

ORDINANCE NO. 1338

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF THE LAND USE AND DEVELOPMENT CODE OF THE DRAPER CITY MUNICIPAL CODE RELATING TO NOVARAD HEATHCARE CLINIC AND IMAGING.

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 uses within the CI zone and signage in the freeway frontage zone; 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 the uses in the CI zone and signage in the freeway frontage zone:

- The City Council is supportive of the proposed use.
- Staff has not found any anticipated detrimental effects concerning the proposed use.
- The sign area and height have been reduced from the original proposal.

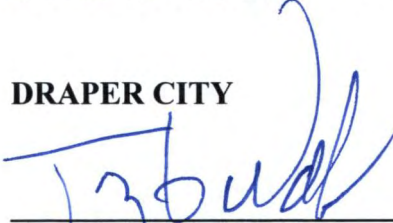
Section 2. Revision. Land Use and Development Code of the Draper City Municipal Code are hereby revised to read as set forth in Exhibit A.

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 THE 17th DAY OF JULY, 2018.



DRAPER CITY


Mayor Troy K. Walker

ATTEST:



Rachelle Conner, City Recorder

VOTE TAKEN:

YES

NO

Councilmember Green

Councilmember Lowery

Councilmember Summerhays

Councilmember Vawdrey

Councilmember Weeks

Mayor Walker

EXHIBIT A

9-11-110: USE AND DEVELOPMENT STANDARDS TABLES:

**TABLE 9-11-1
PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES
(Except CSD Zones)**

Uses	Zones											
	CN	CC	CR	CG	CI	CBP	CO1	CO2	O-R	TC	DC	CS
Commercial uses:												
Medical or dental laboratory	NP	NP	NP	C	NP	P	P	P	P	NP	NP	NP
Medical service	C	P	P	P	NP	P	P	P	P	P	NP	NP

9-26-090: AREAS OF SPECIAL DESIGNATION:

In an effort to complement and enhance the experience and aesthetics of certain areas of the community, these areas have been identified to have unique signage allowances. The signage allowances outlined for these special districts shall not be construed as cumulative to the allowable signage identified elsewhere in this chapter, but rather the exclusive signage allowable within the areas identified herein.

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 (1) 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 (1) 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 (1) 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.
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 (1) of the sign types in this subsection. Businesses located within freeway frontage zones A, B, and C, and D may have such sign, providing the property on which they are located has a minimum ~~three~~ two and one-half (32.5) acres and a minimum four hundred (400) linear feet of lot frontage.
- 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;~~ the maximum height shall be sixty-five feet (65') in the freeway frontage road designated area D;
 - (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. The sign area for area D shall not exceed four hundred-fifty (450) square feet, which may include electronic sign area.
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.
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.
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~~ two and one-half (2.5) 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.
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. 1237, 12-20-2016)

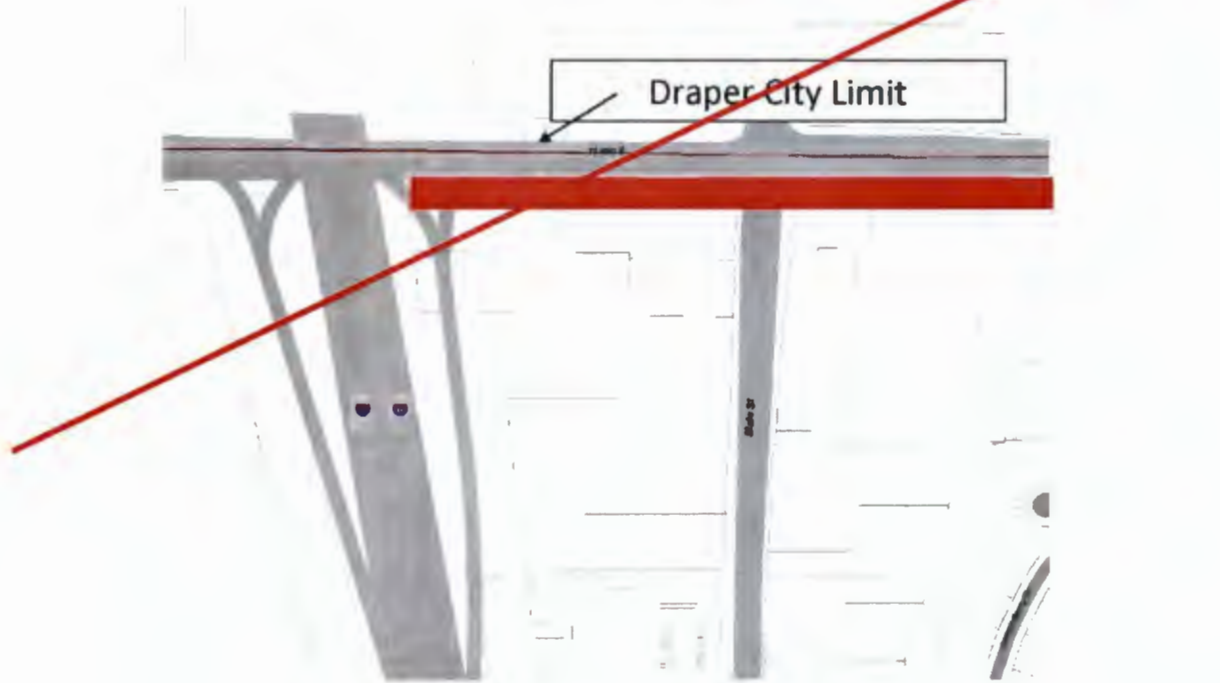
9-26-140: EXHIBITS:

