Theater Marquee. A permanent structure with changeable letters, which is used to advertise theater events.

Wall Signs. A sign with messages or copy erected parallel to and attached to or painted to the outside wall of a building and extending not more than six (6) inches from the wall.

Wall Murals. Murals which are purely decorative in nature and content, and do not include advertising by picture or verbal message are exempt from sign regulation.

Window Sign. A sign installed upon or within one foot of a window for the purpose of viewing from outside of the premises. This term does not include merchandise displayed.

Zone District. Refers to land use regulatory zones under the zoning ordinances of Park City.

SECTION 11. REPEAL OF CONFLICTING ORDINANCES. Any provision of any ordinance of this municipality which conflicts or is inconsistent with any provision of this Ordinance or any provision adopted in this Ordinance is hereby repealed.

SECTION 12. SEPARABILITY OF ORDINANCES. Should any section, clause, or provision adopted pursuant to this Ordinance be declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall not affect the validity of any other section or provision of this Ordinance adopted herein and each such section, clause or provision is hereby declared to be separate and distinct.

SECTION 13. PENALTY. Violation of this Ordinance is a Class "C" misdemeanor punishable by a fine of not more than two hundred and ninety-nine dollars (\$299).

SECTION 14. EFFECTIVE DATE. This Ordinance shall take effect immediately upon publication.

Passed this 22nd day of August, 1985.

IT SHOULD BE NOTED THAT THIS ORDINANCE IS THE CODIFIED VERSION OF ALL ACTIVE AMENDMENTS TO THE SIGN ORDINANCE, ORDINANCE NO. 84-7, ADOPTED JUNE 28, 1984. AMENDMENT 84-11 REGARDING REGULATION OF PERMISSIBLE SIGN COLORS (SECTION 4.2.9.) WAS ADOPTED JULY 19, 1984, AND THE AMENDMENT REGULATING SIZE, LOCATION, AND USE OF TEMPORARY SIGNS, ORDINANCE NO. 84-7 WAS ADOPTED JULY, 19, 1984, AND HAS BEEN REDESIGNATED IN THIS DOCUMENT AS SECTION 8. THE FOLLOWING SECTIONS HAVE BEEN AMENDED AND THESE AMENDMENTS ADOPTED AUGUST 22, 1985: SECTION 4, PERMITTED SIGNS: SECTION 8.3 PORTABLE YARD SIGNS: SECTION 8.9 EXISTING TEMPORARY SIGNS, SPECIFICALLY BANNERS. THIS CODIFIED VERSION OF THE SIGN CODE INCLUDES ORDINANCE 86-6, ADOPTED MAY 1, 1986, PERTAINING TO THE HRC ZONE, CLARIFYING THE SIZES OF SIGNS PERMITTED, AND SPECIAL EVENTS FLIERS; AMENDMENT 84-7(4), PERTAINING TO ILLUMINATED AWNINGS, HAS BEEN INCORPORATED TO THIS ORDINANCE.

Sign2/Ord6

ORDINANCE

Ordinance No. 84-18 84-7(3)

AN ORDINANCE AMENDING ORDINANCE 84-7  
TO DELETE THE REQUIREMENT THAT TEMPORARY SIGNAGE BE REMOVED  
ONCE PERMANENT SIGNAGE IS CONSTRUCTED

WHEREAS the City Council adopted a comprehensive sign code for Park City that prohibited temporary signage once permanent signage is constructed and;

WHEREAS the City Council has since determined that this requirement is uncessary and inhibits with phased construction;

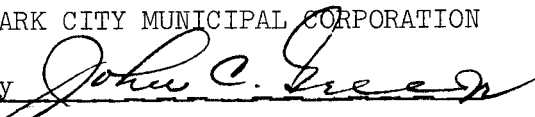
THEREFORE be it ordained by the City Council that the interlined portion of Section (e) or Ordinance 84-7 be deleted as follows:

- (e) Time Limit. Temporary construction signs are to be installed upon granting of conditional use permits by the City for the project the sign pertains to, or upon the issuance of footing and foundation permits on permitted uses which do not require conditional use approval. On conditional uses, if the footing and foundation permits have not been taken out within six (6) months from the erection of the sign, the sign must be removed until permits are issued. Temporary project signs must be removed within thirty (30) days from the date the last certificate of occupancy is given on the site. If a subsequent phase is commenced during that time, the sign may remain so long as construction continues on the project's initial construction (and not remodeling work affecting less than the entire project). ~~If a permanent project entry sign is constructed on that site, all temporary signage must be removed.~~


ADOPTED THIS 18th day of October, 1984.

PARK CITY MUNICIPAL CORPORATION

By

  
John C. Green, Jr., Mayor

Attest:

  
J. Craig Smith, City Recorder

ORDINANCE

Ordinance No. 84-7(4)

AN ORDINANCE AMENDING SECTION 4 OF THE  
PARK CITY SIGN CODE TO ADDRESS  
ILLUMINATED AWNINGS

WHEREAS, a uniform sign code has been adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents of Park City, and

WHEREAS, Illuminated awnings are not currently addressed in the Code,

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah that Section 4 of the Sign Code be amended as follows:

Section 1. Section 4.1 Specific Regulations for Signs Requiring Permits shall be amended to add Section 4.1(o)

4.1(o) Awnings. Canvas awnings are permitted as signage. Awnings shall blend with the architecture of the building and should not obscure details of the building, especially on historic structures. The colors of awnings should generally be of earthtones to match the facade of the structure. Awnings must have a minimum clearance of seven (7) feet to the valance and eight (8) feet to the frame. Like projecting signs, awnings can project a maximum of thirty-six (36) inches from the face of the building except when awnings are used as entrance canopies. In the case of entrance canopies the awning may project from the building to the setback line and must lead to a bonafide business entrance. Such canopies will only be permitted if they are compatible with the architecture of the building. Awnings may include signage not to exceed the square footage as regulated in this Ordinance. Illuminated (back-lit), translucent, vinyl awnings are not considered appropriate in Park City and are not permitted. Translucent letters or accents on canvas awnings are not permitted. Canvas awnings, illuminated in a traditional manner with incandescent lights are appropriate.

Section 2. Section 5, Prohibited Signs and Signage Illumination shall be amended to add Section 5(o) as follows:

5(o) Illuminated Awnings. Illuminated (back-lit), translucent, vinyl awnings are not considered appropriate in Park City and are prohibited.

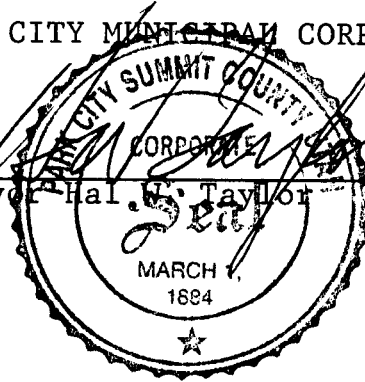
Section 3. Effective Date. This ordinance shall take effect immediately upon its publication.

PASSED AND ADOPTED this 9th day of April, 1987.

PARK CITY MUNICIPAL CORPORATION

By

Mayor Hal W. Taylor



Attest:

Sandra C. King  
City Recorder

ORDINANCE

Ordinance No. 74-8

AN ORDINANCE AMENDING THE ZONING MAP OF PARK CITY  
TO CHANGE THE ZONING ON A PORTION OF THE  
MILLSITE RESERVATION FROM HR-1 TO HCB

WHEREAS, the Redevelopment Agency of Park City filed a petition to change the zoning on a portion of the Millsite Reservation along Swede Alley from HR-1 to HCB; and

WHEREAS, hearings before the City Council and the Planning Commission were held as required by law;

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

1. The official zoning map of Park City should be and is hereby amended to change the zoning on the following described property from HR-1 to HCB:

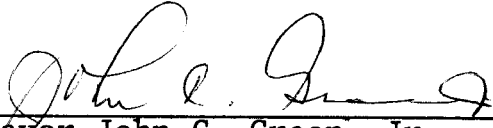
That area bounded by the east by the westerly boundary of the existing HCB Zone, and on the South by an extension of the line between Lots 6 and 7 of Block 69 easterly to east line of the new zone boundary, and on the north by the southerly boundary of the existing HCB Zone. The westerly boundary of the zone change area is approximately 176.00 feet east of the westerly right-of-way line for Swede Alley, and runs parallel to Swede Alley.

The area is more particularly described as follows:

2. This ordinance shall take effect upon its publication.

PASSED AND ADOPTED this 7th day of June, 1984.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor John C. Green, Jr.

Attest:

\_\_\_\_\_  
City Recorder

ORDINANCE

Ordinance No. 84-9

AN ORDINANCE AMENDING THE ZONING MAP OF PARK CITY  
TO CHANGE THE ZONING ON A PORTION OF  
SAMPSON AVENUE AREA FROM HR-1 TO HRL

WHEREAS, the residents of Sampson Avenue filed a petition to change the zoning of the Sampson Avenue area from HR-1 to HRL; and

WHEREAS, hearings before the City Council and the Planning Commission were held as required by law;

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

1. The official zoning map of Park City should be and is hereby amended to change the zoning on the following described property from HR-1 to HRL:

A tract of land in the Northeast quarter of the Northeast quarter of Section 21, and the Southeast quarter of the Southeast quarter of Section 16, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, described as follows:

Commencing at the Southwest corner of the said Northeast quarter of the Northeast quarter of Section 21, said corner also being the Southwest corner of Lot 108 of Block 75 of the official plat of Park City; thence, along the West boundary of the said Northeast quarter of the Northeast quarter and the West boundary of said official plat of Park City, North 1557.46 feet to the Westerly extension of the North boundaries of Lots 44 and 16 of Block 78 of said official plat of Park City; thence, along said Westerly extension, said Northerly boundaries, and the Easterly extension thereof, North  $66^{\circ} 34'$  East 245.77 feet to the Northwest corner of Block 32 of said official plat of Park City; thence, along the West boundary of said Block 32 and the Southerly extension thereof, South  $23^{\circ} 38'$  East 431.73 feet to the Northwesterly corner of Block 75 of said official plat of Park City; thence, along the Northerly boundary of said Block 75, North  $66^{\circ} 22'$  East 23.61 feet to the Northerly boundaries of Lots 50 and 56 of said Block 75; thence, along said Northerly boundaries South  $68^{\circ} 27'$  East 65.16 feet to that parcel of land as described in Book M159, Page 385 of deeds on file in Summit County; thence, along the boundary of said parcel, South  $30^{\circ} 40'$  East 30.22 feet; thence, continuing along said boundary, North  $76^{\circ} 40'$  East 12.58 feet to the Easterly boundary of said Block

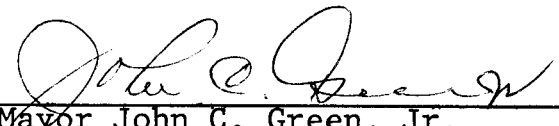


75 of said official plat of Park City; thence, perpendicular to said Easterly boundary; South 68° 27' East 12.67 feet to the centerline of vacated Anchor Avenue as per the official plat of Park City; thence along said centerline, South 21° 33' West 1308.97 feet to the South boundary of the said Northeast quarter of the Northeast quarter of said Section 21 and the South boundary of the official plat of Park City; thence, along said South boundaries, West 39.44 feet to the point of commencement.


2. This ordinance shall take effect upon its publication.

PASSED AND ADOPTED this 7th day of June, 1984.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor John C. Green, Jr.

