

ORDINANCE NO. 1237

AN ORDINANCE AMENDING SECTION 9-26-090(B) AND PORTIONS OF 9-26-140 OF THE DRAPER CITY MUNICIPAL CODE TO ALLOW A NEW FREEWAY FRONTAGE ZONE ALONG WITH STANDARDS FOR TOWER SIGNS WITHIN THE NEW FREEWAY FRONTAGE ZONE AND REPLACING THREE OF THE MAP EXHIBITS.

WHEREAS, there are cases along the freeway frontage roads that warrant greater height for tower signs; and

WHEREAS, the maximum height of a tower sign in either the A or B freeway frontage zones is 40 feet and 30 feet respectively; 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 this revision to Section 9-26-090 the City Council finds: 1) that Subsection 9-5-060(e) allows and outlines the process for amending the text of the DCMC; 2) that the proposed text change is consistent with the goals, objectives and policies of the City's General Plan; 3) that it has never been the intent of Section 9-26-090 to deny businesses located in one of the freeway frontage areas the right to have a tower sign; 4) that it is the intent of Section 9-26-090 to provide for specialized signage standards for businesses directly oriented to the I-15 freeway because they possess limited and unique visibility constraints due to higher speeds of traffic and differences in elevation between businesses and passers-by; 5) that the purpose of the text is to allow a greater height in special circumstances.

Section 2. Amendment. Section 9-26-090(B) of the Draper City Municipal Code is hereby amended to read as per Exhibits A and B of this Document.

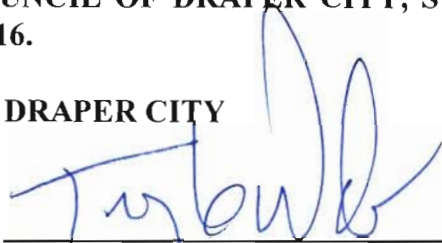
Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This ordinance shall take immediate effect as soon as it is published or posted as required by law and recorded in the office of the City Recorder, or such later date as may be required by Utah law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 20th DAY OF DECEMBER, 2016.



DRAPER CITY



Mayor Troy K. Walker

ATTEST:



Rachelle Conner, City Recorder

VOTE TAKEN:

YES

NO

Councilmember Rappleve

Councilmember Stenquist

Councilmember Summerhays

Councilmember Vawdrey

Councilmember Weeks

Mayor Walker

Exhibit A

9-26-090: AREAS OF SPECIAL DESIGNATION:  

B. Freeway Frontage Road: The intent of this subsection is that the areas of the community directly oriented and related to the I-15 freeway warrant specialized standards for signage where those properties possess limited and unique visibility constraints due to higher speeds of traffic and differences in elevation between businesses and passersby. Any freestanding business or group of businesses shall be allowed the signs described in this subsection. In addition to subsections B1a and B1b of this section, to qualify for such signs the business or group of businesses, if located on more than one lot or parcel, must have a common driveway and unrestricted cross access between the adjoining lots or parcels.

1. To qualify for such signs the business or group of businesses shall:

a. Abut or have direct access to those designated sections of Pony Express Road, Minuteman Drive, State Street, 165 W (Election Road), or Bangerter Highway depicted in section 9-26-140, exhibit A of this chapter;

b. Be located on a lot or parcel that abuts Interstate 15. When property abuts I-15 and is not abutting on a designated section of a freeway frontage road, any qualifying freeway frontage road sign must be placed in such a location that it is clearly visible from I-15 traffic and in no case shall the sign be located more than two hundred feet (200') from the I-15 right of way; or

c. Be located within development areas identified within section 9-26-140, exhibit B of this chapter, where the entirety of the development area is entitled to a maximum of one sign identified in subsection B2 of this section, in addition to all other allowed signage, except commercial properties on the south side of 11400 South from I-15 to the east property line of the Draper Plaza Shopping Center where only one tower sign per property is permitted, provided all such signs are spaced at no closer than two hundred feet (200') to each other. Said allowed signs shall also conform to subsection B2 of this section. (Ord. 1116, 8-5-2014)

