

ORDINANCE NO. 1219

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF THE LAND USE AND DEVELOPMENT CODE OF THE DRAPER CITY MUNICIPAL CODE RELATING TO WHITE MOUNTAIN BUSINESS DISTRICT SIGNAGE.

WHEREAS, Utah State law grants to Draper City the authority to regulate uses of property by zoning districts; and

WHEREAS, it is necessary from time to time to revise certain terms of the Draper City Municipal Code to address provisions that become diminished in appropriateness, applicability, or clarity; and

WHEREAS, the Land Use and Development Code of the Draper City Municipal Code has been established to provide regulations concerning general developments within the City Boundaries; and

WHEREAS, the City Council of Draper City adopted Land Use and Development Code to guide development within the City Boundaries; and

WHEREAS, the City Council of Draper City finds good cause to revise the terms and provisions of Land Use and Development Code regarding the signage of the White Mountain Business District Commercial Special District; and

WHEREAS, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the revision of the Land Use and Development Code; and

WHEREAS, the Planning Commission and City Council have each held a public hearing to receive public input regarding the revision of the Land Use and Development Code.

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

Section 1. Findings. The City Council of Draper City has made the following findings that the proposed text amendment regarding the Land Use and Development Code in regards to the signage of the White Mountain Business District: 1) The proposed amendment meets the intent, goals, and objectives of the Draper City General Plan in that the plan calls for stronger design standards including a sign ordinance which focuses on character and design. 2) The proposed development plans meet the requirements and provisions of the Draper City Municipal Code. 3) The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties. 4) The proposed development conforms to the general aesthetic and physical development of the area. 5) The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance. 6) The proposed amendment will not create a conflict with any other section or part of this title or the general plan.

Section 2. Revision. Land Use and Development Code of the Draper City Municipal Code are hereby revised to read as set forth in Exhibit A.

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, ON THIS 5th DAY OF JULY, 2016.

ATTEST:

DRAPER CITY:

By: 
Rachelle Conner, City Recorder

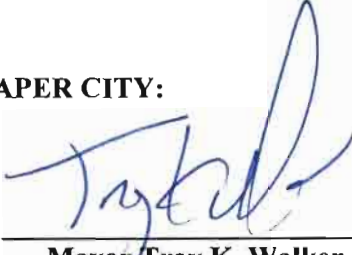
By: 
Mayor Troy K. Walker



EXHIBIT A

Legend:

Underlined & Blue: Added Text

~~Crossed Out & Red~~: Deleted Text

ARTICLE I. WHITE MOUNTAIN BUSINESS DISTRICT COMMERCIAL SPECIAL DISTRICT

9-18I-120: SIGNAGE:

Signage design and location shall be an important component of CSD-WMBD. All signs shall be reviewed and approved by the CSD-WMBD architectural review committee. Signage shall comply with the following standards:

A. Monument Signs: One two monument signs shall be allowed per building. Each monument sign shall have a uniform, architecturally compatible design consistent with the White Mountain business district commercial special district design theme with a sign area not larger than ~~one hundred (100)~~ ninety eight (98) square feet. Locations shall be approved by the city to ensure clearance of sight distance requirements at entries and adequate separation for readability. One sign per building is allowed along each main access road on the north and south of the buildings. Monument signs shall not exceed seven feet (7') in height and fourteen feet (14') in width (see section 9-18I-140, exhibit D of this article).

B. ~~Additional Monument-Tower~~ Signs: In addition to monument signs allowed per building, one ~~tower monument~~ sign shall be allowed ~~per entrance to the~~ at the entrance to the office park. Signs shall not exceed six feet (6') in width and sixteen feet (16') in height and shall not exceed ninety six (96) square feet in sign area. Tower signs shall be at least 15-feet from the public right-of-way and shall meet the sight distance requirements. ~~They shall follow the same guidelines as stated in subsection A of this section~~ (see section 9-18I-140, exhibit D of this article).

C. Wall Signage: Wall signage may be installed by individual businesses/buildings on freestanding and in-line single-/multi-tenant buildings. ~~Such signs shall have individually illuminated letters or decorative sign cabinets. Where sign cabinets are utilized, they shall be built into the architectural fascia.~~ (see section 9-18I-140, exhibit D of this article).

