



Mona City
Planning & Zoning

20 W Center St.
Mona, UT 84645

435-623-4913
www.monautah.gov

Mona City Planning and Zoning Commission Public Hearing
Wednesday, October 1, 2025
7:30 pm (City Council Room, 20 W. Center St.)

1. The Purpose of the Public Hearing is to receive public comments for the following:
 - Ordinance 2025-20 – Amendment to Mona City Ordinance 9-3: Sign Regulations. This proposed amendment updates the existing sign regulations to align with the current zoning map as outlined in the Mona City General Plan. Specifically, it revises terminology by replacing references to “districts” with “zones” for consistency, and relocates certain codes to the appropriate zoning sections. The amendment also aims to clarify regulations regarding permitted sign locations, allowable sign types, and requirements for sign maintenance.

This agenda is hereby properly advertised this 18th day of September, 2025, through posting of copies of this agenda at the Mona City Offices, at the United States Postal Office in Mona City, on the Mona City website at www.monautah.gov, and on the Utah Public Notice Website at www.utah.gov/pmn/index.html.

Lori Henrie, Planning and Zoning Secretary

Upon Request, in compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided.
For assistance, please call 435-623-4913.

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**MONA CITY
ORDINANCE 2025-20**

NOW THEREFORE, be it ordained by the Council of the Mona City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “9-3-5-1 RESIDENTIAL DISTRICT R-1” of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

9-3-5-1 RESIDENTIAL DISTRICT R-1

The following signs shall be permitted in the residential district R-1 for residential uses, according to the following regulations:

- A. Identification Signs: A sign not exceeding four (4) square feet in area, giving the name only of the land or building on which displayed, or of the owner or lessee thereof.
- B. Temporary: Temporary signs (see MCC 9-3-5-4).
- C. Subdivision Identification: Permanent subdivision identification signs for recorded subdivisions in accordance with the following:
 - 1. Maximum area of such sign to be determined by the planning commission with a maximum height of six feet (6').
 - 2. Such signs to be monument type, i.e., individually mounted letters on a freestanding wall.
 - 3. Final location of such signs to be approved by the planning commission.
 - 4. The planning commission may require landscaping to be installed in connection with the issuance of a sign permit.
- D. Directional, Public Necessity: Directional or public necessity signs not to exceed four (4) square feet in area; such signs shall not exceed four feet (4') in height.
- E. Home Occupation: Home occupation signs, one unlighted, wall mounted sign not to exceed eight (8) square feet.
- F. Apartments and Condominiums: Identification signs for apartment and condominium complexes as follows:
 - 1. A freestanding sign, not exceeding forty eight (48) square feet in area. Such sign shall not exceed twelve feet (12') in width or six feet (6') in height. Such sign must be located at least four feet (4') from any property line.
 - 2. A wall sign, not exceeding ten (10) square feet in area. Height of such sign shall not exceed ten feet (10').
- G. Mobile Home, Trailer Parks: Mobile home and trailer parks identification signs:
 - 1. All signs permitted in this section.
 - 2. One identification sign for each entrance to the park. Each sign shall not exceed forty eight (48) square feet in area, six feet (6') in height, or twelve feet

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(12') in width, and such sign shall be located at least four feet (4') from any property line.

AFTER AMENDMENT

9-3-5-1 RESIDENTIAL ~~DISTRICT~~ ZONE R-1

The following signs shall be permitted in the residential district R-1 for residential uses, according to the following regulations:

- A. Identification Signs: A sign not exceeding four (4) square feet in area, giving the name only of the land or building on which displayed, or of the owner or lessee thereof.
- B. Temporary: Temporary signs (see MCC 9-3-5-4).
- C. ~~Subdivision Identification: Permanent subdivision identification signs for recorded subdivisions in accordance with the following:~~
~~Maximum area of such sign to be determined by the planning commission with a maximum height of six feet (6'). Such signs to be monument type, i.e., individually mounted letters on a freestanding wall. Final location of such signs to be approved by the planning commission. The planning commission may require landscaping to be installed in connection with the issuance of a sign permit.~~
- D. Directional, Public Necessity: Directional or public necessity signs not to exceed four (4) square feet in area; such signs shall not exceed four feet (4') in height.
- E. Home Occupation: Home occupation signs, one unlighted, wall mounted sign not to exceed eight (8) square feet.
- F. ~~Apartments and Condominiums: Identification signs for apartment and condominium complexes as follows:~~
~~A freestanding sign, not exceeding forty eight (48) square feet in area. Such sign shall not exceed twelve feet (12') in width or six feet (6') in height. Such sign must be located at least four feet (4') from any property line. A wall sign, not exceeding ten (10) square feet in area. Height of such sign shall not exceed ten feet (10').~~
- G. ~~Mobile Home, Trailer Parks: Mobile home and trailer parks identification signs:~~
~~All signs permitted in this section. One identification sign for each entrance to the park. Each sign shall not exceed forty eight (48) square feet in area, six feet (6') in height, or twelve feet (12') in width, and such sign shall be located at least four feet (4') from any property line.~~

SECTION 2: AMENDMENT "9-3-5-2 CU DISTRICT" of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

9-3-5-2 CU DISTRICT

- A. Residential Uses: The following signs shall be permitted in the CU district for

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residential uses, according to the following regulations:

1. Identification Signs: A sign not exceeding four (4) square feet in area, giving the name only of the land or building in which displayed, or of the owner or lessee thereof.
 2. Temporary: Temporary signs (see MCC 9-3-5-4).
 3. Subdivision Identification: Permanent subdivision identification signs for recorded subdivisions in accordance with the following:
 - a. Maximum area of such sign to be determined by the planning commission with a maximum height of six feet (6').
 - b. Such signs to be monument type, i.e., individually mounted letters on a freestanding wall.
 - c. Final location of such signs to be approved by the planning commission.
 - d. The planning commission may require landscaping to be installed in connection with the issuance of a sign permit.
 4. Directional, Public Necessity: Directional or public necessity signs, not to exceed four (4) square feet in area; such signs shall not exceed four feet (4') in height.
 5. Apartments and Condominiums: Identification signs for apartment and condominium complexes as follows:
 - a. A freestanding sign, not exceeding forty eight (48) square feet in area. Such sign shall not exceed twelve feet (12') in width or six feet (6') in height. Such sign must be located at least four feet (4') from any property line.
 - b. A wall sign, not exceeding ten (10) square feet in area. Height of such sign shall not exceed ten feet (10').
 6. Mobile Home, Trailer Parks: Mobile home and trailer parks identification signs:
 - a. All signs permitted in MCC 9-3-5-1.
 - b. One identification sign for each entrance to the park. Each sign shall not exceed forty eight (48) square feet in area, six feet (6') in height or twelve feet (12') in width, and such sign shall be located at least four feet (4') from any property line.
- B. Nonresidential Uses: The following signs shall be permitted in the CU district for nonresidential uses according to the following regulations:
1. Permitted Residential District Signs: All signs permitted in MCC 9-3-5-1.
 2. Civic Organizations, Governmental Buildings: Civic organizations and governmental buildings may be identified on group display structures in accordance with the following standards:
 - a. Such structures shall be on arterial streets and in commercial or industrial districts and within one-fourth (1/4) mile of the city limits.
 - b. Structures shall not be over five feet (5') in height or in excess of forty eight (48) square feet in area.
 - c. The sign shall not be illuminated.
 - d. Each civic organization shall be limited to a maximum area of four (4)