2. Businesses or a group of businesses within a single development which meet the qualifications of subsection B1 of this section and would otherwise qualify for a tower sign may be allowed one of the sign types in this subsection. Businesses located within freeway frontage zones A, ~~B and C~~ and B may have such sign, providing the property on which they are located has a minimum three (3) acres and a minimum four hundred (400) linear feet of lot frontage. (Ord. 1144, 4-14-2015)

a. One monolithic sign, where:

(1) The maximum height shall be forty feet (40') in the freeway frontage road designated area A; the maximum height shall be thirty feet (30') in the freeway frontage road designated area B; the maximum height shall be seventy feet (70') in the freeway frontage road designated area C.

(2) The ratio of width to height does not exceed 1:4.5;

(3) The sign is internally lit; and

(4) The sign face area shall not exceed three hundred sixty (360) square feet, nor two hundred (200) square feet measured around the lettered copy within the sign face; or

b. One tower sign where:

(1) The maximum height shall be seventy feet (70') in the freeway frontage road designated area C; The maximum height shall be forty feet (40') in the freeway frontage road designated area A; the maximum height shall be thirty feet (30') in the freeway frontage road designated area B;

(2) The tower sign's structural support shall be a minimum width of five feet (5') or a minimum of thirty-six inches (36") each for signs with two (2) or more structural supports located near the outside width dimensions of the sign;

(3) The structural supports of the tower sign shall be finished architecturally with detailed masonry products exclusive of concrete masonry units, brick, or stone, which shall be architecturally and aesthetically designed to match the building or development to which it is associated;

(4) The tower sign shall be finished with architectural or decorative elements that serve to relate the sign to the building or development to which it is associated; and

(5) The sign area shall not exceed three hundred (300) square feet in the freeway frontage road designated area C; The sign area shall not exceed two hundred (200) square feet in the freeway frontage road designated area A; the sign area shall not exceed one hundred (100) square feet in the freeway frontage road designated area B.

3. Properties eligible for freeway frontage signage allowances outlined within this subsection and which have frontage on two (2) public rights of way shall be allowed one monument along the nonfreeway frontage street.

4. Properties eligible for freeway frontage signage allowances shall be allowed wall signs outlined in subsection 9-26-070A1 of this chapter. (Ord. 1116, 8-5-2014)