Attest:

  
\_\_\_\_\_  
City Recorder



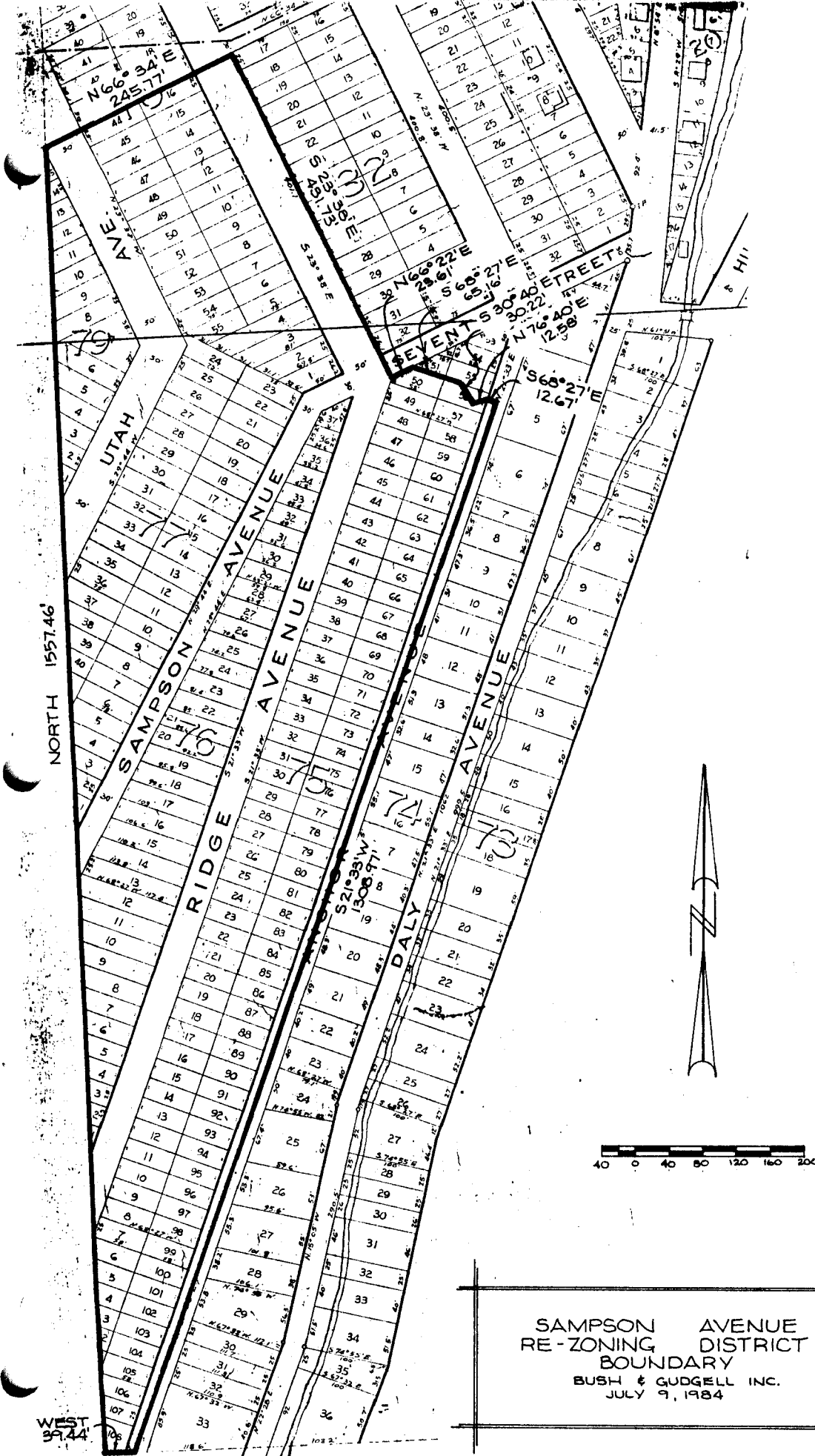
July 9, 1984

Sampson Avenue  
Re-Zone Boundary  
Description

A tract of land in the Northeast quarter of the Northeast quarter of Section 21, and the Southeast quarter of the Southeast quarter of Section 16, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, described as follows:

Commencing at the Southwest corner of the said Northeast quarter of the Northeast quarter of Section 21, said corner also being the Southwest corner of Lot 108 of Block 75 of the official plat of Park City; thence, along the West boundary of the said Northeast quarter of the Northeast quarter and the West boundary of said official plat of Park City, North 1557.46 feet to the Westerly extension of the North boundaries of Lots 44 and 16 of Block 78 of said official plat of Park City; thence, along said Westerly extension, said Northerly boundaries, and the Easterly extension thereof, North 66° 34' East 245.77 feet to the Northwest corner of Block 32 of said official plat of Park City; thence, along the West boundary of said Block 32 and the Southerly extension thereof, South 23° 38' East 431.73 feet to the Northwesterly corner of Block 75 of said official plat of Park City; thence, along the Northerly boundary of said Block 75, North 66° 22' East 23.61 feet to the Northerly boundaries of Lots 50 and 56 of said Block 75; thence, along said Northerly boundaries South 68° 27' East 65.16 feet to that parcel of land as described in Book M159, Page 385 of deeds on file in Summit County; thence, along the boundary of said parcel, South 30° 40' East 30.22 feet; thence, continuing along said boundary, North 76° 40' East 12.58 feet to the Easterly boundary of said Block 75 of said official plat of Park City; thence, perpendicular to said Easterly boundary; South 68° 27' East 12.67 feet to the centerline of vacated Anchor Avenue as per the official plat of Park City; thence, along said centerline, South 21° 33' West 1308.97 feet to the South boundary of the said Northeast quarter of the Northeast quarter of said Section 21 and the South boundary of the official plat of Park City; thence, along said South boundaries, West 39.44 feet to the point of commencement.

JS: kab



NORTH 1557.46'

UTAH AVENUE

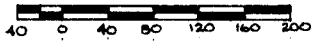
SAMPSON AVENUE

RIDGE AVENUE

DALY AVENUE

SEVENTH STREET

SAMPSON AVENUE  
 RE-ZONING DISTRICT  
 BOUNDARY  
 BUSH & GUDGELL INC.  
 JULY 9, 1984



WEST 397.44'



RECORDING OFFICE  
SALT LAKE COUNTY  
UTAH

July 9, 1984

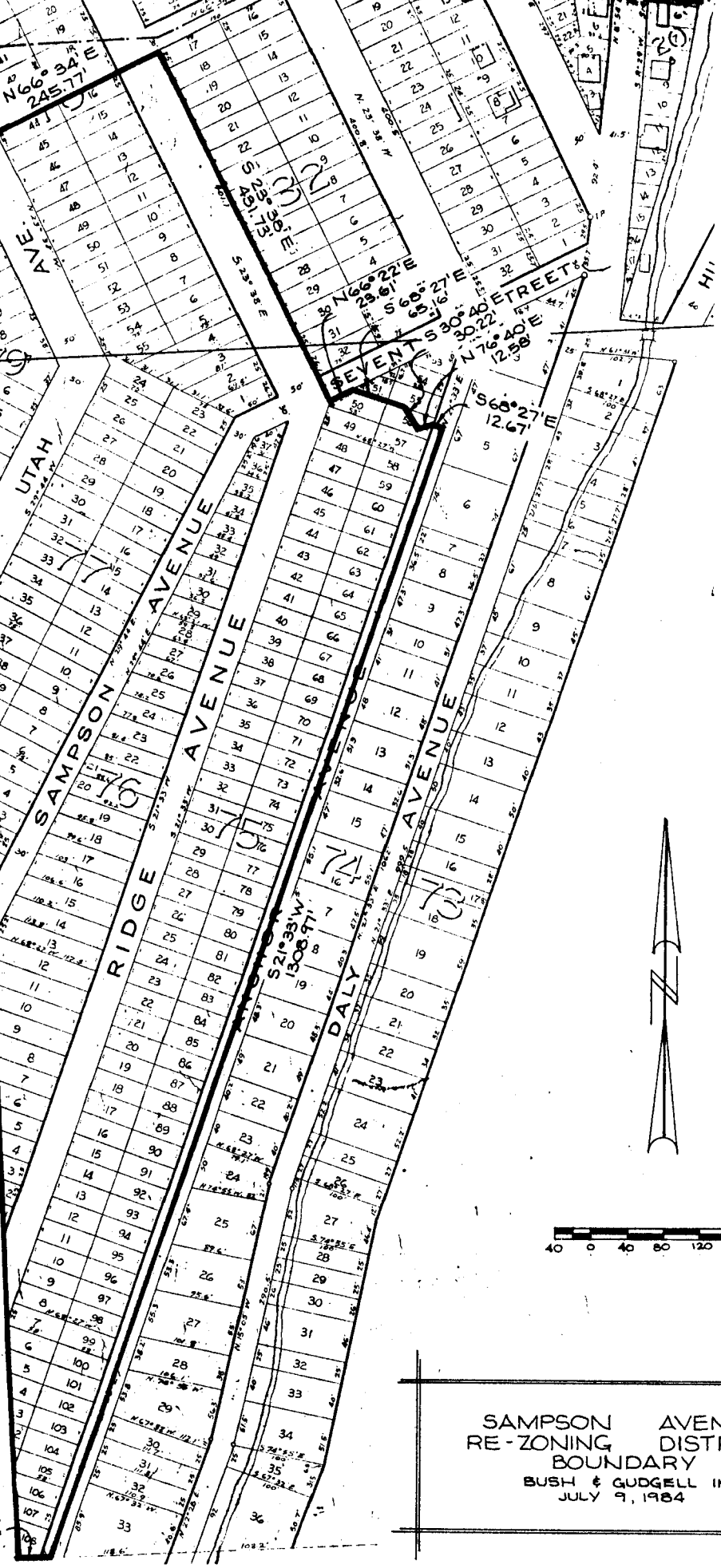
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Description

A tract of land in the Northeast quarter of the Northeast quarter of Section 21, and the Southeast quarter of the Southeast quarter of Section 16, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, described as follows:

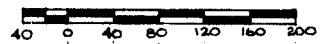
Commencing at the Southwest corner of the said Northeast quarter of the Northeast quarter of Section 21, said corner also being the Southwest corner of Lot 108 of Block 75 of the official plat of Park City; thence, along the West boundary of the said Northeast quarter of the Northeast quarter and the West boundary of said official plat of Park City, North 1557.46 feet to the Westerly extension of the North boundaries of Lots 44 and 16 of Block 78 of said official plat of Park City; thence, along said Westerly extension, said Northerly boundaries, and the Easterly extension thereof, North 66° 34' East 245.77 feet to the Northwest corner of Block 32 of said official plat of Park City; thence, along the West boundary of said Block 32 and the Southerly extension thereof, South 23° 38' East 431.73 feet to the Northwesterly corner of Block 75 of said official plat of Park City; thence, along the Northerly boundary of said Block 75, North 66° 22' East 23.61 feet to the Northerly boundaries of Lots 50 and 56 of said Block 75; thence, along said Northerly boundaries South 68° 27' East 65.16 feet to that parcel of land as described in Book M159, Page 385 of deeds on file in Summit County; thence, along the boundary of said parcel, South 30° 40' East 30.22 feet; thence, continuing along said boundary, North 76° 40' East 12.58 feet to the Easterly boundary of said Block 75 of said official plat of Park City; thence, perpendicular to said Easterly boundary; South 68° 27' East 12.67 feet to the centerline of vacated Anchor Avenue as per the official plat of Park City; thence, along said centerline, South 21° 33' West 1308.97 feet to the South boundary of the said Northeast quarter of the Northeast quarter of said Section 21 and the South boundary of the official plat of Park City; thence, along said South boundaries, West 39.44 feet to the point of commencement.