1. Types of wall signage shall be limited to the following:
 - a. Individually cut letters or signs from plastic or aluminum;
 - b. Painted directly on the exterior of the building;
 - c. Individual pan channel letters mounted on a raceway. Pan channel letters maybe illuminated;
 - d. Decorative sign cabinets. Where sign cabinets are utilized they shall be built into the architectural fascia.

2. Signage shall be allowed on all sides of the building that are visible from a street or drive aisle. (exhibit D)
3. Where a tenant or building occupant has more than one entry, multiple signs will be allowed to define different divisions of the company.
4. For every one (1') linear foot of building length per tenant, two (2) square feet of wall signage shall be allowed.

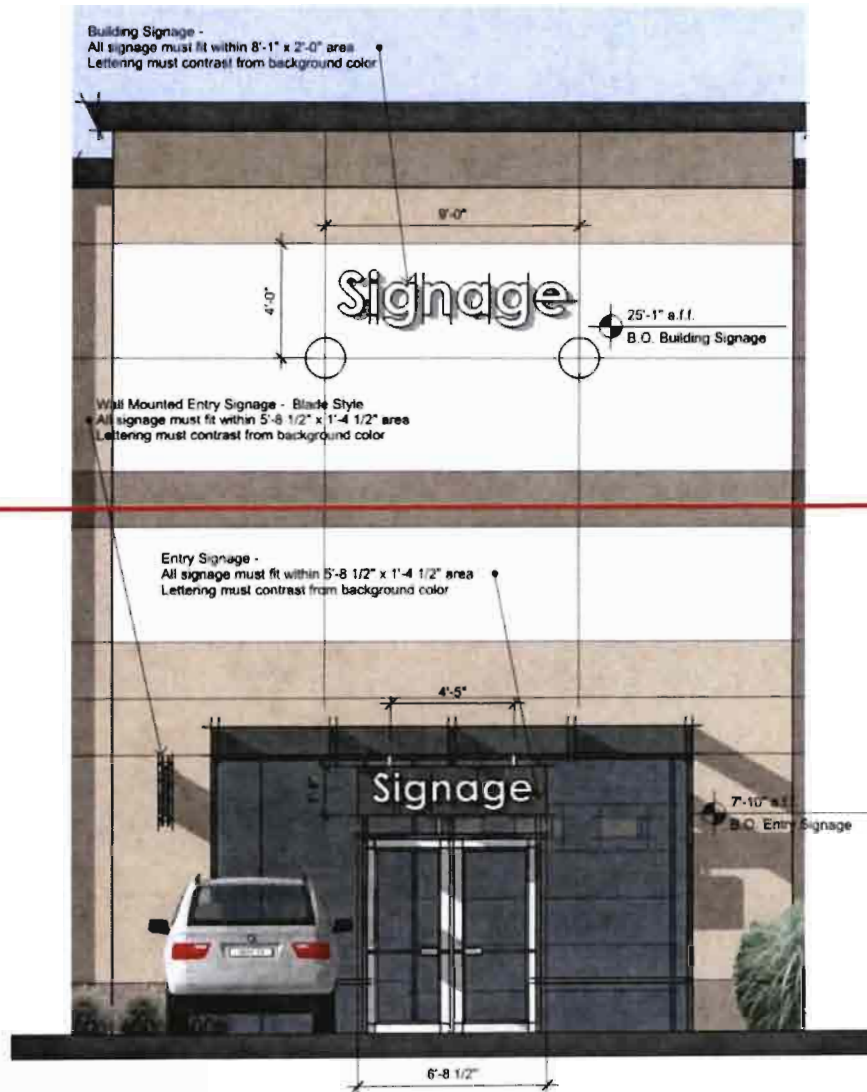
D. Wayfinding Signs: Wayfinding signs shall be allowed in the project. Height shall not exceed eight feet (8'). The area of the sign shall not exceed one hundred (100) square feet.

E. Suspended, Blade Type Projecting Signs: Suspended or blade type projecting signs may be provided along pedestrian walkways and shall maintain a minimum clearance of seven feet (7') above the pavement (see section 9-18I-140, exhibit D of this article).