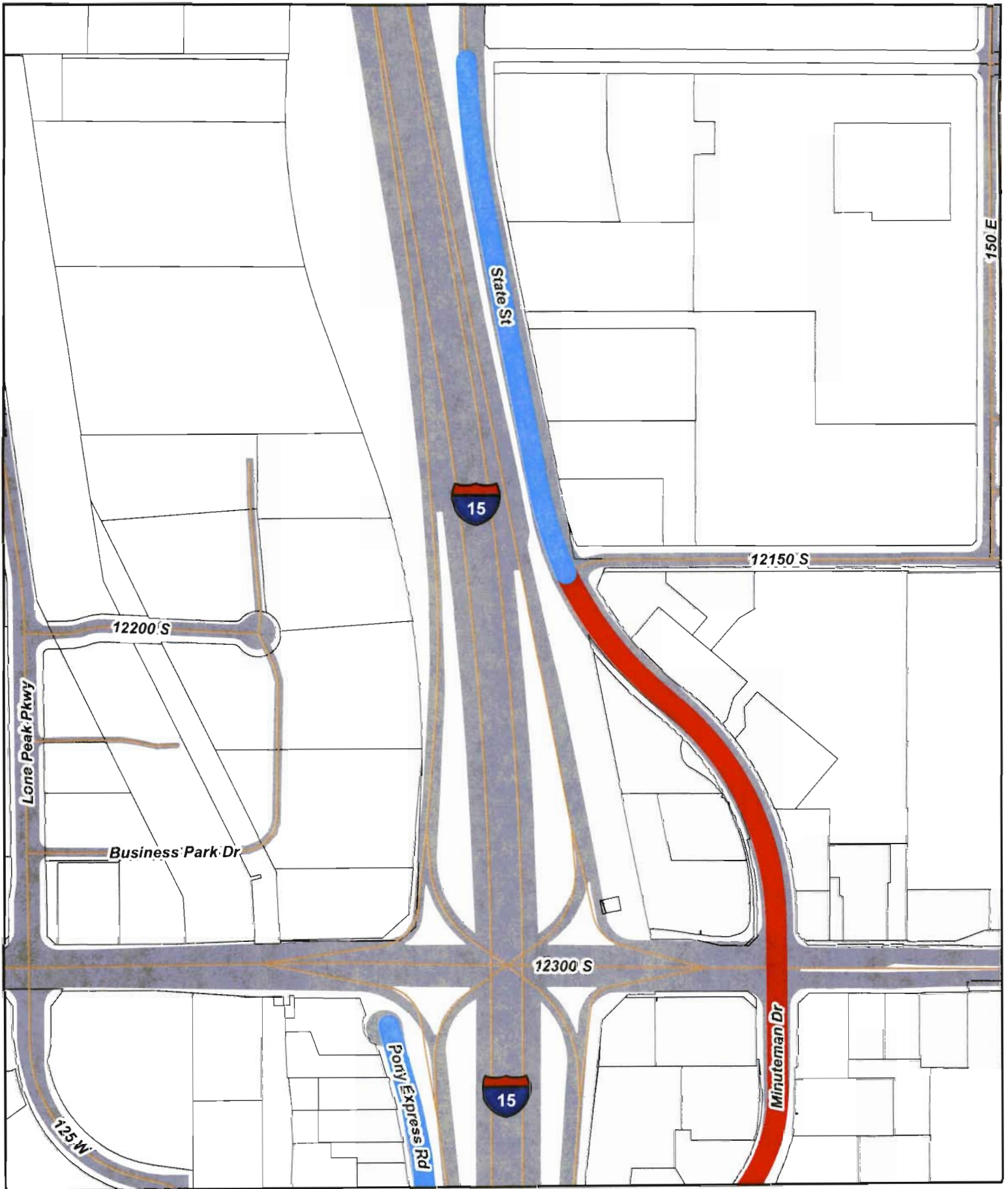
5. Properties eligible for freeway frontage signage allowances shall be allowed banner signs not to exceed one hundred twenty (120) square feet. All other provisions outlined in subsection 9-26-080D of this chapter regarding banner signs shall apply. (Ord. 1044, 5-7-2013)

6. Businesses or a group of businesses within a single development which meet the qualifications of subsection B1 of this section, which are located in the CBP, CR, CI, or CC zones, and which have three (3) acres and have a minimum of four hundred (400) linear feet of lot frontage shall be allowed one electronic message sign. Such signs shall be subject to the provisions of subsection D1 of this section. (Ord. 1098, 8-8-2015)