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- square feet.
- e. Exact location and design of the sign structure shall require approval of the planning commission.
 - f. Churches shall not be included in the above.
3. Identification Signs: Identification signs displaying the name of the building or tenant business. Such signs may be wall mounted with a maximum height of twelve feet (12') and/or such signs may be freestanding according to the following:
- a. Freestanding identification signs shall be permitted with a maximum height of thirty five feet (35'). A second such freestanding sign shall be permitted for a lot whose front property line measures greater than sixty (60) linear feet. Where two (2) freestanding signs are permitted, they shall be located at least forty feet (40') apart.
 - b. Freestanding identification signs shall be located so that no portion of the sign shall overhang the property line.
 - c. In addition to the above, each tenant may be allowed three (3) square feet of no illuminated sign area, identifying his business, to be located on the wall adjacent to the entry of the tenant's business.
4. Directory: In addition to the above, a directory with a maximum area of eight (8) square feet and a maximum height of six feet (6') may be permitted behind the required front yard setback.

AFTER AMENDMENT

9-3-5-2 CU DISTRICT

~~A.~~ All freestanding signs must have an approved sign permit from the Planning and Zoning Commission before being constructed.

A. Residential Uses:

1. All signs permitted in Residential Zone (see MCC 9-3-5-1).
2. Identification signs: a sign not exceeding four (4) square feet in area, giving the name only of the land or building in which displayed, or of the owner or lessee thereof.
3. Temporary Signs: (See MCC 9-3-5-4).
4. Directional, Public Necessity: Directional or public necessity signs, not to exceed four (4) square feet in area; such signs shall not exceed four feet (4') in height.
5. Subdivision Identification: Permanent subdivision identification signs for recorded subdivisions in accordance with the following:
 - a. Maximum area of such signs is to be determined by the Planning and Zoning Commission, with a maximum height of six feet (6').
 - b. Such signs are to be monument type, i.e., individually mounted letters

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on a freestanding wall.

- c. Final location of such signs to be approved by the Planning and Zoning Commission.
- d. The Planning and Zoning Commission may require landscaping to be installed in connection with the issuance of a sign permit.

B. Nonresidential Uses: The following signs shall be permitted in the CU district for nonresidential uses according to the following regulations:

1. Permitted Residential District Signs: All signs permitted in MCC 9-3-5-1.
2. Civic Organizations, Governmental Buildings: Civic organizations and governmental buildings may be identified on group display structures in accordance with the following standards:
 - a. Such structures shall be on arterial streets and in commercial or industrial districts and within one-fourth (1/4) mile of the city limits.
 - b. Structures shall not be over five feet (5') in height or in excess of ~~forty~~ eighty-eight (48) square feet in area.
 - c. The sign shall not be illuminated.
 - d. Each civic organization shall be limited to a maximum area of four (4) square feet.
 - e. Exact location and design of the sign structure shall require approval of the planning commission.
 - f. Churches shall not be included in the above.
3. ~~Identification Signs: Identification signs displaying the name of the building or tenant business. Such signs may be wall mounted with a maximum height of twelve feet (12') and/or such signs may be freestanding according to the following:
Freestanding identification signs shall be permitted with a maximum height of thirty five feet (35'). A second such freestanding sign shall be permitted for a lot whose front property line measures greater than sixty (60) linear feet. Where two (2) freestanding signs are permitted, they shall be located at least forty feet (40') apart. Freestanding identification signs shall be located so that no portion of the sign shall overhang the property line. In addition to the above, each tenant may be allowed three (3) square feet of no illuminated sign area, identifying his business, to be located on the wall adjacent to the entry of the tenant's business.~~
4. Directory: In addition to the above, a directory with a maximum area of eight (8) square feet and a maximum height of six feet (6') may be permitted behind the required front yard setback.
5. Menu Boards: Menu boards for drive-in or drive-through restaurants shall be in accordance with the following: Maximum sign height shall not exceed five feet (5') for freestanding menu signs.
6. Complexes or Centers: Signs for building complexes or centers shall be in accordance with the regulations listed below. For the purposes of this chapter, a "building complex" or "center" shall mean any number of businesses greater than one, which businesses share the same site using common points of ingress and egress to and from the site:

