

ORDINANCE NO. 1271

AN ORDINANCE AMENDING SECTION 9-18A-070 OF THE DRAPER CITY MUNICIPAL CODE AS IT PERTAINS TO THE SIGN STANDARDS FOR THE DRAPER PEAKS COMMERCIAL SPECIAL DISTRICT

WHEREAS, Section 9-18A-070 of the Draper City Municipal Code sets forth the regulations and standards for signs in the Draper Peaks Commercial Special District; and

WHEREAS, a property owner within the Draper Peaks Commercial Special District has identified that some sign regulations are out of date and warrant a modification; and

WHEREAS, a property owner within the Draper Peaks Commercial Special District and the City have worked together to come to a resolution that would allow electronic message displays on some signs allowed in the commercial special district; 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) The proposed amendment meets the intent, goals, and objectives of the Draper City General Plan; 2) the proposed amendment will not create a conflict with any other section or part of Draper City Municipal Code; 3) the proposed amendment will not be deleterious to the health, safety, and general welfare of the general public, and 4) the proposed amendment will allow for electronic message display signs within the Draper Peaks Commercial Special District.


Section 2. Amendment. Section 9-18A-070, as set forth in Exhibit "A" attached hereto, is hereby adopted and incorporated in the regulation and development applications for properties within the Draper Peaks Commercial Special District.

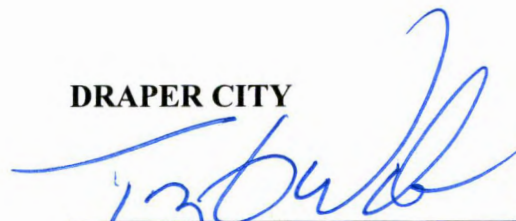
Section 3. Severability. If any section, part or provision of this ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this ordinance, and all sections, parts and provisions of this ordinance shall be severable.

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 11th DAY OF JULY, 2017.

ATTEST:


Rachelle Conner, MMC, City Recorder

DRAPER CITY

Mayor Troy K. Walker



VOTE TAKEN:

YES

NO

Councilmember Rapple

Councilmember Stenquist

Councilmember Summerhays *-recused*

Councilmember Vawdrey

Councilmember Weeks

Mayor Walker

EXHIBIT A
SECTION 9-18A-070 CHANGES

9-18A-070: SIGNAGE:

- ~~A. Requirements: The signage is an important component of the Draper Peaks project. Entrance into the project is identified by an overhead arcade sign, spanning between two (2) buildings. One pole sign will be permitted on the 12300 South project frontage. This sign may be multi-tenant sign, designed to be architecturally compatible with the Draper Peaks design theme and shall be no taller than thirty five feet (35'), nor wider than twenty five feet (25'). Some of the pad sites along 12300 South and Factory Outlet Drive may desire individual signage. These pad sites may install a monument sign, designed to be architecturally compatible with the Draper Peaks design theme and no larger than thirty two (32) square feet. The monument sign location must be approved by the city engineer to ensure clearance of sight distance requirements. All signs must be reviewed and approved by the Draper Peaks' architectural control committee, but generally shall be consistent with section 9-18A-090, exhibit D of this article. Wall signs may be installed by individual businesses based on two (2) square feet per linear foot of building. Pedestrian-oriented shingle signs may be installed by businesses along the center boulevard, based on one sign per business. Suspended signs shall maintain a minimum clearance of seven feet (7') above the pavement. (Ord. 611, 11-2-2004)~~
- ~~B. Draper Crossing: The Draper Crossing portion of the commercial special district includes three (3) existing pole signs, two (2) along the south 12300 South frontage and one near the exit ramp on the southern boundary of the district. All may be multi-tenant signs but are restricted to thirty five feet (35') in height, except that the sign near the exit ramp may be elevated to a maximum height of forty one feet (41') to assist in freeway visibility. One additional pylon sign may be constructed within the district at a location to be approved by the zoning administrator if conditions warrant. In addition, two (2) directory signs, consistent in design and size with section 9-18A-090, exhibit G of this article shall be allowed adjacent to 12450 South. These signs shall not exceed eight feet (8') in overall height and seven feet (7') in width and shall be placed in the areas identified in section 9-18A-090, exhibit H of this article. Such signage may have external illumination sources but shall not be internally illuminated. These signs shall also conform to the clear view area requirements in the American Association Of State Highway And Transportation Officials (AASHTO) publication, "A Policy On Geometric Design Of Highways And Streets".~~
- ~~C. Changes: As sign changes are made, the signage must be consistent with section 9-18A-090, exhibit D of this article. Any tenant of the commercial special district may locate on any pole sign within the district boundaries as approved by the owner. (Ord. 1029, 10-2-2012)~~