F. Flags, Banners: If flags or banners are placed on light poles, they shall be at least seven feet (7') above the pavement.

9-18I-140: EXHIBITS:

EXHIBIT D
CONCEPTUAL SIGNAGE



1 Signage Locations
 App 7 Scale: 1/4" = 1'-0"

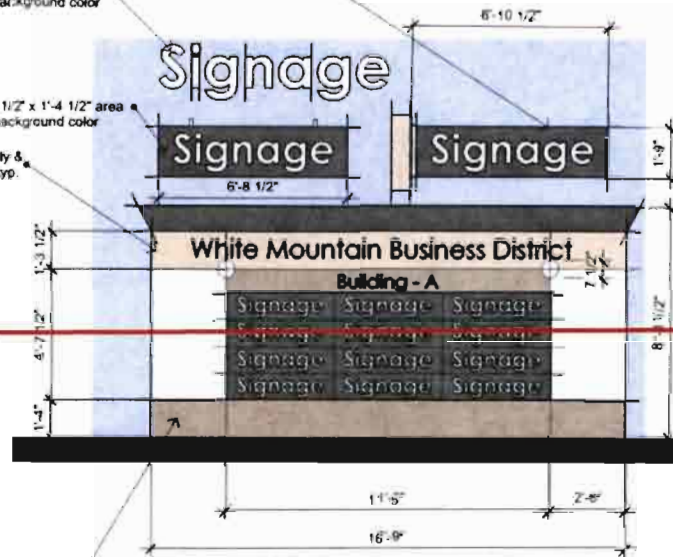
Wall Mounted Entry Signage - Blade Style
 All signage must fit within 5'-8 1/2" x 1'-4 1/2" area
 Lettering must contrast from background color

Building Signage -
 All signage must fit within 8'-1" x 2'-0" area
 Lettering must contrast from background color

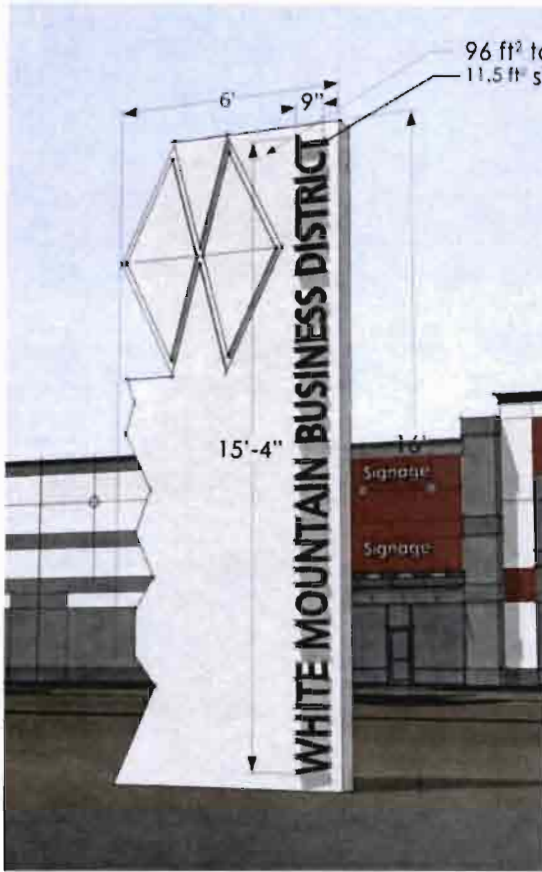
Hanging Entry Signage -
 All signage must fit within 5'-8 1/2" x 1'-4 1/2" area
 Lettering must contrast from background color

9" Lettering centered vertically & horizontally, typ.

Monument Signage -
 Painted tilt-panel concrete, reveal & color to match building, see A210 Series



2 Enlarged Signage Detail
 Area 9 Scale: 1/4" = 1'-0"



Tower sign option 'A'



Tower sign option 'B'



Monument sign



Wall Sign

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. 1219** for the **City of Draper**, which **Passed and Adopted by the City Council of Draper City, State of Utah on the 5th day of July, 2016**, was posted at the following places: Draper City Bulletin Board, Salt Lake County Library, Draper Crescent Senior Citizens Center, within the municipality.

Posted: July 7, 2016 through July 26, 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