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- a. One freestanding identification sign per street frontage of the entire site is permitted in accordance with the following:
 - (1) Such signs shall identify the center only.
 - (2) Maximum area of thirty six (36) square feet per sign, and maximum height of six feet (6').
 - (3) A freestanding sign identifying an individual business rather than the center shall be obtained only by the approval of the planning commission. The planning commission may require that a landscaped area be provided, on site at the base of the freestanding sign.
- b. A proposal for signing for the entire center shall be submitted prior to the issuance of a sign perm

SECTION 3: AMENDMENT "9-3-5-3 CU-2 DISTRICT" of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

9-3-5-3 CU-2 DISTRICT

Signs will be allowed in the CU-2 district as follows:

- A. Permitted Residential District Signs: All signs permitted in MCC 9-3-5-1.
- B. Civic Organizations: Civic organization identification and government building signs, the same as provided in MCC 9-3-5-2B.
- C. Business Identification Signs: Business signs shall be in accordance with the following regulations: Freestanding identification signs shall be restricted to the following:
 1. One freestanding identification sign for each street upon which the lot has frontage.
 2. Maximum height shall be eighty five feet (85').
 3. Such signs shall not be closer than thirty feet (30') to any residential district.
- D. Menu Boards: Menu boards for drive-in or drive-through restaurants shall be in accordance with the following: Maximum sign height shall not exceed five feet (5') for freestanding menu signs.
- E. Complexes or Centers: Signs for building complexes or centers shall be in accordance with the regulations listed below. For the purposes of this chapter, a "building complex" or "center" shall mean any number of businesses greater than one, which businesses share the same site using common points of ingress and egress to and from the site:
 1. One freestanding identification sign per street frontage of the entire site is permitted in accordance with the following:
 - a. Such signs shall identify the center only.
 - b. Maximum area of thirty six (36) square feet per sign, and maximum

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- height of six feet (6').
- c. A freestanding sign identifying an individual business rather than the center shall be obtained only by the approval of the planning commission.
 - d. The planning commission may require that a landscaped area be provided, on site at the base of the freestanding sign.
2. A proposal for signing for the entire center shall be submitted prior to the issuance of a sign permit.

AFTER AMENDMENT

9-3-5-3 ~~CU-2 DISTRICT~~ COMMERCIAL, INDUSTRIAL, FREEWAY INTERCHANGE ZONES

Signs will be allowed in the ~~CU-2~~ Commercial, Industrial, Freeway Interchange Zone district as follows:

- A. Permitted Residential District Signs: All signs permitted in MCC 9-3-5-1.
- B. Civic Organizations: Civic organization identification and government building signs, the same as provided in MCC 9-3-5-2B.
- C. Business Identification Signs: Business signs shall be in accordance with the following regulations: Freestanding identification signs shall be restricted to the following:
 - 1. One freestanding identification sign for each street upon which the lot has frontage.
 - 2. Maximum height shall be eighty five feet (85').
 - 3. Such signs shall not be closer than thirty feet (30') to any residential district.
- D. Menu Boards: Menu boards for drive-in or drive-through restaurants shall be in accordance with the following: Maximum sign height shall not exceed five feet (5') for freestanding menu signs.
- E. Complexes or Centers: Signs for building complexes or centers shall be in accordance with the regulations listed below. For the purposes of this chapter, a "building complex" or "center" shall mean any number of businesses greater than one, which businesses share the same site using common points of ingress and egress to and from the site:
 - 1. One freestanding identification sign per street frontage of the entire site is permitted in accordance with the following:
 - a. Such signs shall identify the center only.
 - b. Maximum area of thirty six (36) square feet per sign, and maximum height of six feet (6').
 - c. A freestanding sign identifying an individual business rather than the center shall be obtained only by the approval of the planning commission.
 - d. The planning commission may require that a landscaped area be provided, on site at the base of the freestanding sign.
 - 2. A proposal for signing for the entire center shall be submitted prior to the issuance of a sign permit.

