

ORDINANCE NO. 1210

AN ORDINANCE AMENDING SECTION 9-18G-080 OF THE DRAPER CITY MUNICIPAL CODE PERTAINING TO THE ADOPTION OF NEW CRITERIA FOR MONUMENT SIGNS AT EDWARDS LIFE SCIENCES.

WHEREAS, Article G of Chapter 9-18 of the DCMC currently does not include a provision to replace or modify the design of the monument signs at Edwards Life Sciences; and

WHEREAS, the City Council recognizes that it is in the City's interest for its businesses to improve site aesthetics from time to time in order to stay economically competitive; and

WHEREAS, the proposed text amendment is in harmony with the adopted General Plan, and will not be detrimental to the health, safety and general welfare of the community and its citizens; and

WHEREAS, the proposed text amendment has been reviewed by the Planning Commission and City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revision.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Findings. In adopting these changes to the DCMC, the City Council finds: 1) that the proposed text amendment is in harmony with the adopted General Plan; 2) that the proposed text amendment would not be detrimental to the health, safety and general welfare of the community and its citizens; 3) that the proposed text amendment is written in such a way that it could not apply to any business other than Edwards Life Sciences; and 4) that the existing monument signs are dated, and the proposed upgrade to the signs will promote a more progressive image while improving site aesthetics.

Section 2. Amendments. Chapter 9-18G-080 of the DCMC is hereby amended to adopt new criteria for monument signs at Edwards Life Sciences. The text change is contained in Exhibit A of this document. In addition, a rendering of the revised monument sign design is hereby added to Article G of Chapter 9-18, identified herewith as Exhibit B but in the article as Exhibit E.

Section 3. Severability. If any section, part or provision of this ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this ordinance, and all sections, parts and provisions of this ordinance shall be severable.

Section 4. Effective Date. This ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, THIS 21ST DAY OF JUNE, 2016.

ATTEST:

DRAPER CITY


Rachelle Conner, City Recorder

By:


Mayor Troy K. Walker



EXHIBIT A

ARTICLE 4 - SPECIAL PURPOSE AND OVERLAY ZONES

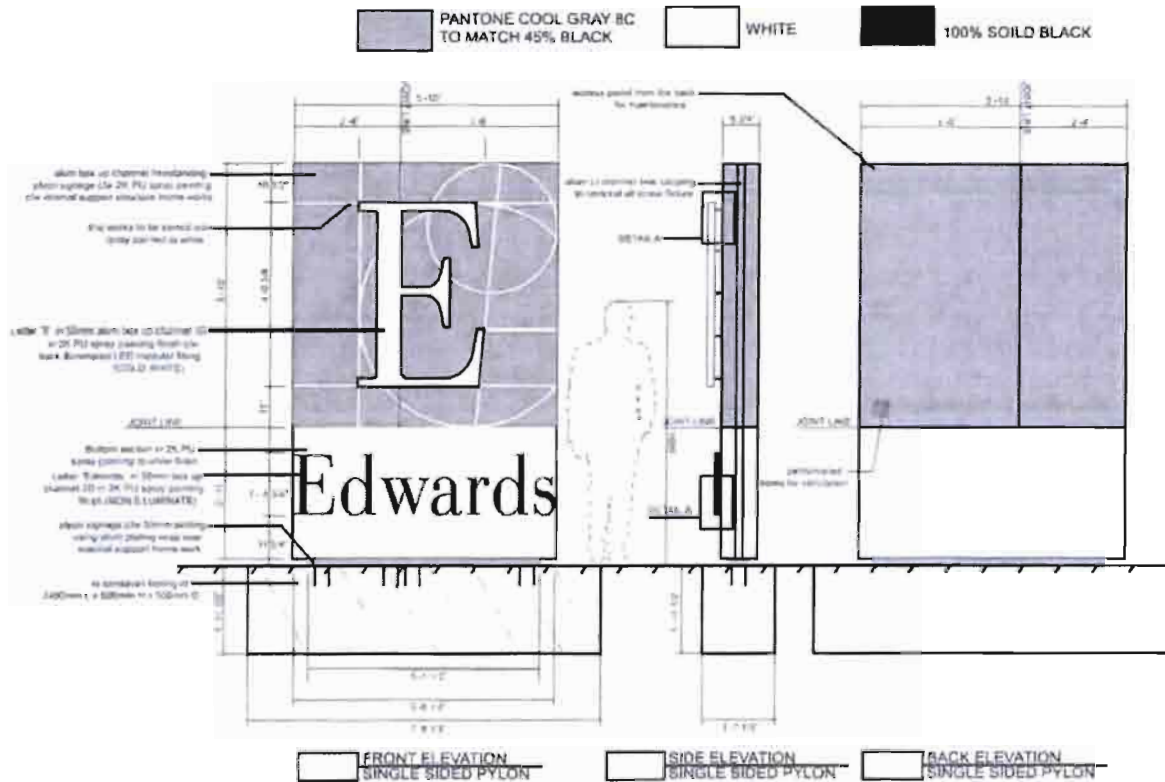
Chapter 9-18 COMMERCIAL SPECIAL DISTRICTS (CSD)