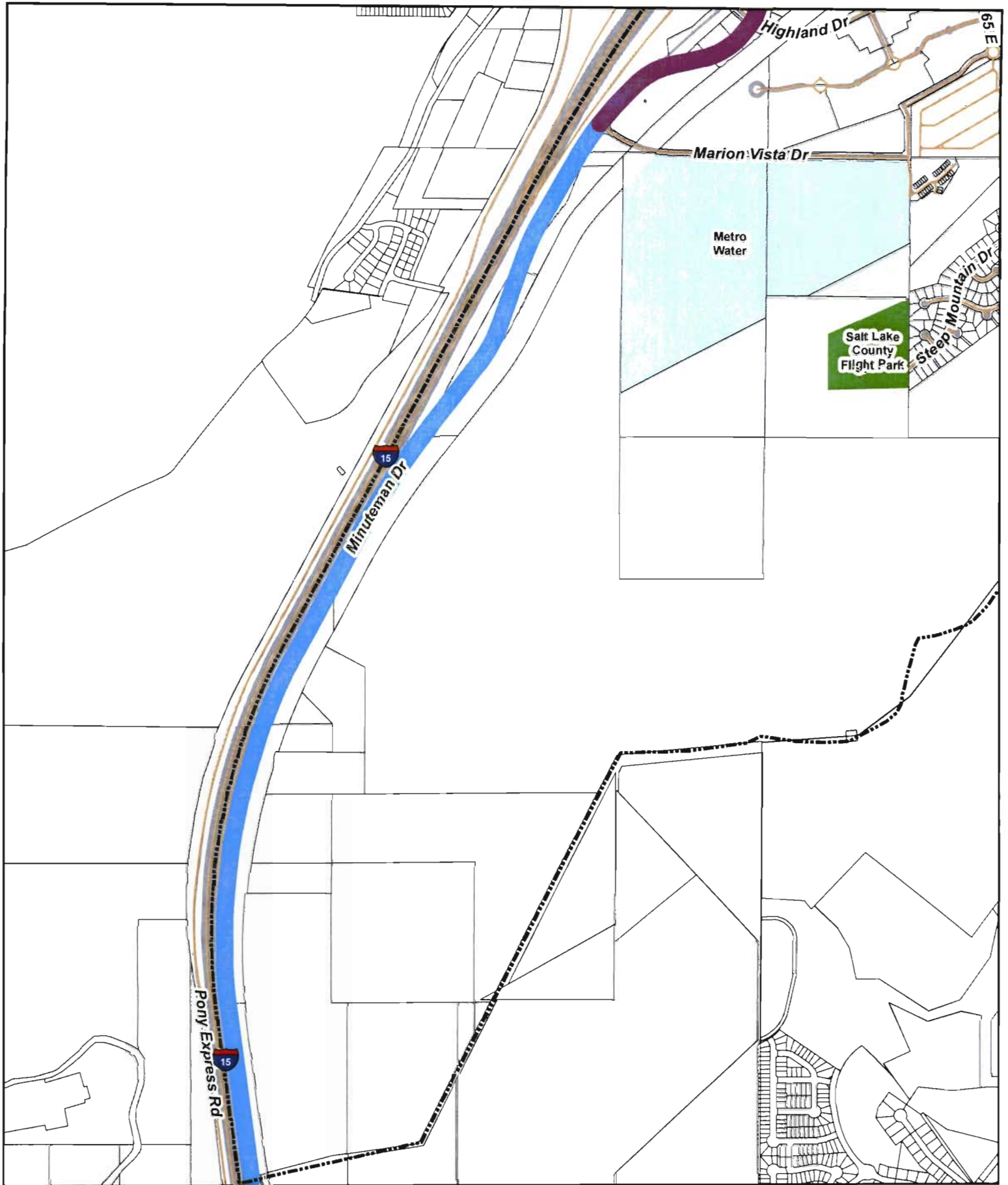
7. Signage outlined in subsections 9-26-070A4, A5, A6, and A7 of this chapter shall be allowed as outlined in those subsections.

8. Other signs: Signage allowable under this section and section 9-26-100 of this chapter shall be allowed with the added requirements of this subsection. (Ord. 1044, 5-7-2013)

Exhibit B



- Freeway Frontage Zone A
- Freeway Frontage Zone B, Restricted to 30-feet in height and 100 square feet of sign copy
- Freeway Frontage Zone C



- Freeway Frontage Zone A
- Freeway Frontage Zone B, Restricted to 30-feet in height and 100 square feet of sign copy
- Freeway Frontage Zone C

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. 1237** for the **City of Draper**, which **Passed and Adopted by the City Council of Draper City, State of Utah on the 20th day of December, 2016**, was posted at the following places: Draper City Bulletin Board, Salt Lake County Library, Draper Crescent Senior Citizens Center, within the municipality.

Posted: January 9, 2017, through January 30, 2017

City Seal



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

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