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- F. Identification Signs: Identification signs displaying the name of the building or tenant business. Such signs may be wall mounted with a maximum height of twelve feet (12') and/or such signs may be freestanding according to the following:
1. Freestanding identification signs shall be permitted with a maximum height of thirty five feet (35'). A second such freestanding sign shall be permitted for a lot whose front property line measures greater than sixty (60) linear feet. Where two (2) freestanding signs are permitted, they shall be located at least forty feet (40') apart.
 2. Freestanding identification signs shall be located so that no portion of the sign shall overhang the property line. In addition to the above, each tenant may be allowed three (3) square feet of no illuminated sign area, identifying his business, to be located on the wall adjacent to the entry of the tenant's business.
- G. Directory: In addition to the above, a directory with a maximum area of eight (8) square feet and a maximum height of six feet (6') may be permitted behind the required front yard setback.

SECTION 4: AMENDMENT “9-3-5-4 TEMPORARY SIGNS” of the
Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

9-3-5-4 TEMPORARY SIGNS

The following signs shall be permitted in all zone districts, according to the following regulations:

- A. Sale, Lease, Rent: No illuminated and not to exceed six (6) square feet in aggregate area and five feet (5') in maximum height pertaining only to the land or building upon which displayed.
- B. Subdivision Advertising: To be located on the site or within three-fourths (3/4) of a mile radius of the recorded subdivision and in accordance with the following schedule:
 1. One sign per arterial street or major entry.
 2. Maximum sum of all such signs to total one hundred sixty (160) square feet.
 3. Maximum height above grade level shall be eighteen feet (18') for all such signs.
 4. Such signs may be illuminated only by nonflashing lights and so shielded that only the face of the sign is illuminated.
 5. Such signs may be maintained for a period of two (2) years, or until all the lots in the subdivision are sold, whichever occurs first.

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6. Such signs shall not be located within one hundred feet (100') of any existing residential structure.
 7. All off site subdivision signs shall be subject to approval by the planning commission.
- C. Banners, Displays: Shall be permitted for a maximum of thirty (30) consecutive days beginning with the first day of business operation.

AFTER AMENDMENT

9-3-5-4 TEMPORARY SIGNS

The following signs shall be permitted in all zone districts, according to the following regulations:

- A. Sale, Lease, Rent: No illuminated and not to exceed six (6) square feet in aggregate area and five feet (5') in maximum height pertaining only to the land or building upon which displayed.
- B. Subdivision Advertising: To be located on the site or within three-fourths (3/4) of a mile radius of the recorded subdivision and in accordance with the following schedule:
 1. One sign per arterial street or major entry.
 2. Maximum sum of all such signs to total one hundred sixty (160) square feet.
 3. Maximum height above grade level shall be eighteen feet (18') for all such signs.
 4. Such signs may be illuminated only by nonflashing lights and so shielded that only the face of the sign is illuminated.
 5. Such signs may be maintained for a period of two (2) years, or until all the lots in the subdivision are sold, whichever occurs first.
 6. Such signs shall not be located within one hundred feet (100') of any existing residential structure.
 7. All off site subdivision signs shall be subject to approval by the planning commission.
- C. Banners, Displays: Shall be permitted for a maximum of thirty (30) consecutive days beginning with the first day of business operation.
- D. Election Signs: Maximum size of 4 feet (4') height by 8 feet (8') width.
 1. No sign permit is required.
 2. Signs must be placed on private property with permission from the property owner.
 3. Signs must be removed no later than five days following the election.
 4. Improperly placed signs will be removed immediately by City personnel.
 5. Where NOT to place signs:
 - a. On any tree, cliff, or natural feature.
 - b. On a utility pole.
 - c. On the fences surrounding the Mona City Park or the City building.
 - d. On public property, including the Mona City right-of-way property.
 - e. On the Mona City freeway on/off ramp fencing.
 - f. Where they create a traffic safety hazard by obscuring traffic control

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signs or signals, confuse drivers by appearing to be a traffic control sign or signal, or appear to be the lights of a public safety or maintenance vehicle, or if they obstruct vision at intersections or driveways.