Section: 9-18G-080 Signage for Lone Peak Commercial Special District

- A. Scope: Signage is an important branding design component and business need for all uses located within the LPCSD. With the LPCSD comprising approximately 100 acres and being approximately 2,400 feet deep by approximately 2,400 feet wide, it is critical to identify the entrances to the LPCSD along 12300 South and the Lone Peak Parkway. The LPCSD shall permit identification of tenants located deep within the LPCSD from these primary commercial intersections and will ensure efficient traffic flow and minimize visitor confusion.
- B. Pylon Signs: A maximum of five pylon signs may be erected. One pylon sign will be located at the intersection of 12300 South 265 West, one at the future intersection of 12200 South Lone Peak Parkway, and one at the intersection of approximately 12000 South Lone Peak Parkway as conceptually outlined in Exhibit D. The remaining two pylon signs shall also adhere to the master signage guidelines of the LPCSD and must be approved by Zoning Administrator for all appropriate safety issues. These pylon signs shall be a maximum of 30 feet tall and no wider than ten feet and shall identify the business park as well as up to four major tenants located within the park. Each pylon sign may be multi-tenant signs designed to be architecturally compatible with the LPCSD design themes as depicted Section 9-18G-090, Exhibit D1 of this article.
- C. Multi-Tenant Monument Signs: Multi-tenant monument signage shall be allowed in the following locations:
1. Lone Peak Retail at 196 West 12300 South.
 2. Lone Peak Business Park Phase 1 at approximately 12250 South Lone Peak Parkway; and
 3. Lone Peak Business Park East at approximately 12217 South Lone Peak Parkway.
- D. Single-use Tenant Monument Signs: Single-use tenant monument signage shall be allowed as follows:
1. Properties along Lone Peak Parkway and within the LPCSD with 15 or more acres and 800 feet or more of direct street frontage shall be allowed up to three monument signs. The height of each monument sign shall not exceed 12 feet and the overall sign area shall not exceed 64 square feet, as described in 9-18G-090, Exhibit E of this article.
- E. Previously Constructed or Existing Signage. All previously constructed or existing multi-tenant monument signage within these three distinct areas of the LPCSD shall be allowed a maximum of 30 square feet of tenant advertising area and excludes the sign's architectural supports and design elements as described in Section 9-18G-080, Exhibit D1 of this article.

- F. Additional monument Signs: Pad sites along 12300 South may install additional monument signs along 12300 South, designed to be architecturally compatible with the LPCSD's design theme as outlined in Exhibit D1 and be no larger than 24 square feet of tenant advertising area. This maximum square footage allocation excludes the sign's architectural supports and areas not designed for tenant's advertising area.
- G. Additional Directional Signage: Additional tenant directional signage may be installed to direct traffic, customers and truck drivers to individual tenant locations within the LPCSD. All pylon signs and monument signs shall be generally consistent with Exhibits D and D1. All pylon signs must also be approved by the Zoning Administrator to ensure clearance of sight distance requirements and compliance with these regulations. Wall signs may be installed by individual businesses based on two square feet per lineal foot of building, or in the case of a multi-tenant building, two square feet per lineal foot of leased premises. Any tenant of the LPCSD may locate on any pylon or pole sign within the LPCSD boundaries.
- H. Wall Mounted Design Guidelines for Multi-Tenant Single Owner or Single Occupant Buildings: Wall mounted signage shall be allowed usually above the main entry of each tenant space and shall incorporate the following design criteria:
1. The letters shall be individually cut from ½" plastic or aluminum and painted black and/or painted directly on the exterior of the building. Individual pan channel letters mounted on a raceway shall be permitted. No cabinet signs shall be permitted.
 2. Signage will be allowed on all sides of the building that are visible from a street or drive.
 3. Where a tenant or building occupant has more than one entry, multiple signs will be allowed to define different divisions of the company and employee entries.
- I. Undeveloped Lot Signage. Future development lots shall also be allowed one lot identification sign. The lot identification signs shall be no taller than three feet and no wider than two feet. The lot identification sign shall include the Lone Peak Business Park logo and the individual lot number as portrayed in Section 9-18G090, Exhibit D1 of this article.
- J. Temporary Signage: Draper City's normal temporary signage ordinance and procedures outlined in Section 9-26-080 of this title shall also apply to this district. (Ord. 1016, 6-5-2012).

EXHIBIT E



Affidavit of Posting

SALT LAKE/UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, by my signature below, certify that copies of **Ordinance No. 1210** for the **City of Draper**, which **Passed and Adopted by the City Council of Draper City, State of Utah on the 7th day of June, 2016**, was posted at the following places: Draper City Bulletin Board, Salt Lake County Library, Draper Crescent Senior Citizens Center, within the municipality.

Posted: June 20, 2016 through July 11, 2016

City Seal



A handwritten signature in blue ink, appearing to read "Rachelle Conner", is written over a horizontal line. The signature is fluid and cursive.

Rachelle Conner, MMC
City Recorder
Draper City, State of Utah