EXHIBIT B

FREEWAY FRONTAGE ROAD DESIGNATED DEVELOPMENT AREAS

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FREEWAY FRONTAGE DESIGNATED DEVELOPMENT AREAS



11400 South Area

I-15 to the east property line of the Draper Plaza Shopping Center along the frontage of 11400 South Only



Freeway Frontage Zone B, Restricted to a tower sign 30-foot in height with a maximum of 100 square feet of sign copy.

EXHIBIT B

FREEWAY FRONTAGE DESIGNATED DEVELOPMENT AREAS

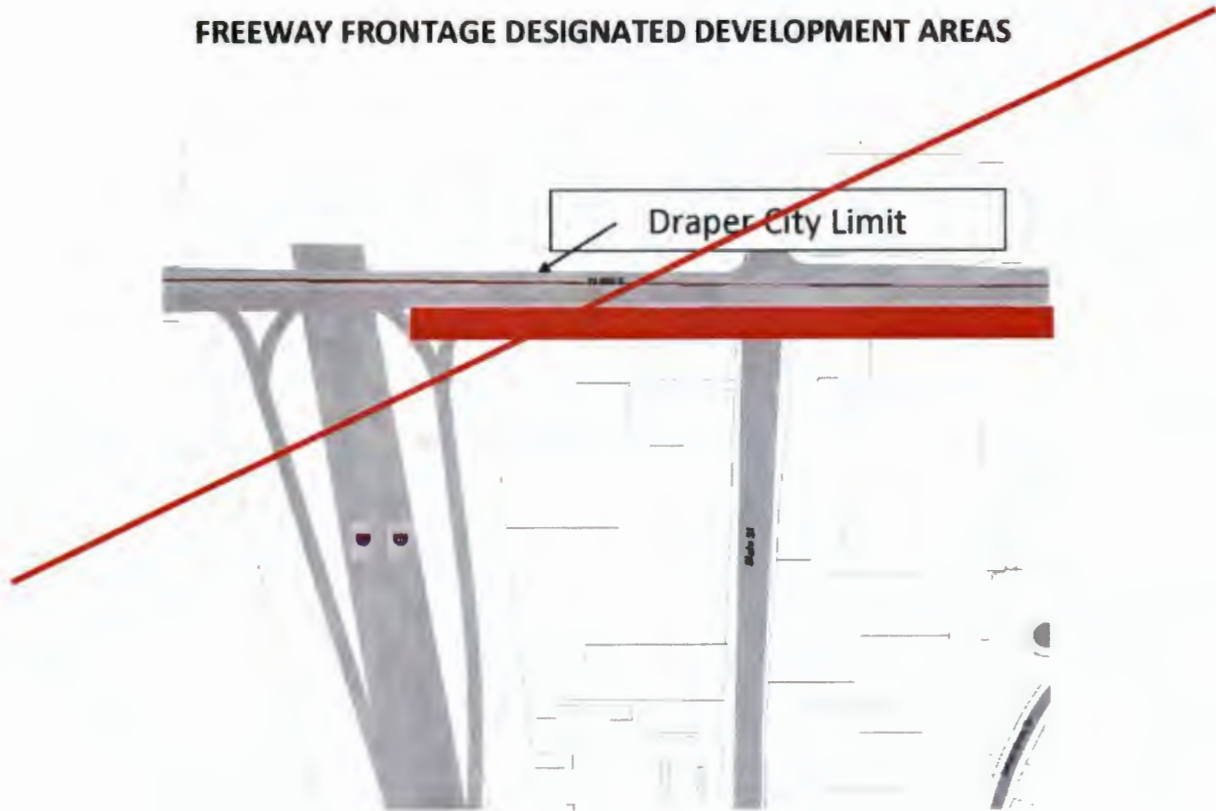
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-  Freeway Frontage Zone B, Restricted to 30-feet in height and 100 square feet of sign copy
 -  Freeway Frontage Zone D
 -  Draper City Limits
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To be published on Wednesday, August 15, 2018, in the *Salt Lake Tribune* and *Deseret News*

City of Draper Notice of Ordinance Adoption – On August 7, 2018, the Draper City Council approved Ordinance #1338, Novarad Healthcare Clinic and Imaging Text Amendment. The complete ordinance is on file at the Draper City Recorder’s Office and online at www.draper.ut.us. Published this 15th day of August, 2018. Rachelle Conner, Draper City Recorder.