SECTION 5: AMENDMENT “9-3-5-5 OTHER SIGNS” of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

9-3-5-5 OTHER SIGNS

Subject to, and in accordance with the foregoing provisions, to the extent that this chapter allows commercial signage, it shall also allow noncommercial signage. Any sign which does not fit within any definition found in the foregoing provisions, or which is not specifically prohibited:

- A. Shall be deemed noncommercial;
- B. Shall be allowed where identification, temporary or home occupation signs are allowed;
- C. Shall be subject to the same placement and size limitations as identification, temporary or home occupation signs (e.g., if an identification sign, with an area of 4 square feet, is permitted in a residential district, a noncommercial sign of equal size shall also be allowed, if requested);
- D. Shall be counted as a portion of the total aggregate sign area of the premises; and
- E. Shall be subject to MCC 9-3-10B.

AFTER AMENDMENT

9-3-5-5 OTHER SIGNS

~~Subject to, and in accordance with the foregoing provisions, to the extent that this chapter allows commercial signage, it shall also allow noncommercial signage. Any sign which does not fit within any definition found in the foregoing provisions, or which is not specifically prohibited: Shall be deemed noncommercial; Shall be allowed where identification, temporary or home occupation signs are allowed; Shall be subject to the same placement and size limitations as identification, temporary or home occupation signs (e.g., if an identification sign, with an area of 4 square feet, is permitted in a residential district, a noncommercial sign of equal size shall also be allowed, if requested); Shall be counted as a portion of the total aggregate sign area of the premises; and Shall be subject to MCC 9-3-10B.~~

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SECTION 6: **AMENDMENT** “9-3-5-6 SHORT TERM AND SEASONAL SIGNS” of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

9-3-5-6 SHORT TERM AND SEASONAL SIGNS

- A. Required Regulations: The following shall be a requirement or regulations for all signs listed in this section:
1. Signs must be approved by the Mona City Council. Non-conforming signs will be removed.
 2. A permit must be approved prior to the erection of any sign.
 3. Signage wording may not be indecent, insulting or offensive and Mona City Planning and Zoning retains the right to refuse any sign wording, for any reason.
 4. Mona City reserves the right to refuse any request to erect a sign based on this policy.
- B. Short Term Event Signs: In addition to the regulations contained in subsection A of this section, the following conditions shall also be required:
1. The conditions on the permit must be agreed to and include: sign format including wording, sign location, sign dimensions, duration of sign on display, and removal of sign within 3 days after the event. Placement, fixing and dimensions of the sign are determined and explained on the permit.
 2. With the exception of Mona Recreation and Nephi Recreation, community and nonprofit groups are only allowed temporary signage on Mona City property once in any six-month period. With the same conditions being implemented as in MCC 9-3-5-6 B1.
 3. Signs for each event are limited to no more than 3 City locations. Mona City Council or Planning and Zoning may erect more signs as needed for major community events. Business advertising will only be allowed during the 4 weeks prior to a city event in which the business has contributed towards a city event as sponsor.
 4. The Event being advertised must take place in Juab County.
- C. Seasonal Advertisement Signs: In addition to the regulations contained in subsection A of this section, the following conditions shall also be required:
1. Seasonal business advertisement banner space may be purchased each year during the baseball/softball/t-ball season conducted by Mona and Nephi Recreation.
 2. Banner will be displayed on the inside of the west and north Mona City park fence.
 3. Banner will be purchased by business or advertiser.
 4. Banner will be stored by the owner at the end of the season.