JS: kab

NORTH 1557.46'



WEST 39.44'



SAMPSON AVENUE  
 RE-ZONING DISTRICT  
 BOUNDARY  
 BUSH & GUDGELL INC.  
 JULY 9, 1984

ORDINANCE

Ordinance No. 84-10

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE  
OF PARK CITY, UTAH  
TO PROVIDE FOR SUPPORT COMMERCIAL USES WITHIN  
MASTER PLANNED DEVELOPMENTS IN THE RDM ZONE,  
AND BETTER DEFINE SUPPORT COMMERCIAL

WHEREAS, the concept of Master Planned Developments contemplates and encourages mixed uses of land; and

WHEREAS, the land use tables in the Land Management Code show that support commercial uses within master planned developments in the RDM Zone are prohibited uses; and

WHEREAS, a better definition of support commercial uses is needed;

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

SECTION 1. The Council finds that Section 2 of the Land Management Code of January 1984 should be and is hereby amended to include the following new definition, which shall be inserted on Page 2-10.

Support Commercial Facilities. Those commercial uses which are located on the site of a master planned development, and oriented toward the internal circulation of the development, for the purpose of serving the needs of the residents or users of that development, and not the general public or persons drawn from off the site of the Master Planned Development. Examples of support commercial uses are barber shops, beauty salons, travel agencies, clothing stores, gift shops, convenience stores, art galleries, auto rentals, camera stores, liquor stores, pharmacies, sporting goods stores, day care nurseries, information centers, tennis or golf pro shops, or other hotel lobby type uses. No use occupying more than 2,000 gross square feet of floor area will be considered as support commercial.

SECTION 2. Section 10.9. of the Land Management Code should be and is hereby amended to include the following new provision:

- (i) Support Commercial Facilities. Within any Master Planned Development in those zones which permit mixed uses within Master Planned Developments, no more than 10% of the total gross floor area may be devoted to support commercial facilities as defined by this Code. All support commercial facilities shall be oriented to the internal pedestrian circulation system of the Master Planned Development. Signage on support commercial facilities must be visible only from within the development, and

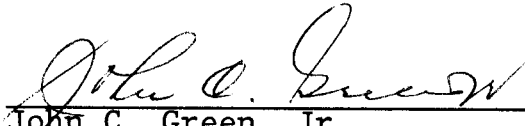
shall not orient to the adjacent public streets or off-site circulation areas.

SECTION 3. The Land Use Tables in Section 7 of the Land Management Code should be and are hereby amended to show that within Master Planned Developments in the RDM Zone, support commercial activities and facilities are a conditional use, as indicated on the table with the letter "C".

SECTION 4. This amendment shall take effect upon its publication.

PASSED AND ADOPTED this 12th day of July, 1984.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
John C. Green, Jr.

Attest:

\_\_\_\_\_  
City Recorder

Ordinance No. 84-12

AN ORDINANCE VACATING A PORTION OF  
GRANT AVENUE

WHEREAS the City has committed to a program of widening and improving the street known as Swede Alley, and

WHEREAS the Redevelopment Agency has agreed to sell a portion of its property in the area known as the Swede Alley parking lot; and

WHEREAS dedicated Grant Avenue is no longer necessary to provide access to the larger Redevelopment parcels, and is not needed for the widening of Swede Alley at the new location;

WHEREAS the City or the Redevelopment Agency of the City is the owner of the property on either side of Grant Avenue, and both have waived published notice and hearing;

NOW THEREFORE be it ordained by the City Council of Park City, Utah as follows:

1. The following described portion of dedicated Grant Avenue as shown on the official plat of Park City and of the Millsite reservation, should be, and is hereby vacated under the provisions of Utah Code Section 10-8-8.5. Title to the underlying land is transferred to the adjoining land owners, which are the Redevelopment Agency of Park City, and Park City Municipal Corporation, who have waived hearing and consented to the vacation. The vacated portion of Grant Avenue is described as follows:

That portion of dedicated Grant Avenue, Park City, Utah, as shown on the official plat of Park City lying north of the Northerly lot line of Lot 8, Block 71 of the Millsite Reservation, and North of the Northerly Lot line of Lot 5 of Block 72 of the Millsite Reservation, and continuing northerly along the dedicated right of way of Grant Avenue until it terminates at the intersection with dedicated Farrell Alley and Fourth Street.

2. This ordinance shall take effect upon its publication.



Passed and adopted this 19th day of July, 1984.

Park City Municipal Corp.

By:

*John C. Green, Jr.*  
John C. Green, Jr., Mayor

Attest:

*William R. G. Sturges*  
City Recorder

When recorded mail to:

Park City Municipal Corporation  
Box 1480  
Park City, Utah 84060

QUIT CLAIM

In consideration of the sum of Ten Dollars and other good and sufficient consideration, PARK CITY MUNICIPAL CORPORATION, a municipality of the State of Utah, GRANTOR hereby quit claims and releases all right, title and interest in the following described tract of land located in Summit County, Utah, to THE REDEVELOPMENT AGENCY OF PARK CITY, UTAH, GRANTEE:

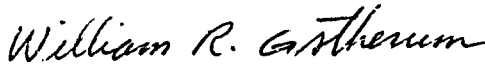
A portion of Dedicated Grant Avenue described as follows:  
Beginning at the Northwest Corner of Lot 5, Block 72 of the Millsite Reservation, Park City Survey, and running thence Northerly along the Westerly line of said Block 72 to the Northernmost point of said Block 72; thence Northwesterly along the dedicated right of way line of Grant Avenue to the intersection of that right of way line with the Easterly right of way line of dedicated Farrell Alley; thence along said right of way line of Farrell Alley to the Northernmost point of Block 71 of the Millsite Reservation; thence along the Easterly line of said Block 71 to the Northeast Corner of Lot 8, Block 71; thence Easterly across dedicated Grant Avenue to the point of beginning.

Executed this 19th day of July, 1984.

Park City Municipal Corp.

By:   
John C. Green, Jr. Mayor

Attest:

  
City Recorder

State of Utah            )  
                              :ss  
County of Summit        )

On the 19th day of July, 1984, personally appeared before me John C. Green, Jr. and William R. Gatherum, Jr., who first being duly sworn and upon oath did state to me that they are the Mayor and Recorder, respectively, of Park City, Utah, and that they signed the foregoing on behalf of that corporation with proper authority.

*Bonnie K. Davis*  
Notary Public  
Residing at Park City

Commission Expires: 7-19-85

ORDINANCE

Ordinance No. 84-13

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF PARK CITY, UTAH

(ONTARIO CANYON)

WHEREAS, the owners (United Park City Mines Company) of land known generally as the Ontario Canyon Area petitioned the City Council of Park City for a change in the zone of that land from Estate (E) to a combination of Residential Development (RD) and Recreational Open Space (ROS) under the Land Management Code; and

WHEREAS, notice was duly published for four (4) consecutive weeks beginning on the 17th day of May and being completed the 7th day of June, 1984; and

WHEREAS, the Planning Commission held a public hearing on the zone change in its meeting of the 23rd day of May; and

WHEREAS, a public hearing was held on the zone change on the on 7th day of June, 1984, and the City Council finds that the zone change as requested at the time of the hearing are in the best interests of the community;

NOW, THEREFORE, BE IT ORDAINED that the official zoning map of Park City, Utah be amended as follows:

SECTION 1. RESIDENTIAL DEVELOPMENT (RD)  
DESIGNATION. The following described land shall be rezoned to RD and the zoning map amended to reflect this change:

Part of Sections 21, 22 and 28, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, in Park City, Summit County, Utah, being more particularly described as follows:

Beginning at a point on the section line common to Sections 21 and 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being distant South 00°40'31" West 686.81 feet from the east quarter corner of said Section 21; thence South 74°11'08" East 180.66 feet to the northeasterly corner of the Matthew Lot 324 mining claim; thence South 15°05'00" West along the easterly line of said mining claim 75.15 feet to a point on the northwesterly right-of-way line of Royal Street, (formerly Lake Flat Road Sections "D" and "E", as dedicated), said point also being on a 428.78 foot

radius curve concave southeasterly from which the radius point bears South 43°52'19" East; the following ten calls being along said right-of-way line: (1) thence southwesterly along said curve, through a central angle of 04°00'44", an arc distance of 30.03 feet; (2) thence South 42°06'57" West 231.48 feet to a point on a 577.97 foot radius curve concave southeasterly from which the radius point bears South 47°53'03" East; (3) thence southwesterly along said curve, through a central angle of 18°05'48", an arc distance of 182.55 feet to the point of reverse curvature of a 648.44 foot radius curve concave northwesterly from which the radius point bears North 65°58'51" West; (4) thence southwesterly along said curve, through a central angle of 14°25'16", an arc distance of 163.21 feet; (5) thence South 38°26'25" West 62.97 feet to a point on a 120.67 foot radius curve concave northwesterly from which the radius point bears North 51°33'35" West; (6) thence southwesterly along said curve, through a central angle of 35°36'48", an arc distance of 75.00 feet; (7) thence South 74°03'13" West 85.00 feet to a point on a 145.00 foot radius curve concave northeasterly from which the radius point bears South 15°56'47" East; (8) thence westerly, southerly and easterly along said curve, through a central angle of 195°17'30", an arc distance of 494.23 feet to a point on a 2306.31 foot radius curve concave northwesterly from which the radius point bears North 31°14'17" West; (9) thence northeasterly along said curve, through a central angle of 04°27'30", an arc distance of 179.46 feet to a point on a 1876.33 foot radius curve concave northwesterly from which the radius point bears North 35°41'47" West; (10) thence northeasterly along said curve, through a central angle of 05°54'1", an arc distance of 193.33 feet; thence South 10°11'56" West 222.31 feet; thence South 00°40'59" West 220.00 feet; thence South 65°56'00" West 261.58 feet; thence South 08°00'00" West 420.00 feet; thence South 02°00'00" East 335.95 feet to a point on a 122.08 foot radius curve concave easterly from which the radius point bears South 43°49'03" East; thence southerly along said curve, through a central angle of 63°40'57", an arc distance of 135.68 feet; thence South 17°30'00" East 113.92 feet; thence West 350.55 feet; thence North 2051.20 feet; thence North 16°05'00" East 410.74 feet; thence South 74°11'08" East 555.05 feet to the point of beginning; containing 24.69 acres, more or less.

SECTION 2. RECREATION OPEN SPACE (ROS)  
DESIGNATION. The following described land shall be rezoned to Recreation Open Space (ROS) and the zoning map amended to reflect this change.

