

ORDINANCE NO. 1434

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF THE LAND USE AND DEVELOPMENT CODE OF THE DRAPER CITY MUNICIPAL CODE RELATING TO HIGHLINE CSD 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 the 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 the Land Use and Development Code regarding the signage of the Highline 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 regarding the proposed text amendment of the Land Use and Development Code pertaining to the signage of the HIGHLINE CSD: 1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan. 2. The proposed amendment furthers the specific purpose statements of the zoning ordinance. 3. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance. 4. The proposed amendment will not create a conflict with any other section or part of this title or the general plan. 5. The proposed amendment is consistent with the current wall sign allowance in the DCMC.

Section 2. Revision. The Land Use and Development Code of the Draper City Municipal Code is 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 THE 21st DAY OF April, 2020.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Laura Oscarson, City Recorder

VOTE TAKEN:	YES	NO
Councilmember Green	_____	_____
Councilmember T. Lowery	_____	_____
Councilmember F. Lowry	_____	_____
Councilmember Roberts	_____	_____
Councilmember Vawdrey	_____	_____
Mayor Walker	_____	_____

**EXHIBIT A
PROPOSED TEXT CHANGES**

9-18K-070: SIGNAGE:

Signage design and location will be an important component of the Highline Commercial Special District. Allowed signage shall include:

- A. Two (2) monument signs will be allowed per building site. Each monument sign shall have a uniform, architecturally compatible design consistent with the Highline Commercial Special District design theme with faces not larger than one hundred (100) square feet. Locations must be approved by the City Engineer to ensure clearance of sight distance requirements at entries and adequate separation for readability. Monument signs not to exceed seven feet (7') in height and fourteen feet (14') in width (see section 9-18K-090, exhibit G of this article).
- B. All buildings will be able to have building signage. Building signage may be installed by individual businesses/buildings, hotel, apartment on single-/multi-tenant buildings. Such signs shall have individually illuminated letters or decorative sign cabinets. Office building signs shall not exceed ~~two hundred (200)~~ six hundred (600) square feet in size maximum per building facade and residential signs shall not exceed ~~one hundred (100)~~ two hundred (200) square feet in size maximum per building facade. For any one facade of a building, the maximum sign area for each one linear foot of building wall shall be one square foot. When the wall on which the sign is placed is more than two hundred feet (200') from any public right of way, the maximum sign area for each one linear foot of building wall shall be one and one-half (1-1/2) square feet.
- C. Wayfinding signs will be allowed in the project. Height not to exceed eight feet (8'). The wayfinding sign area will not exceed sixty five (65) square feet.
- D. 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.
- E. If flags or banners are placed on the commercial, residential, or retail areas they will need to be seven feet (7') above the pavement. All flagpoles will be part of a site plan submittal.
- F. One monument sign shall be allowed for each apartment project.
- G. Overall ~~Vista Station~~ Highline CSD monument signs (see detail) shall be installed at specific locations (see section 9-18K-090, exhibit G of this article) throughout the project. Two (2) monument signs will be allowed per entrance to the Highline CSD. (Ord. 1215, 9-6-2016)