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AFTER AMENDMENT

9-3-5-6 SHORT TERM AND SEASONAL SIGNS

A. Required Regulations: The following shall be a requirement or regulations for all signs listed in this section:

1. Signs must be approved by the Mona City ~~Council~~ Planning and Zoning Commission. Non-conforming signs will be removed.
2. A permit must be approved prior to the erection of any sign.
3. Signage wording may not be indecent, insulting or offensive ~~and Mona~~ Mona City Planning and Zoning retains the right to refuse any sign wording, for any reason.
4. Mona City reserves the right to refuse any request to erect a sign based on this policy.

B. Short Term Event Signs: In addition to the regulations contained in subsection A of this section, the following conditions shall also be required:

1. The conditions on the permit must be agreed to and include: sign format including wording, sign location, sign dimensions, duration of sign on display, and removal of sign within 3 days after the event. Placement, fixing and dimensions of the sign are determined and explained on the permit.
2. ~~With the exception of Mona Recreation and Nephi Recreation, community and nonprofit groups are only allowed temporary signage on Mona City property once in any six-month period. With the same conditions being implemented as in MCC 9-3-5-6 B1.~~
3. Signs for each event are limited to no more than 3 City locations. Mona City Council or Planning and Zoning may erect more signs as needed for major community events. Business advertising will only be allowed during the 4 weeks prior to a city event in which the business has contributed towards a city event as sponsor and may be approved by City staff.
4. The Event being advertised must take place in Juab County.

C. Seasonal Advertisement Signs: In addition to the regulations contained in subsection A of this section, the following conditions shall also be required:

1. Seasonal business advertisement banner space may be purchased each year during the baseball/softball/t-ball season conducted by Mona and Nephi Recreation.
2. Banner will be displayed on the inside of the west and north Mona City park fence.
3. Banner will be purchased by business or advertiser.
4. Banner will be stored by the owner at the end of the season.

SECTION 7: AMENDMENT "9-3-7 PROHIBITED SIGNS" of the Mona City Code is hereby *amended* as follows:

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BEFORE AMENDMENT

9-3-7 PROHIBITED SIGNS

The following are specifically prohibited:

- A. Political signs in public rights of way or public property.
- B. Signs announcing the proposed development of property prior to site plan approval or after issuance of certificate of occupancy.
- C. Signs mounted, attached or painted on trailers, boats or motor vehicles when parked for extended periods of time on or near the premises. On any right of way that exists within the city boundary or city property.
- D. Roof signs, or signs that project above the highest point of the roofline or parapet of the building.
- E. Any sign with intermittent or flashing illumination, animated or moving signs (message centers may be allowed).
- F. Signs that emit sound.
- G. Outdoor advertising (billboards).
- H. Sexually oriented business signage.
- I. Business advertising signs on city property unless previously approved for short term events in which a business has sponsored a city event, or if seasonal advertising has been purchased.

AFTER AMENDMENT

9-3-7 PROHIBITED SIGNS

The following are specifically prohibited:

- A. Political signs in public rights of way or public property.
- B. Signs announcing the proposed development of property prior to site plan approval or after issuance of certificate of occupancy.
- C. Signs mounted, attached or painted on trailers, boats or motor vehicles when parked for extended periods of time on or near the premises. On any right of way that exists within the city boundary or city property.
- D. Roof signs, or signs that project above the highest point of the roofline or parapet of the building.
- E. Any sign with intermittent or flashing illumination, animated or moving signs (message centers may be allowed).
- F. Signs that emit sound.
- G. Outdoor advertising
 - 1. ~~Billboards~~: defined as large structures displaying advertisements or other information in high-traffic areas for maximum reach.
- H. Sexually oriented business signage.
- I. Business advertising signs on city property unless previously approved for short term events in which a business has sponsored a city event, or if seasonal advertising has

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been purchased.

J. Homemade structures: Signs constructed from non-durable, improvised, or substandard materials, including but not limited to plywood sheets, tarps, spray paint, or hand-painted lettering. All signage must be structurally aesthetic.