Tract I

Part of Sections 21 and 22, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, in Park City, Summit County, Utah, being more particularly described as follows:

Beginning at the intersection of the section line common to Sections 21 and 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian and a southeasterly right-of-way line of Royal Street, (formerly Lake Flat Road Sections "D" and "E", as dedicated), said point being distant South  $00^{\circ}40'31''$  West 1091.85 feet from the east quarter corner of said Section 21 and being on a 507.97 foot radius curve concave southeasterly from which the radius point bears South  $54^{\circ}07'43''$  East; the following two calls being along said right-of-way line: (1) thence northeasterly along said curve, through a central angle of  $06^{\circ}14'40''$ , an arc distance of 55.36 feet; (2) thence North  $42^{\circ}06'57''$  East 130.69 feet; thence South  $10^{\circ}11'56''$  West 392.26 feet to a point on a northwesterly right-of-way line of said Royal Street; the following nine calls being along the northwesterly, easterly and southeasterly right-of-way line of said Royal Street: (1) thence South  $47^{\circ}42'26''$  East 68.33 feet to a point on an 1806.33 foot radius curve concave northwesterly from which the radius point bears North  $42^{\circ}17'34''$  West; (2) thence southwesterly along said curve, through a central angle of  $06^{\circ}35'47''$ , an arc distance of 207.96 feet to the point of compound curvature of a 2236.31 foot radius curve concave northwesterly from which the radius point bears North  $35^{\circ}41'47''$  West; (3) thence southwesterly along said curve, through a central angle of  $04^{\circ}27'30''$ , an arc distance of 174.01 feet to the point of compound curvature of a 75.00 foot radius curve concave northeasterly from which the radius point bears North  $31^{\circ}14'17''$  West; (4) thence westerly, northerly and easterly along said curve, through a central angle of  $195^{\circ}17'30''$ , an arc distance of 255.64 feet; (5) thence North  $74^{\circ}03'13''$  East 85.00 feet to a point on a 190.67 foot radius curve concave northwesterly from which the radius point bears North  $15^{\circ}56'47''$  West; (6) thence northeasterly along said curve, through a central angle of  $35^{\circ}36'48''$ , an arc distance of 118.51 feet; (7) thence North  $38^{\circ}26'25''$  East 62.97 feet to a point on a 718.44 foot radius curve concave northwesterly from which the radius point bears North  $51^{\circ}33'35''$  West; (8) thence northeasterly along the arc of said curve, through a central angle of  $14^{\circ}25'16''$ , an arc distance of 180.83 feet to the point of reverse curvature of a 507.97 foot radius curve concave southeasterly from which the radius point bears South  $65^{\circ}58'51''$  East; (9) thence northeasterly along said curve, through a

central angle of  $11^{\circ}51'08''$ , an arc distance of 105.08 feet to the point of beginning; containing 2.251 acres, more or less.

#### Tract II

Part of Sections 21, 22 and 28, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, in Park City, Summit County, Utah, being more particularly described as follows:

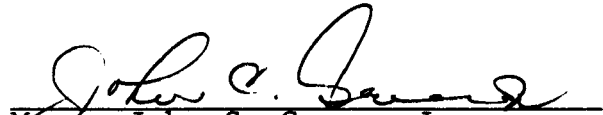
Beginning at a point on the section line common to Sections 21 and 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being distant South  $00^{\circ}40'31''$  West 686.61 feet from the east quarter corner of said Section 21; thence South  $74^{\circ}11'08''$  East 180.66 feet to the northeasterly corner of the Matthew Lot 324 mining claim; thence North  $45^{\circ}00'00''$  West 762.25 feet; thence North  $74^{\circ}28'10''$  West 69.67 feet; thence North  $15^{\circ}31'50''$  East 185.09 feet; thence West 291.97 feet to a point on the easterly right-of-way line of Utah Highway No. 224, (100 foot right-of-way, full width), as proposed; the following fourteen calls being along said proposed easterly right-of-way line: (1) thence South  $00^{\circ}15'34''$  West 115.35 feet to a point on a 1482.39 foot radius curve concave westerly from which the radius point bears North  $89^{\circ}44'26''$  West; (2) thence southerly along said curve, through a central angle of  $15^{\circ}23'33''$ , an arch distance of 398.24 feet; (3) thence South  $15^{\circ}39'07''$  West 559.69 feet to a point on a 5679.58 foot radius curve concave easterly from which the radius point bears South  $74^{\circ}20'53''$  East; (4) thence southerly along said curve, through a central angle of  $06^{\circ}11'23''$ , an arc distance of 613.57 feet; (5) thence South  $09^{\circ}27'44''$  West 368.77 feet to a point on a 1382.39 foot radius curve concave easterly from which the radius point bears South  $80^{\circ}32'16''$  East (6) thence southerly along said curve, through a central angle of  $16^{\circ}06'55''$ , an arc distance of 388.82 feet; (7) thence South  $06^{\circ}39'11''$  East 217.32 feet to a point on a 586.62 foot radius curve concave northeasterly from which the radius point bears North  $83^{\circ}20'49''$  East; (8) thence southeasterly along said curve, through a central angle of  $48^{\circ}51'38''$ , an arc distance of 500.26 feet; (9) thence South  $55^{\circ}30'49''$  East 87.30 feet to a point on a 686.62 foot radius curve concave southwesterly from which the radius point bears South  $34^{\circ}29'11''$  West; (10) thence southeasterly along said curve, through a central angle of  $30^{\circ}23'56''$ , an arc distance of 364.29 feet; (11) thence South  $25^{\circ}06'53''$  East 397.14 feet to a point on a 508.37 foot radius curve concave westerly from which the radius point bears South  $64^{\circ}53'07''$  West; (12) thence southerly along said curve, through a central angle of  $21^{\circ}36'53''$ , an arc distance of 191.78

feet; (13) thence South 03°30'00" East 63.08 feet to a point on a 220.00 foot radius curve concave notheasterly from which the radius point bears North 86°30'00" East; (14) thence southeasterly along said curve, through a central angle of 55°51'25", an arc distance of 214.48 feet; thence North 31°30'00" East 131.83 feet; thence South 58°30'00" East 100.01 feet; thence North 291.85 feet; thence North 17°00'00" West 194.31 feet; thence North 05°00'00" West 418.80 feet; thence North 27°00'00" West 397.98 feet; thence North 02°00'00" West 78.31 feet to a point on a 122.08 foot radius curve concave easterly from which the radius point bears South 43°49'03" East; thence southerly along said curve, through a central angle of 63°40'57", an arc distance of 135.68 feet; thence South 17°30'00" East 113.92 feet; thence West 350.55 feet; thence North 2051.20 feet; thence North 16°05'00" East 410.74 feet; thence South 74°11'08" East 555.05 feet to the point of beginning; containing 34.85 acres, more or less.

SECTION 3. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

PASSED AND ADOPTED this 16th day of August, 1984.

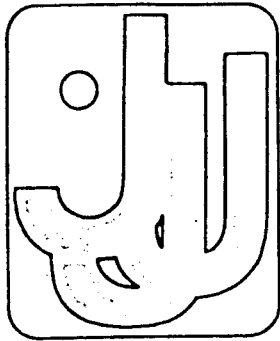
PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor John C. Green, Jr.

Attest:

  
\_\_\_\_\_  
Deputy City Recorder





# J.J. Johnson & Associates

PARK CITY  
MUNICIPAL CORP.

JUL 25 1984

RECEIVED

Park Meadows Plaza

Park City, Utah 84060

(801) 649-9811

ONTARIO

RECORDATION OPEN SPACE (R.O.S.) PARCEL

July 16, 1984

Tract I

Part of Sections 21 and 22, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, in Park City, Summit County, Utah, being more particularly described as follows:

Beginning at the intersection of the section line common to Sections 21 and 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian and a southeasterly right-of-way line of Royal Street, (formerly Lake Flat Road Sections "D" and "E", as dedicated), said point being distant South  $00^{\circ} 40' 31''$  West 1091.85 feet from the east quarter corner of said Section 21 and being on a 507.97 foot radius curve concave southeasterly from which the radius point bears South  $54^{\circ} 07' 43''$  East; the following two calls being along said right-of-way line: 1) thence northeasterly along said curve, through a central angle of  $06^{\circ} 14' 40''$ , an arc distance of 55.36 feet; 2) thence North  $42^{\circ} 06' 57''$  East 130.69 feet; thence South  $10^{\circ} 11' 56''$  West 392.26 feet to a point on a northwesterly right-of-way line of said Royal Street; the following nine calls being along the northwesterly, easterly and southeasterly right-of-way line of said Royal Street: 1) thence South  $47^{\circ} 42' 26''$  East 68.33 feet to a point on an 1806.33 foot radius curve concave northwesterly from which the radius point bears North  $42^{\circ} 17' 34''$  West; 2) thence southwesterly along said curve, through a central angle of  $06^{\circ} 35' 47''$ , an arc distance of 207.96 feet to the point of compound curvature of a 2236.31 foot radius curve concave northwesterly from which the radius point bears North  $35^{\circ} 41' 47''$  West; 3) thence southwesterly along said curve, through a central angle of  $04^{\circ} 27' 30''$ , an arc distance of 174.01 feet to the point of compound curvature of a 75.00 foot radius curve concave northeasterly from which the radius point bears North  $31^{\circ} 14' 17''$  West; 4) thence westerly, northerly and easterly along said curve, through a central angle of  $195^{\circ} 17' 30''$ , an arc distance of 255.64 feet; 5) thence North  $74^{\circ} 03' 13''$  East 85.00 feet to a point on a 190.67 foot radius curve concave northwesterly from which the radius point bears North  $15^{\circ} 56' 47''$  West; 6) thence northeasterly along said curve, through a central angle of  $35^{\circ} 36' 48''$ , an arc distance of 118.51 feet;

7) thence North 38° 26' 25" East 62.97 feet to a point on a 718.44 foot radius curve concave northwesterly from which the radius point bears North 51° 33' 35" West; 8) thence northeasterly along the arc of said curve, through a central angle of 14° 25' 16", an arc distance of 180.83 feet to the point of reverse curvature of a 507.97 foot radius curve concave southeasterly from which the radius point bears South 65° 58' 51" East; 9) thence northeasterly along said curve, through a central angle of 11° 51' 08", an arc distance of 105.08 feet to the point of beginning; containing 2.251 acres, more or less.

## Tract II

Part of Sections 21, 22 and 28, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, in Park City, Summit County, Utah, being more particularly described as follows:

Beginning at a point on the section line common to Sections 21 and 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being distant South 00° 40' 31" West 686.61 feet from the east quarter corner of said Section 21; thence South 74° 11' 08" East 180.66 feet to the northeasterly corner of the Matthew Lot 324 mining claim; thence North 45° 00' 00" West 762.25 feet; thence North 74° 28' 10" West 69.67 feet; thence North 15° 31' 50" East 185.09 feet; thence West 291.97 feet to a point on the easterly right-of-way line of Utah Highway No. 224, (100 foot right-of-way, full width), as proposed; the following fourteen calls being along said proposed easterly right-of-way line: 1) thence South 00° 15' 34" West 115.35 feet to a point on a 1482.39 foot radius curve concave westerly from which the radius point bears North 89° 44' 26" West; 2) thence southerly along said curve, through a central angle of 15° 23' 33", an arc distance of 398.24 feet; 3) thence South 15° 39' 07" West 559.69 feet to a point on a 5679.58 foot radius curve concave easterly from which the radius point bears South 74° 20' 53" East; 4) thence southerly along said curve, through a central angle of 06° 11' 23", an arc distance of 613.57 feet; 5) thence South 09° 27' 44" West 368.77 feet to a point on a 1382.39 foot radius curve concave easterly from which the radius point bears South 80° 32' 16" East; 6) thence southerly along said curve, through a central angle of 16° 06' 55", an arc distance of 388.82 feet; 7) thence South 06° 39' 11" East 217.32 feet to a point on a 586.62 foot radius curve concave northeasterly from which the radius point bears North 83° 20' 49" East; 8) thence southeasterly along said curve, through a central angle of 48° 51' 38", an arc distance of 500.26 feet; 9) thence South 55° 30' 49" East 87.30 feet to a point on a 686.62 foot radius curve concave southwesterly from which the radius point bears South 34° 29' 11" West; 10) thence southeasterly along said curve, through a central angle of 30° 23' 56", an arc distance of 364.29 feet; 11) thence South 25° 06' 53" East 397.14 feet to a point on a 508.37 foot radius curve concave westerly from which

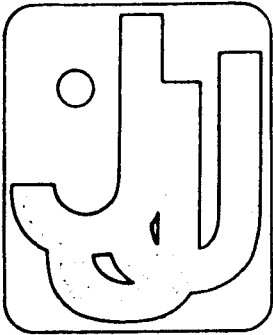
the radius point bears South 64° 53' 07" West; 12) thence southerly along said curve, through a central angle of 21° 36' 53", an arc distance of 191.78 feet; 13) thence South 03° 30' 00" East 63.08 feet to a point on a 220.00 foot radius curve concave northeasterly from which the radius point bears North 86° 30' 00" East; 14) thence southeasterly along said curve, through a central angle of 55° 51' 25", an arc distance of 214.48 feet; thence North 31° 30' 00" East 131.83 feet; thence South 58° 30' 00" East 100.01 feet; thence North 291.85 feet; thence North 17° 00' 00" West 194.31 feet; thence North 05° 00' 00" West 418.80 feet; thence North 27° 00' 00" West 397.98 feet; thence North 02° 00' 00" West 78.31 feet to a point on a 122.08 foot radius curve concave easterly from which the radius point bears South 43° 49' 03" East; thence southerly along said curve, through a central angle of 63° 40' 57", an arc distance of 135.68 feet; thence South 17° 30' 00" East 113.92 feet; thence West 350.55 feet; thence North 2051.20 feet; thence North 16° 05' 00" East 410.74 feet; thence South 74° 11' 08" East 555.05 feet to the point of beginning; containing 34.85 acres, more or less.