A. General Requirements for all Signs.

1. Wall signs may be installed by individual businesses based on two (2) square feet per linear foot of building.
 2. All signs shall be setback a minimum of ten feet (10') from any property line and shall be located outside of any public utility easement, whichever is greater.
 3. All signs must be reviewed and approved by the Draper Peaks' architectural control committee, but generally shall be consistent with Section 9-18A-090: Exhibits.
 4. The location of all signs must be approved by the City Engineer to ensure clearance of sight distance requirements. All sign locations shall also conform to the clear view area requirements in the American Association Of State Highway And Transportation Officials (AASHTO) publication, "A Policy On Geometric Design Of Highways And Streets".
 5. As sign changes are made, the signage must be consistent with Section 9-18A-090: Exhibits of this Chapter.
 6. Any tenant of the commercial special district may locate on any pole or pylon sign within the district boundaries as approved by the owner.
- B. Draper Peaks. The following regulations shall apply to signs located within the Draper Peaks portion of the commercial special district. The entrance into Draper Peaks is identified by an overhead arcade sign, spanning between the two (2) buildings located at the 210 East street entrance into the shopping center.
1. Pole, Pylon or Tower Sign.
 - a. One pole, pylon or tower sign shall be permitted on the 12300 South project frontage.
 - b. The sign may be a multi-tenant sign, designed to be architecturally compatible with the Draper Peaks design theme.
 - c. The sign shall be no taller than thirty five feet (35') and no wider than twenty five feet (25').
 2. Monument Signs. Pad sites along 12300 South and Factory Outlet Drive may install individual signage subject to the following:
 - a. The sign shall be designed to be architecturally compatible with the Draper Peaks design theme.

b. The maximum size allowed for the entire sign, including base and decorative features, is thirty two (32) square feet.

3. Shingle Signs.

a. One pedestrian oriented shingle signs may be installed per business along the center boulevard that is an extension of 210 East.

b. Shingle signs shall maintain a minimum clearance of seven feet (7') above the pavement.

C. Draper Crossing:

1. Pole, Pylon or Tower Signs.

a. A total of four pole, pylon or tower signs may be permitted in the following locations:

(1) One (1) near the exit ramp at the southern boundary of the district;

(2) Two (2) signs along the 12300 South frontage; and

(3) One (1) additional sign may be constructed at a location to be approved by the Zoning Administrator based on their determination that the proposed sign meets the general requirements of this section.

b. All may be multi-tenant signs for any of the tenants in the Draper Crossing shopping center.

c. The sign near the exit ramp is limited to a maximum height of forty one feet (41') to assist with freeway visibility.

d. All other signs are limited to thirty five feet (35') in height.

2. Directory Signs.

a. Two (2) directory signs, consistent in design and size with Exhibit G, Section 9-18A-090 of this Chapter shall be allowed adjacent to 12450 South.

b. These signs shall not exceed eight feet (8') in overall height and seven feet (7') in width and shall be placed in the areas identified on Exhibit H, Section 9-18A-090, of this Chapter.

c. Signs may have external illumination sources but shall not be internally illuminated.

D. Electronic Message Display Signs. A new pole, pylon or tower electronic message display sign is permitted or an existing pole, pylon or tower signs may be upgraded to an electronic message display sign provided the following are met:

1. Shall conform to the maximum height and maximum width of the shopping center in which it is located.
2. All signs shall be setback a minimum of ten feet (10') from any property line and shall be located outside of any public utility easement, whichever is greater.
3. All electronic message display shall comply with Section 9-26-090.D of this Title.
4. The electronic message display sign may be multi-tenant sign for any of the tenants in that shopping center.

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. 1271** for the **City of Draper**, which **Passed and Adopted by the City Council of Draper City, State of Utah on the 7th day of July, 2017**, was posted at the following places: Draper City Electronic Bulletin Board, Draper Fire Station 12300 South, and the Draper Crescent Senior Citizens Center, within the municipality.

Posted: July 14, 2017 to August 2, 2017



A handwritten signature in blue ink, appearing to read 'Rachelle Conner', written over a horizontal line.

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