SECTION 8: AMENDMENT “9-3-10 ENFORCEMENT” of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

9-3-10 ENFORCEMENT

- A. Authority of Zoning Administrator: The administrator shall be vested with the duty of enforcing these sign regulations. In performance of such duty, the administrator shall be empowered and directed to issue permits for the construction, alteration or repair of signs.
- B. Conformance: The zoning administrator shall ascertain that all signs, including construction, reconstruction or modification of existing signs are built or constructed in conformance with the land use ordinance, building codes and the specific requirements of this chapter.
- C. Notice of Violation: The zoning administrator shall issue a notice of violation to the person having charge or control or benefit of any sign found to be unsafe or in violation of this chapter.
- D. Abatement and Removal by City: If an unsafe or illegal sign is not repaired, modified or removed within ten (10) working days after issuing said notice, the zoning administrator shall at once abate and remove said sign. The owner, or person having charge or benefit of any such sign, shall pay to the city, within thirty (30) calendar days after written notice is mailed to such person, the costs incurred in such removal.

AFTER AMENDMENT

9-3-10 ENFORCEMENT

- A. Authority of ~~Zoning Administrator~~ Planning and Zoning Commission: The ~~administrator~~ Planning and Zoning Commission shall be vested with the duty of enforcing these sign regulations. In performance of such duty, the ~~administrator~~ Planning and Zoning Commission shall be empowered and directed to issue permits for the construction, alteration or repair of signs.
- B. Conformance: The ~~zoning administrator~~ Planning and Zoning Commission shall ascertain that all signs, including construction, reconstruction or modification of existing signs are built or constructed in conformance with the land use ordinance, building codes and the specific requirements of this chapter.
- C. Notice of Violation: The ~~zoning administrator~~ Planning and Zoning Commission shall issue a notice of violation to the person having charge or control or benefit of any sign

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found to be unsafe or in violation of this chapter.

- D. Abatement and Removal by City: If an unsafe or illegal sign is not repaired, modified or removed within ten (10) working days after issuing said notice, the ~~zoning administrator~~ Planning and Zoning Commission shall at once abate and remove said sign. The owner, or person having charge or benefit of any such sign, shall pay to the city, within thirty (30) calendar days after written notice is mailed to such person, the costs incurred in such removal.

SECTION 9: **AMENDMENT** "9-3-1 PURPOSE" of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

9-3-1 PURPOSE

The sign regulations are intended to provide standards for the installation of signs in a manner that will promote the general welfare of the community. This shall be accomplished by encouraging good, harmonious design and by establishing appropriate size and location requirements. Such regulations shall: allow businesses to identify themselves and the goods or services they offer; safeguard and enhance property values; and protect the public health, safety and welfare of the citizens of the city.

AFTER AMENDMENT

9-3-1 PURPOSE

The sign regulations are intended to provide standards for the installation of signs in a manner that will promote the general welfare of the community. This shall be accomplished by encouraging good, harmonious design and by establishing appropriate size and location requirements. Such regulations shall: allow businesses to identify themselves and the goods or services they offer; safeguard and enhance property values; and protect the public health, safety, and welfare of the citizens of the city. The owner or person in control of any sign shall be responsible for maintaining the sign, including border, trims, faces, weight-bearing and bracing structures, and surrounding grounds or environment in a clean and safe manner. Signs shall not be allowed to deteriorate and must be kept in good repair or removed at the owner's expense.

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PASSED AND ADOPTED BY THE MONA CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Jay Christensen	_____	_____	_____	_____
Councilmember Kris Kay	_____	_____	_____	_____
Councilmember TJ Pace	_____	_____	_____	_____
Councilmember Kevin Squire	_____	_____	_____	_____
Councilmember Amy Stanley	_____	_____	_____	_____

Presiding Officer

Attest

Randy Christensen, Mayor, Mona
City

Alicia Hills, Recorder, Mona City

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