RCK/js

Project No. 14-204-84  
(806 LEGALS/R.O.S.)

Prepared By:  
Checked By:  
Reviewed By:

RCK  
RCK  
JJS



# J.J. Johnson & Associates

Park Meadows Plaza

Park City, Utah 84060 (801) 649-9811

ONTARIO

RESIDENTIAL DEVELOPMENT (R.D.) PARCEL

July 16, 1984

Part of Sections 21, 22 and 28, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, in Park City, Summit County, Utah, being more particularly described as follows:

Beginning at a point on the section line common to Sections 21 and 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being distant South  $00^{\circ} 40' 31''$  West 686.81 feet from the east quarter corner of said Section 21; thence South  $74^{\circ} 11' 08''$  East 180.66 feet to the northeasterly corner of the Matthew Lot 324 mining claim; thence South  $15^{\circ} 05' 00''$  West along the easterly line of said mining claim 75.15 feet to a point on the northwesterly right-of-way line of Royal Street, (formerly Lake Flat Road Sections "D" and "E", as dedicated), said point also being on a 428.78 foot radius curve concave southeasterly from which the radius point bears South  $43^{\circ} 52' 19''$  East; the following ten calls being along said right-of-way line: 1) thence southwesterly along said curve, through a central angle of  $04^{\circ} 00' 44''$ , an arc distance of 30.03 feet; 2) thence South  $42^{\circ} 06' 57''$  West 231.48 feet to a point on a 577.97 foot radius curve concave southeasterly from which the radius point bears South  $47^{\circ} 53' 03''$  East; 3) thence southwesterly along said curve, through a central angle of  $18^{\circ} 05' 48''$ , an arc distance of 182.55 feet to the point of reverse curvature of a 648.44 foot radius curve concave northwesterly from which the radius point bears North  $65^{\circ} 58' 51''$  West; 4) thence southwesterly along said curve, through a central angle of  $14^{\circ} 25' 16''$ , an arc distance of 163.21 feet; 5) thence South  $38^{\circ} 26' 25''$  West 62.97 feet to a point on a 120.67 foot radius curve concave northwesterly from which the radius point bears North  $51^{\circ} 33' 35''$  West; 6) thence southwesterly along said curve, through a central angle of  $35^{\circ} 36' 48''$ , an arc distance of 75.00 feet; 7) thence South  $74^{\circ} 03' 13''$  West 85.00 feet to a point on a 145.00 foot radius curve concave northeasterly from which the radius point bears South  $15^{\circ} 56' 47''$  East; 8) thence westerly, southerly and easterly along said curve, through a central angle of  $195^{\circ} 17' 30''$ , an arc distance of 494.23 feet to a point on a 2306.31 foot radius curve concave northwesterly from which the radius point bears North  $31^{\circ} 14' 17''$  West; 9) thence

northeasterly along said curve, through a central angle of  $04^{\circ} 27' 30''$ , an arc distance of 179.46 feet to a point on a 1876.33 foot radius curve concave northwesterly from which the radius point bears North  $35^{\circ} 41' 47''$  West; 10) thence northeasterly along said curve, through a central angle of  $05^{\circ} 54' 12''$ , an arc distance of 193.33 feet; thence South  $10^{\circ} 11' 56''$  West 222.31 feet; thence South  $00^{\circ} 40' 59''$  West 220.00 feet; thence South  $65^{\circ} 56' 00''$  West 261.58 feet; thence South  $08^{\circ} 00' 00''$  West 420.00 feet; thence South  $02^{\circ} 00' 00''$  East 335.95 feet to a point on a 122.08 foot radius curve concave easterly from which the radius point bears South  $43^{\circ} 49' 03''$  East; thence southerly along said curve, through a central angle of  $63^{\circ} 40' 57''$ , an arc distance of 135.68 feet; thence South  $17^{\circ} 30' 00''$  East 113.92 feet; thence West 350.55 feet; thence North 2051.20 feet; thence North  $16^{\circ} 05' 00''$  East 410.74 feet; thence South  $74^{\circ} 11' 08''$  East 555.05 feet to the point of beginning; containing 24.69 acres, more or less.

RCK/js

Project No. 14-204-84  
(806 LEGALS/R.D.)

Prepared By: RCK  
Checked By: RCK  
Reviewed By: Jsu

ORDINANCE

Ordinance No. 84-14

AN ORDINANCE VACATING A PORTION OF  
CHAMBERS STREET

WHEREAS, the City has committed to a program of widening and improving the street known as Swede Alley; and

WHEREAS, Ralph and Sallie Eastman are the owners of adjoining property, and a house which encroaches into the right-of-way of Chambers Street; and

WHEREAS, there were no obligations to the vacation, closing and sale of this portion of Chambers Street at the public hearing held after property notice;

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

1. The following described portion of dedicated Chambers Street as shown on the official plat of Park City and of the Millsite reservation, should be, and is hereby closed, vacated, and the property declared surplus and available for sale to the Eastmans:

Beginning at the Easternmost Corner of Lot 1, Block 21 Park City Survey, and running thence North 66°34'00" East 20.30 feet to the Southwest Corner of Lot 23, Block 72 of the Park City Survey; thence North 66°34'00" East 19.70 along the Northerly right of way line of platted Second Street; thence South 23°31'00" East 15.72 feet along the Easterly right of way line of platted Chambers Street to the true point of beginning; thence South 23°31'00" East 35.60 feet along the right of way line; thence North 85°00'00" West 29.83 feet; thence North 13°34'00" West 33.00 feet; thence South 89°19'00" East 23.44 feet to the point of beginning. Contains 835.03 square feet.

2. This Ordinance shall take effect upon its publication.

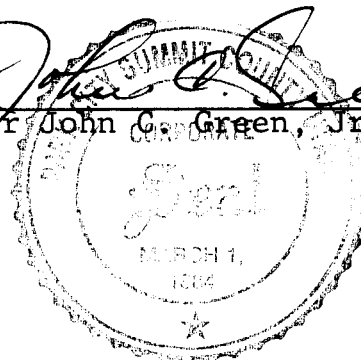
PASSED AND ADOPTED this 9th day of August, 1984.

PARK CITY MUNICIPAL CORPORATION

  
Mayor John C. Green, Jr.

Attest:

  
Deputy City Recorder



ORDINANCE

Ordinance No. 84-15

AN ORDINANCE REPEALING ORDINANCE NO. 83-19  
AND DISSOLVING THE MUSEUM ADVISORY BOARD

WHEREAS, the City created the Museum Advisory Board to oversee the management and operation of the Park City Museum; and

WHEREAS, the operation of the museum has been assumed by the Park City Historical Society, which is well equipped to take on that project; and

WHEREAS, the efforts of the Historical Society and the Advisory Board overlap, and the Advisory Board has served its initial function;

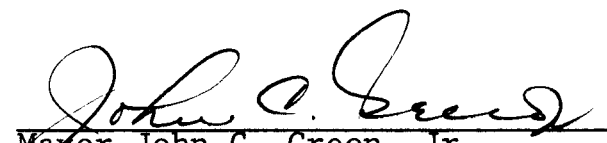
NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

1. Ordinance 84-19, "An Ordinance Establishing the Park City Museum Advisory Board", should be and is hereby repealed in its entirety. The members of that Board are hereby discharged of their duties.

2. This Ordinance shall take effect on publication.

PASSED AND ADOPTED this 9th day of August, 1984.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor John C. Green, Jr.

Attest:

  
\_\_\_\_\_  
Deputy City Recorder

AN ORDINANCE VACATING A PORTION OF  
PLATTED NINTH STREET OF SNYDER'S ADDITION TO PARK CITY

WHEREAS Thomas F. Hansen has petitioned the City to vacate a portion of Ninth Street to eliminate a property boundary problem caused by the remonumentation of Park City, and

WHEREAS Hansen has been able to obtain the cooperation of the owners of the adjoining property to make a similar adjustment in the property line survey descriptions along that block, all of whom are similarly affected by the monumentation change; and

WHEREAS after notice to adjoining property owners and a public hearing before the City Council there were no objections raised to the vacation of a portion of Ninth Street;

NOW THEREFORE be it ordained by the City Council of Park City, Utah as follows:

1. The following described portion of Ninth Street, as shown on the official plat of Snyder's Addition to Park City, is hereby vacated to Thomas F. Hansen, the owner of the adjoining lot:

Beginning at the Southwest corner of the intersection of 9th Street and Norfolk Avenue, said point being the Northeast Corner of Lot 11, Block 14, Snyder's Addition to Park City, and running thence South 54-01' West along the South side of 9th Street 75.00 feet; thence North 35-59' West 4.00 feet; thence North 54-01' East 74.90 feet to the West line of Norfolk Avenue; thence South 37-21' East along said West line 4.00 feet to the point of of beginning. Reserving the right to maintain any public utility facilities now within this land, whether owned by Park City or any of its franchised utilities.

2. Park City shall execute and deliver a quit claim deed to the property described above, conveying title, without warranty, to Hansen.

3. Any public utility facilities now located within the portion of Ninth Street vacated shall remain in place, with the full right to maintain them. Should Hansen desire to move them, he may do so at his expense. In the event that



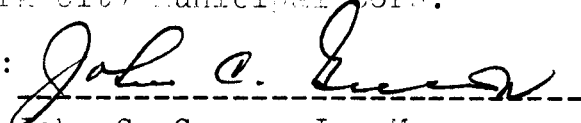
the facilities are replaced or substantially upgraded by the City, Park City will remove them to the remainder of Ninth Street if possible. To the best of the parties' knowledge and belief at this time, there are no utilities in the affected area, but no survey of utility facilities has been made.

4. This ordinance shall take effect on its publication or recording in the office of the Summit County Recorder, whichever occurs last.


Passed and adopted this 11th day of October, 1964.

Park City Municipal Corp.

by:

  
-----  
John C. Green, Jr. Mayor

Attest:

  
-----  
J. Craig Smith, Recorder

ORDINANCE

Ordinance No. 84-20

AN ORDINANCE AMENDING THE CABLE TELEVISION  
FRANCHISE ORDINANCE NO. 80-22, CONCERNING THE  
MANAGEMENT AND USE OF THE LOCAL INFORMATIONAL AND  
EDUCATIONAL CHANNEL

WHEREAS, the original Cable Television Franchise issued by Park City in September of 1980 provided for a "local access channel"; and

WHEREAS, the term "local access channel" has taken on a different meaning in the regulatory context than that intended at the time the franchise was adopted; and

WHEREAS, the franchise has been assigned by Park City C.A.T.V. Associates, a Utah Limited Partnership to Community Television of Utah, Inc., with the consent of the Council; and

WHEREAS, both Community Television of Utah, Inc. and Park City desires to make amendments to the franchise concerning the management of a local informational and educational channel, and other minor amendments to the franchise,

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

SECTION 1. Section 9, Subsection (a), Paragraph (4) should be and is hereby amended in its entirety to read as follows:

(4) Provide one channel for local governmental, educational, or local informational uses. Programming of this channel will be under the direction of Park City under rules and regulations promulgated by it, provided that any entity other than Park City desiring to use the channel for "educational" or "informational" purposes shall be a non-profit organization funded in whole or in part by federal, state, or municipal funds. The programming of this channel shall be entirely non-commercial in nature. In providing this channel, the franchisee must make space available on the cable to transmit the local informational programming, and also provide some reasonable, mutually acceptable means of connecting the programming to the cable system head end.

SECTION 2. Section 9, Subsection (d), Paragraph (4) of the existing franchise ordinance should be and is hereby amended in its entirety to read as follows:

(4) During the term of this franchise, and any renewal thereof, the company shall maintain in Summit County a local business office for the purpose of receiving and resolving all complaints, requests for repairs or service, and similar matters. The office must be accessible by a local toll free telephone call during local business hours, and in no event less than 9 a.m. to 5 p.m. Monday through Friday, excluding legal holidays.

SECTION 3. Section 9, Subsection (d), Paragraph (5) of the existing franchise ordinance should be and is hereby amended to require a log of customer complaints to be kept for a period of only one year, rather than for three years as currently provided.

SECTION 4. Section 16 of the existing franchise ordinance should be and is hereby amended by the addition of the following sentence:

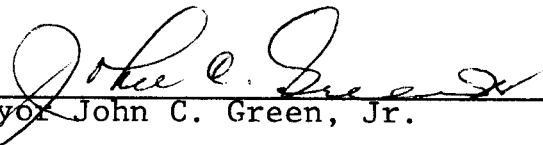
The Company may, as an alternative to providing the maps to the City as required herein, join and maintain membership in a "blue stake" program as defined by Utah Code Annotated Sections 54-8(a)-1, et seq. covering the Park City area.

SECTION 5. Section 9, Subsection (g) of the existing franchise has been covered by the amendments concerning the local informational and educational channel, and should be, and is hereby deleted from the franchise.

SECTION 6. This ordinance shall take effect on the last to occur of publication in the Park Record and execution by the franchisee.

PASSED AND ADOPTED this first day of November, 1984.

PARK CITY MUNICIPAL CORPORATION

  
Mayor John C. Green, Jr.

Attest:

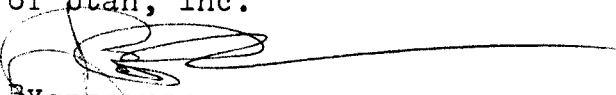
  
City Recorder

RECIPT AND ACCEPTANCE OF AMENDMENTS TO FRANCHISE

Community Television of Utah, Inc. hereby acknowledges receipt of the foregoing amendments to the Franchise from Park City, and accepts the terms of those amendments to its franchise.

Date:

Community Television  
of Utah, Inc.

  
By-----  
Its:----- Vice President-----

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

AN ORDINANCE AMENDING THE FRANCHISE ORDINANCE GRANTING  
PARK CITY C.A.T.V. ASSOCIATES, A UTAH LIMITED  
PARTNERSHIP, A NON-EXCLUSIVE FRANCHISE.

Be it ordained by the City Council of Park City:

Section 1. Definitions. Unless the particular provision or the context requires, the definitions and provisions contained in this section shall govern the construction, meaning, and application of words and phrases used in this ordinance. The definition of each word or phrase shall constitute, to the extent applicable, the definition of each word or phrase which is derivative from it, or from which it is a derivative, as the case may be.

- (A) "Available" means that trunk lines, amplifiers, and related equipment are installed and capable of providing basic service to every block containing five or more separate occupancies, as defined in the Uniform Building Code.
- (B) "Basic service" means the simultaneous delivery by the grantee to the television, radio, or other appropriate communications receiver of a subscriber of all signals of over-the-air broadcasters required by the Federal Communications Commission or by this ordinance to be carried by the CATV system of the grantee, together with such additional public, educational, governmental, leased, or other access channels or signals as may belikewise required by law, but not including pay or subscription television as defined by the Federal Communications Commission.
- (C) "Block" means all property fronting on both sides of a street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of a cul-de-sac, or city boundary.
- (D) "CATV" or "cable television system" means a system employing antennae, micro-wave, wires, wave-guides, coaxial cables, or other conductors, equipment or facilities, designed, constructed or used for the purpose of:
  - (1) collecting and amplifying local or distant broadcast television or radio signals and distributing and transmitting same;
  - (2) transmitting original cablecast programming not received through television broadcast signals;

- (3) transmitting television pictures, film and videotape programs, not received through broadcast television signals, whether or not encoded or processed to permit reception by only selected receivers; provided, however, that any of the services, permitted hereunder to be performed, as described above, shall be those performed by the grantee for subscribers, as herein defined, in the operation of a cable television or CATV system franchised by the city and not otherwise, and provided further that such term shall not include any such facility or system that serves only the residents of one or more apartment dwellings or commercial establishments under common ownership, control or management.
- (E) "City" means Park City.
- (F) "Franchise" means and includes any authorization granted hereunder in terms of a franchise, privilege, permit, license or otherwise to construct, operate and maintain a cable television system within all or a specified area in the city.
- (G) "Franchise area" means the territory within the city throughout which grantee shall be authorized hereunder to construct, maintain, and operate its system and shall include any enlargements thereof and additions thereto.
- (H) "Grantee" means any person, firm, or corporation receiving the grant of any franchise hereunder and shall include any lawful successor to the interest of such person, firm or corporation.
- (I) The phrase "gross receipts from the sale of services," shall be interpreted to include only those revenues derived from the supplying of regular subscriber service, that is, "gross subscriber revenues", as defined by the Federal Communications Commission, and gross receipts from all other services unless such tax is prohibited by the Federal Communications Commission.
- (J) "Manager" shall mean the city manager or his designee.
- (K) "PCCATV" means Park City C.A.T.V. Associates, A Utah Limited Partnership.
- (L) "Program" means any sign, signal, picture, image, or sound of any kind, or any combination thereof.
- (M) "Subscriber" or "User" means any person or entity receiving for any purpose any service of the grantee's cable television system including, but not limited to, the conventional cable television system service of retransmission of television broadcast, radio signals, grantee's

original cable casting, and the local government, education and public access channels; and other services, such as leasing of channels, data and facsimile transmission, pay television, and police, fire and similar public service communication.

Section 2. Franchise Granted. Subject to the provisions of this ordinance there is hereby granted by the city to PCCATV the right, privilege, permission and authority to construct, erect, operate, and maintain, in, upon, along, across, above, over and under the streets, alleys, public ways and public places, now laid out or dedicated, and all extensions thereof, and additions thereto, in the city and subsequent additions thereto, poles, wires, cables, underground conduits, manholes and other conductors and fixtures, and to use the same for the purpose of transmitting and distributing electricity and electrical impulses, television signals for television purposes, to reproduce pictures and sound in combination or independently, and especially for the conduct of a community antenna television system for the reception, sale and distribution of television signals.

Section 3. Franchise limitations. In addition to any other franchise limitations hereunder or as herein provided, the following limitations shall apply to any franchise granted or renewed by the council under this article:

- (A) Nature of franchise. The franchise granted herein is non-exclusive, and neither the granting thereof nor any of the provisions contained herein or in such franchise shall limit, abridge, diminish, alter, or affect the right, privilege, power, or authority of the city council; and the council hereby reserves and preserves the right to grant any identical or similar or different franchise to any person, firm, or corporation other than grantee, either within or without or partly within or partly without the franchise area of any grantee.
- (B) Subordination of franchise privileges. The franchise hereby granted is subordinate to any prior lawful occupancy of any street or public property or to the grant of any privilege under any other franchise of prior date, insofar as there shall be any conflict.
- (C) Transfer of franchise.
  - (1) The franchise granted hereunder is a privilege to be held in personal trust by the original grantee. It cannot be sold, transferred, leased, assigned, or disposed of, in whole or in part, either by forced or involuntary sale, or by voluntary sale, merger, consolidation or otherwise, without prior consent of the city council and then only under such conditions as may therein be prescribed. Any such transfer or assignment shall be made only by an instrument in writing, such as a bill of sale, or

similar document, a duly executed copy of which shall be filed in the office of the city recorder within 30 days after any such transfer or assignment. The consent of the council may not be unreasonably refused; provided, however, the proposed assignee must show financial responsibility as determined by the council and must agree to comply with all provisions of this ordinance; but no such consent shall be required for a transfer in trust, mortgage, or other hypothecation, in whole or in part, to secure an indebtedness.

Section 4. Franchise tax. PCCATV shall pay to the city in semiannual installments within 30 days after June 30 and December 31, of each year a sum equal to three percent of that portion of the annual gross receipts, as defined in definition (I) of this ordinance.

Section 5. Disclosure. Within 30 days from the date this franchise becomes effective, PCCATV shall provide the city:

- (A) The name, address, and telephone number of the applicant.
- (B) A detailed statement of the corporate or other business entity organization of the applicant, including, but not limited to, the following:
  - (1) The names, residence addresses and business addresses of all officers, directors, and partners or business associates of the applicant.
  - (2) The names, residence addresses and business addresses of all persons and entities having controlling, or being entitled to have or control five percent or more of the ownership of the applicant and the respective ownership share of each such person or entity.
  - (3) The names and addresses of any parent or subsidiary of the applicant and of any other business entity owning or controlling in whole or in part or owned or controlled in whole or in part by the applicant, and a statement describing the nature of any such parent or subsidiary business entity, including, but not limited to, all CATV or similar systems owned or controlled by the applicant, its parent or subsidiary and the areas served thereby.
  - (4) A detailed description of all previous experience of the applicant in providing CATV service or related or similar services.



- (5) A detailed and complete financial statement of the applicant, prepared by a certified public accountant, for the fiscal year next preceding the date of the application hereunder, or a letter or other acceptable evidence in writing from a responsible lending institution or funding source, addressed to both the applicant and the council, setting forth the basis for a study performed by such lending institution or funding source, and a clear statement of its intent as a lending institution or funding source to provide whatever capital shall be required by the applicant to construct and operate the proposed system in the city, or a statement from a certified public accountant, certifying that the applicant has available sufficient free, net and uncommitted cash resources to construct and operate the proposed system in this city.
- (6) A statement identifying, by place and date, any other cable television franchise(s) awarded to the applicant, its parent or subsidiary; the status of said franchise(s) with respect to completion thereof; the total cost of completion of such system(s); and the amount of applicant's and its parent's or subsidiary's resources committed to the completion thereof.
- (C) A detailed description of the proposed plan or operation of the applicant, which shall include, but not be limited to, the following:
- (1) A detailed map indicating all areas proposed to be served, and a proposed time schedule for the installation of all equipment necessary to become operational throughout the entire area to be served.
  - (2) A statement or schedule setting forth all proposed classifications of rates and charges to be made against subscribers and all rates and charges, service charges, and special, extraordinary, or other charges. The purchase price, terms, and nature of any optional or required equipment, device, or other thing to be offered for sale to any subscriber shall be described and explained in detail.
  - (3) A detailed statement describing the actual equipment and operational standards proposed by the applicant.
- (D) A copy of the form of any agreement, undertaking, or other instrument proposed to be entered into between the applicant and any subscriber.

- (E) A copy of any agreement covering the franchise area, if existing between the applicant and any public utility providing for the use of any facilities of the public utility, including, but not limited to, poles, lines or conduits.
- (F) Any other information pertinent to the subject matter of such application and requested by the manager.
- (G) An application fee in the sum of \$500.00 which shall be in the form of cash, certified or cashier's check, or money order, to pay the costs of studying, investigating, and otherwise processing such application, which shall not be returnable or refundable in whole or in part, except to the extent that such fee exceeds the actual costs incurred by the city in studying, investigating and otherwise processing the application.

Section 6. Inspection. The city shall have the right, after reasonable notice, to inspect the books and records of the PCCATV insofar as such books and records appertain to the gross receipts of PCCATV arising from the construction, operation and maintenance of said system within the city, or allocable thereto. PCCATV shall furnish to the city on request by the city such reports, documents and information reasonably necessary to enable the city to verify the payments made to it by PCCATV.

Section 7. Letter of Credit. PCCATV shall provide the city within 15 days, with a letter of credit in the sum of \$75,000 in a form approved by the city attorney guaranteeing that funds are available to be used as set forth in section 21 to satisfy the payment of damages.

Section 8. Insurance. PCCATV shall furnish the city with written evidence of a contract or contracts of insurance with a reliable company or companies authorized to do business in the state of Utah by which contracts both PCCATV and the city are insured against any claim, demand or loss for injury to persons or damage to property resulting from, growing out of, or connected with the construction, operation or maintenance of the system within the city, which contracts of insurance shall have limits in amounts not less than \$100,000 for injury to one person in one occurrence, not less than \$300,000 for injury to more than one person in the same occurrence, except that this obligation shall not require PCCATV to furnish insurance against injury to persons or damage to property caused by the negligence of the city or its employees.

Section 9. Minimum Standards.

- (A) PCCATV shall:

- (1) Be capable of relaying to subscriber terminals television and radio broadcast signals;
  - (2) Be constructed with the potential of two-way digital and video signal transmission;
  - (3) Distribute color television signals which it receives;
  - (4) Provide one channel for educational, public access and civic or nonprofit organization uses and \$10,000 to provide access as directed by the City Council.
- (B) Additional services. The cable television system may also engage in the business of:
- (1) Transmitting original cablecast programming not received through television broadcast signals;
  - (2) Transmitting television pictures, film and video-tape programs, not received through broadcast television signals, whether or not encoded or processed to permit reception by only selected receivers or subscribers;
  - (3) Transmitting and receiving all other signals; digital, voice and audio-visual.
- (C) Refusal of service. No person, firm or corporation within the service area of the grantee, and where trunk lines are in place, shall be refused service; provided, however, that the grantee shall not be required to provide service to any subscriber that does not pay the applicable connection fee or service charges.
- (D) Service standards. PCCATV shall:
- (1) Correct malfunction promptly and shall use its best efforts to do so within 24 hours after occurrence, except on holidays or weekends.
  - (2) Answer complaints by subscribers;
  - (3) Planned interruptions of service, insofar as possible, shall be preceded by notice given to subscribers 24 hours in advance and shall occur during periods of minimum use of the system;
  - (4) Maintain an office in the city, which office shall be open during all usual business hours, with its telephone listed in directories of the telephone company serving the city, which office shall be so operated that complaints and requests for repairs or adjustments may be received at any time, day or

night, seven days a week; and provide notice of such office and the grantee's complaint procedure to each subscriber at the time of initial subscription to the system;

- (5) Maintain a written record, or "log" listing date of customer complaints, identifying the subscriber and describing the nature of the complaint, and when and what action was taken by grantee in response thereto. The record shall be kept at PCCATV's local office, for a period of three years and shall be available for inspection during regular business hours, without further notice or demand, by the manager.
- (E) City complaint procedures. The manager shall designate a city officer or employee who shall have the primary responsibility for the administration of complaints regarding the cable television franchise, and shall adopt procedures to be followed by such officer or employee in resolving and processing such complaints.
- (F) Failure to provide service. Any grantee of any franchise hereunder who shall, within two years after the payment of any installation charge by any subscriber, fail to operate its system or make its service available to such subscriber, on a regular and continuous basis, shall refund the installation charge, to such subscriber, together with interest thereon at not less than eight percent per year.
- (G) Municipal Service. With respect to the public access channel, the grantee shall provide, at the request of the manager, and upon city reimbursement of PCCATV's actual cost, use of PCCATV's studio, equipment and technical services for production of live and video-tape municipal programs, subject to scheduling requirements of the grantee.
- (H) Minimum Operation. PCCATV shall provide a system of not less than 20-channel capability, which shall include coverage of at least the following:

STATION CALL LETTERS	CITY OF ORIGINATION
KUTV	Salt Lake City, Utah
KTVX	Salt Lake City, Utah
KSL	Salt Lake City, Utah
KUED	Salt Lake City, Utah
KSTU	Salt Lake City, Utah
	(when available)
KBYU	Provo, Utah
	(when available)
WGN	Chicago, Illinois
KTVU	Oakland, California
HBO or SHOWTIME	New York, New York
WTBS	Atlanta, Georgia
CBN	(Christian Broadcasting)
CCN (24 hours news)	Atlanta, Georgia
KPCW Radio	Park City, Utah

- (I) No Discrimination. PCCATV in the conduct of its business and in furnishing service under the provisions of this agreement shall not discriminate between persons or between areas, and access to and use of the cable television system shall be made equally available to all persons, firms and corporations within the city.

Section 10. Dates of Operation. PCCATV shall, before October 15, 1980 extend full service and access to its system to at least 1000 housing units in Park City; and shall by June 30, 1981 extend full service and full access to its system to 2,500 housing units. By December 31, 1981 PCCATV shall extend full service and full access to all areas of the city where there is a population density of at least 75 housing units per running mile. In the event any area is annexed to the city, or the housing unit density becomes at least 75 units per running mile, PCCATV shall extend full service and full access to its system to all parts thereof and to every applicant therein for service within at least two years from the date of annexation, or date that the density becomes 75 units per running mile.

Section 11. Compliance with Federal, State and Local Law. In the installation, construction, operation and maintenance of the community antenna television system, PCCATV shall comply with all current and future federal, state and city laws, regulations, rules, guidelines and ordinances applicable thereto.

Section 12. No Interference with Other Signals. PCCATV shall so operate the system as to not interfere with the direct broadcast or reception of other signals, whether television, radio or otherwise, or with the transmission of telephone or telegraph signals, or with the distribution of electric or electronic signals or energy by others whether by air, wire, cable, conduit or otherwise.

Section 13. Lines. PCCATV shall, where agreement can be made with others within the city who use poles, towers, or conduits, to use existing poles, towers or conduits or other facilities of others wherever possible, and it shall be the sole responsibility of PCCATV to negotiate and make any and all contracts with the owners of such facilities to secure the use thereof. It is the express intention of the city that the number of poles, towers or conduits be kept at a minimum, and to the extent necessary to carry out this intention, PCCATV, on securing such agreement with such others is hereby granted the right to use such existing facilities in the city. To the extent PCCATV is unable to contract with others for the use of existing facilities, it shall construct and place all cables underground.

Section 14. Location of Lines. All conductors, conduits, lines, or cables shall be located underground whenever possible and shall be so located, whether in streets, alleys, avenues, bridges or other public places, and shall be erected and placed

under supervision of the city manager, or under such supervision as the city may from time to time provide.

Section 15. Damage or Excavation. Should any pavement, or any drain, sewer, catch basin, water pipe, or other like improvement be injured by such location, PCCATV shall forthwith repair at its expense the damage caused by such injury to the satisfaction of the city manager or under such supervision as the city may from time to time provide. When in course of its operations it becomes necessary to excavate any street, alley or public place, the operation and restoration thereof shall be in accordance with the regulations of the city governing the openings thereof and the manner of protection and restoration as now adopted or may hereafter be adopted by the city.

Section 16. Maps. PCCATV shall furnish the city a complete set of maps drawn to a scale of 200 feet to an inch showing all installations made by PCCATV hereunder and all changes in such installations and all additions, relocations and modifications thereto and shall keep said maps current at all times.

Section 17. Grading. When any street, avenue, alley, bridge, or public place, upon which or in which any poles, conductors, conduits and apparatus of PCCATV have been placed, shall be graded, curbed, paved or otherwise changed so as to make the resetting or reconstruction of such poles, conductors, conduits and apparatus of PCCATV necessary, PCCATV, its successors or assigns at its expense shall make such necessary change in construction. Should it become necessary or should PCCATV desire to use conduits or other similar fixtures, it shall make application to the city for the establishment of permanent grades and such conduits or other similar fixtures shall not be installed until such permanent grades have been established. The city agrees to establish such permanent grades upon such application at its expense. When the city desires to widen, pave, repair or otherwise improve or change any street, alley, bridge, or public place so as to make the resetting or reconstruction of such poles, conductors, conduits and apparatus of PCCATV necessary, PCCATV, its successors or assigns, shall make such necessary changes in construction at the expense of PCCATV. The city shall give reasonable notice to PCCATV in writing of its intention to improve or change the street, taking into consideration the type and magnitude of the construction requested to be done by PCCATV. PCCATV shall proceed to make such changes as requested so that the work of PCCATV will be completed in advance of the commencement of the improvement by the city.

Section 18. Engineering Standards. PCCATV's plant and equipment, including the antenna site, head-end and distribution system towers, structures, poles, wires, and appurtences shall be installed in accordance with good engineering practices, and shall be located, erected, constructed, reconstructed, replaced, removed, repaired, maintained, and operated so as not to endanger or interfere with the lives of persons or to interfere with improvements the city may deem proper to make, or to unnecessarily hinder or

obstruct pedestrian or vehicular traffic on public ways, places and structures. Erection, installation, construction, replacement, removal, repair, maintenance and operation of the system shall be in accordance with the provisions of the national electrical safety code prepared by the National Bureau of Standards, the national electrical code of the National Board of Fire Underwriters and such applicable laws of the state of Utah and applicable ordinances of this city which may not be in effect or enacted in the future. All installations shall be of a permanent nature, durable, and maintained in a safe, suitable and substantial condition, in good order and repair. Any opening or obstruction in the streets or other public ways made by PCCATV in the course of the construction, operation or removal of installations shall be guarded and protected at all times by the placement of adequate barriers, fences or boardings, the bounds of which during periods of dusk and darkness shall be clearly designated by warning lights. Whenever it is necessary to shut off or interrupt services for the purpose of making repairs, adjustments or installations, PCCATV shall do so at such time as will cause the least amount of inconvenience to its customers, and unless such interruption is unforeseen and immediately necessary, it shall give reasonable notice thereof to its customers.

Section 19. Liability of PCCATV--Hold Harmless. PCCATV shall, at its own expense, defend all suits that may be brought against the city on account of or in connection with the violation by PCCATV of any of the obligations imposed upon or assumed by PCCATV hereunder, or by reason of or in connection with any damage to life, limb or property caused by any structures constructed by PCCATV under and by virtue of this agreement or by reason of the doing, or failure to do, any act by PCCATV in or about the construction, operation or maintenance of said system and shall save and keep harmless the city from any and all damages, judgments, costs and expenses of every kind that may arise or result by reason of the negligence of PCCATV, or by reason of, or growing out of, or connected with the construction, operation and maintenance of the system, including violation of copyright, provided that notice in writing shall be given to PCCATV within 14 days after notice thereof is received by the city of any claim or suit against the city, which, by the terms hereof, PCCATV has hereby agreed to save and keep harmless the city and it is agreed that PCCATV shall be obligated to defend, and provided further that the city shall furnish to PCCATV, all information in its possession relating to the claim or suit, and cooperate with PCCATV in the defense of the claim or suit. The governing body of the city may, if it so desires, assist in the defending of any such claim or suit, but expenses thus incurred shall be at the expense of the city.

Section 20. Rules to be kept in Office. PCCATV shall file with the city and shall keep in its local office, to be available for inspection by the public, a copy of the rules, regulations,

terms and conditions adopted by PCCATV and in effect with its subscribers and applicants for service. PCCATV shall also keep available at its local office, to be available for inspection by the city and shall file with the city a semiannual summary report showing its gross monthly receipts, from, or allocable to, its operations within the city during the preceding semi-annual periods as above described.

Section 21. Damages. In the event PCCATV fails to perform in accordance with any of the provisions of this agreement and a forfeiture is declared, then it is understood and agreed that the city shall be entitled to liquidated damages in the following amounts.

- (A) If PCCATV should fail to extend full access to at least 1000 housing units before October 15, 1980, damages in the amount of \$25,000 shall be paid to the city.
- (B) If PCCATV should fail to extend full access to at least 2500 housing units by June 30, 1981, damages in the amount of \$25,000 shall be paid to the city.
- (C) If PCCATV fails to extend full service and access to all areas of the city where the population density is 75 housing units per running mile by December 31, 1981, damages in the amount of \$25,000 shall be paid to the city.

Section 22. Removal of Equipment. On the termination of the right, privilege, permission and authority granted by this ordinance, or the cessation of operations by PCCATV, all poles, wires, cables, towers, facilities, equipment and appurtenances of PCCATV shall be removed by PCCATV from all public property, ways and easements within the city within six months from the date of such termination or cessation. Should PCCATV fail to so remove such items and things as herein provided, such removal may be done by the city, by contract or otherwise, at the expense of PCCATV, and the escrow account provided for shall forfeit automatically and the full amount thereof be forthwith paid over to the city.

Section 23. Revocation. If PCCATV shall fail to comply with the provisions of this ordinance or default in any of its obligations hereunder, except for causes beyond its reasonable control, as determined by the city council, and shall within 30 days after written notice from the city stating the failure or default fail to complete and correct such default or failure within a reasonable time, as determined by the city council, to complete or correct the failure or default, the city shall have the right to revoke this franchise and all rights granted pursuant to this ordinance. In the event PCCATV or its successors or assigns shall be adjudged bankrupt or placed in receivership,



the city may declare this franchise revoked and terminated. Notwithstanding the provisions of any other section of this ordinance, PCCATV's franchise shall be immediately and automatically revoked if PCCATV fails to provide full service and full access in the amounts and by the dates provided in Section 10 hereof, and liquidated damages shall be paid to the city as provided for in Section 21 hereof.

Section 24. Term. This franchise ordinance and the rights, privileges and authority granted hereby shall be in force and effect from and after the date of publication and shall continue in force and effect for a term of 15 years after the effective date hereof, provided that during the period of 15 years, PCCATV shall faithfully perform all the provisions hereof obligatory on it. Should PCCATV during the period of 15 years fail to faithfully perform all provisions hereof obligatory on it and not correct such failure as provided in Section 23 hereof, then the right, privilege, permission and authority shall terminate and cease. This franchise may be renewed, upon certification that neither party to this agreement is in default hereunder, for successive 15 year periods.

Section 25. Effective Date. This ordinance shall become effective on acceptance by PCCATV and on publication.

DATED this 22nd day of September, 1980.

PARK CITY

By John C. Green  
Mayor

ATTEST:

Michelle Jones  
City Recorder

Accepted by Park City C.A.T.V. Associates, A Utah Limited Partnership, by Misco, Inc., a Nevada Corporation, its general partner this 30th day of September, 1980.

Misco, Inc., General Partner  
of Park City C.A.T.V. Associates  
By: Walter Helms  
President

ACKNOWLEDGEMENT

STATE OF ~~UTAH~~ COLORADO )  
 :  
COUNTY OF JEFFERSON ) : SS.

Misco, Inc.  
Misco, Inc.,

On this 30<sup>th</sup> day of September A.D., 1980, personally appeared before me, the undersigned notary public, in and for ~~the~~ State and County, Milton I. Schwartz, President of, who after being duly sworn, acknowledged to me that he is the President general partner of Park City C.A.T.V. Associates, A Utah Limited Partnership and that he signed the foregoing franchise ordinance freely and voluntarily for and in behalf of the limited partnership.

[Signature]  
NOTARY PUBLIC  
Residing at Denver Colorado

My Commission Expires:  
October 24, 1982

RECEIPT AND ACCEPTANCE OF ASSIGNMENT OF  
NON-EXCLUSIVE C.A.T.V. FRANCHISE

On the 16<sup>th</sup> day of October, 1980, Park City received the following fully executed original documents:

1. Assignment of Non-Exclusive C.A.T.V. Franchise.
2. An Ordinance Amending The Franchise Ordinance Granting Park City C.A.T.V. Associates, a Utah Limited Partnership, a Non-Exclusive Franchise.

Michael J. Jensen  
Park City Recorder (deputy)

ASSIGNMENT OF NON-EXCLUSIVE C.A.T.V. FRANCHISE


For valuable consideration, receipt of which by the undersigned, PARK CITY C.A.T.V. ASSOCIATES, a Utah Limited Partnership ("Assignor"), is hereby acknowledged, Assignor hereby assigns, sets over, and transfers to COMMUNITY TELEVISION OF UTAH, INC., a Nevada corporation ("Assignee"), all of the Assignor's right, title, and interest in, to, under, and by virtue of the Franchise Ordinance adopted by the City of Park City, Utah on August 22, 1980, as amended by the Amended Franchise Ordinance adopted by the City of Park City, Utah on September 22, 1980, granting Assignor certain rights in connection with the erection, installation, operation and maintenance of a C.A.T.V. system at Park City, Utah and in the surrounding areas.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, from and after the date hereof for the rest of the term therein provided (including any renewals or extensions thereof), subject to all the terms, covenants, and conditions set forth in said Franchise Ordinance and said Amended Franchise Ordinance, all of which terms, covenants, and conditions Assignee, by the acceptance hereof, hereby assumes and agrees to faithfully observe, keep and perform from and after the date hereof.

DATED this 30th day of September, 1980.

PARK CITY C.A.T.V. ASSOCIATES,  
a Utah Limited Partnership

By MISCO, INC., a Nevada Corporation, its General Partner

By   
Milton I. Schwartz  
President

STATE OF COLORADO        )  
                                  ) s.s.  
COUNTY OF Arapahoe     )

On this 30th day of September 1980, before me, the undersigned, a Notary Public of said County and State, personally appeared MILTON I. SCHWARTZ, known to me to be the President of MISCO, INC., the corporation that executed the within Assignment of Non-Exclusive C. A. T. V. Franchise as General Partner of

the approval thereof by the City of Park City, Utah, the undersigned COMMUNITY TELEVISION OF UTAH, INC., does hereby accept the foregoing assignment, and does hereby assume and agree to faithfully observe, keep and perform all of the terms, covenants and conditions set forth in the CATV Franchise Ordinance adopted by the City of Park City, Utah on August 22, 1980, as amended by the Amended CATV Franchise Ordinance adopted by the City of Park City, Utah on September 22, 1980, granting certain rights, franchises, privileges, permits, and licenses to Park City, C.A.T.V. Associates, to erect, install, operate and maintain a CATV system at Park City, Utah and in the surrounding areas.

DATED this 30th day of September, 1980.

COMMUNITY TELEVISION OF UTAH, INC.

By

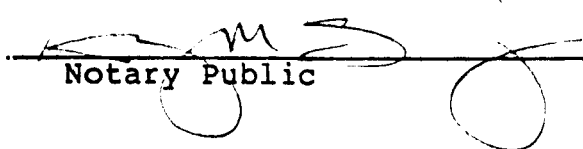
  
\_\_\_\_\_  
John C. Malone  
President

STATE OF COLORADO        )  
                                  )    s.s.  
COUNTY OF ARAPAHOE    )

On this 30th day of September 1980, before me the undersigned, a Notary Public in and for said County and State, personally appeared John C. Malone who being first duly sworn, declared that he is the President of COMMUNITY TELEVISION OF UTAH, INC., that he executed the within instrument as President of COMMUNITY TELEVISION OF UTAH, INC., a Nevada corporation, and that the statements contained herein are true.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission expires October 24, 1981

  
\_\_\_\_\_  
Notary Public

ORDINANCE

Ordinance No. 84-22

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF PARK CITY, UTAH  
INCLUDING THE QUEEN ESTHER ANNEXATION

WHEREAS, the owners of the Queen Esther Subdivision petitioned the City Council of Park City for an annexation of a 7.6 acre parcel contiguous with the Queen Esther Village Project to be zoned Recreation Open Space (ROS) under the Land Management Code; and

WHEREAS, notice was duly published for four consecutive weeks beginning on 8th day of November and being completed on the 29th day of November, 1984; and

WHEREAS, the Planning Commission held a public hearing on the annexation in its meeting of the 28th day of November, 1984; and

WHEREAS, a public hearing was held on the annexation on the 29th day of November, 1984; and the City Council finds that the annexation and zoning designation as requested at the time of the hearing are in the best interests of the community;

NOW, THEREFORE, BE IT ORDAINED that the official zoning map of Park City, Utah be amended as follows:

SECTION 1. AMENDMENT TO OFFICIAL ZONING MAP. The following described land shall be annexed and zoned as ROS, and the zoning map amended to reflect this change:

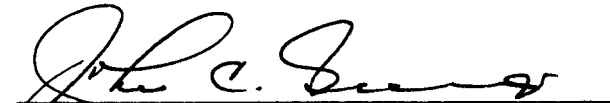
Beginning at a point 1177.19 feet South 0°11'19" East, along the section line, from the northeast corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence South 68°19'00" East 284.96 feet; thence South 0°40'51" East 620.11 feet; thence South 12°19'16" West 761.76 feet; thence South 5°05'25" West 130.89 feet to County Line Marker No. 1408; thence South 61°44'00" West along the Wasatch and Summit County Line, 104.91 feet to a point on the east line of said Section 15; thence North 0°15'00" West, along said section line 223.24 feet to the East quarter corner of said Section 15, thence North 0°11'09" West along said line, 1426.39 feet to the point of beginning. Contains 7.6553 acres.

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

PASSED AND ADOPTED this 29th day of November,  
1984.

PARK CITY MUNICIPAL CORPORATION

By

  
\_\_\_\_\_  
Mayor John C. Green, Jr.

Attest:

  
\_\_\_\_\_  
City Recorder, Deputy

RECORDED  
EXAMINED  
CORRECTED  
RELEASED  
ASSIGNED  
INDEXED

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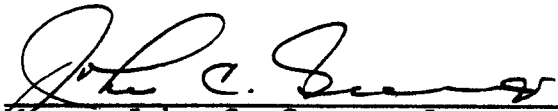
300 323 PAGE 641 - 644

Entry No.	<b>228285</b>
REQUEST OF	<i>Park City Municipal Corp</i>
FEE	ALAN SPRIGGS, SUMMIT CO. RECORDER
\$ <i>N.C.</i>	By <i>Jessie Johnson</i>
RECORDED	<i>12-17-84</i> at <i>2:45</i>



PASSED AND ADOPTED this 29th day of November,  
1984.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor John C. Green, Jr.

