



## **Mona City Council Meeting Agenda**

**Tuesday, October 14, 2025**

**Mona City Building – 20 West Center**

**7:00 p.m.**

- **Pledge**
- **Prayer**
- **Sewer Master Plan/IFA Study**
  - Dan Fechner – Jones & Demille Engineering – Sewer Master Plan
  - Cody Deeter – EFG Consulting – Sewer Impact Fee Analysis Study
- **Public Hearing**
  - Sewer impact fees facilities plan, written impact fee analysis, and impact fee enactment for sanitary sewer
- **Approval of September 23, 2025, Work Session Minutes**
- **Approval of September 23, 2025, City Council Meeting Minutes**
- **Miscellaneous**
  - Diana Manseau – Fix-it Notice
- **Action Items**
  - Troy Linton – Sign Application
  - Approval of \$130,000 for sewer drum screens and controller
  - Approval of \$30,000 for fire alarm system at sewer plant
  - Approval of Ordinance 2025-24 – Sewer Impact Fee Facilities Plan, written Impact Fee Analyses, and Impact Fee Enactment for Sanitary Sewer
  - Approval of Mona City Ordinance 2025-20: amendments to Mona City Code 9-3: Sign Regulations
  - Approval of Resolution 2025-25: America 250 Utah
- **Planning & Zoning**
  - Duran & Susan Kay – D&S Enterprises Minor Subdivision – 255 North 200 East
  - Jonathan & Kylene Jones – Greenhouse Variance– 26 North 650 East
- **Secretary**
  - 2026 Public Awareness Program Proposal Approval
- **Director of Finance**
  - Quarterly Report
  - Approval of Finances
- **Recorder**
- **Gas & Water & Roads**
- **Sewer**
- **Council Reports**
- **Public Comment**
- **Adjournment**

### **CERTIFICATE OF POSTING**

This agenda is hereby properly advertised on this 9th day of October, 2025, by posting copies in the following places: the Mona City Office, on the Mona City website at [monautah.gov](http://monautah.gov), at the United States Post Office Mona City Branch, and on the Utah Public Notice Website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

Alicia Hills, Mona City Recorder



**Mona City**  
435-623-4913  
[www.monautah.gov](http://www.monautah.gov)  
20 West Center Street Mona, Utah

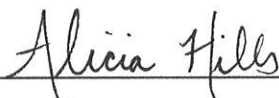
## **MONA CITY, UTAH - PUBLIC HEARING NOTICE**

### **NOTICE OF INTENT TO HOLD A PUBLIC HEARING AND CONSIDER ADOPTION OF A PROPOSED IMPACT FEE FACILITIES PLAN AND A PROPOSED IMPACT FEE ORDINANCE/IMPACT FEE ENACTMENT AND TO ADOPT, ENACT, OR MODIFY: AN IMPACT FEE FACILITIES PLAN, A WRITTEN IMPACT FEE ANALYSIS, AND AN IMPACT FEE ENACTMENT FOR SANITARY SEWER**

Notice is hereby given that Mona City (the "City") has prepared an Impact Fee Facilities Plan ("IFFP") and Impact Fee Analysis ("IFA"), including a summary of the impact fee analysis designed to be understood by a lay person, and a proposed impact fee ordinance/impact fee enactment related to sanitary sewer for the entire boundaries of the City. Copies of all of the foregoing are available for public review from 9:00 A.M. to 3:00 P.M., Monday, Tuesday, Wednesday and Thursday, at the City Offices at 20 West Center Street, Mona, UT 84645, telephone (435) 623-4913 commencing on Tuesday, September 29, 2025. They also may be viewed on the City's website ([monautah.gov](http://monautah.gov)). Notice is hereby given that the City will hold a public hearing on Tuesday, October 14, 2025, beginning at 7:00 P.M. or shortly thereafter, at the City Offices. The purpose of the public hearing is to hear public comment, and to answer questions about the proposed IFFP, IFA, and the proposed impact fee resolution/impact fee enactment, and to consider approval and adoption of the foregoing by the City Council. All interested persons are invited to attend the hearing and make comments. All interested persons in attendance at the public hearing shall be given the opportunity to be heard. Written comments are welcome. The City will make reasonable accommodations for disabled persons needing assistance to attend or to participate in the public hearing. Requests for assistance can be made by contacting the City at (435) 623-4913 at least three business days before the meeting.

### **CERTIFICATE OF POSTING**

This notice is hereby properly advertised on this 29th day of September, 2025, by posting copies in the following places: the Mona City Office, on the Mona City website at [monautah.gov](http://monautah.gov), at the United States Post Office Mona City Branch, and on the Utah Public Notice Website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

  
Alicia Hills, Mona City Recorder



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20 West Center Street Mona, Utah

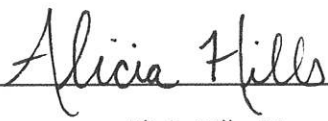
## **MONA CITY, UTAH PUBLIC NOTICE**

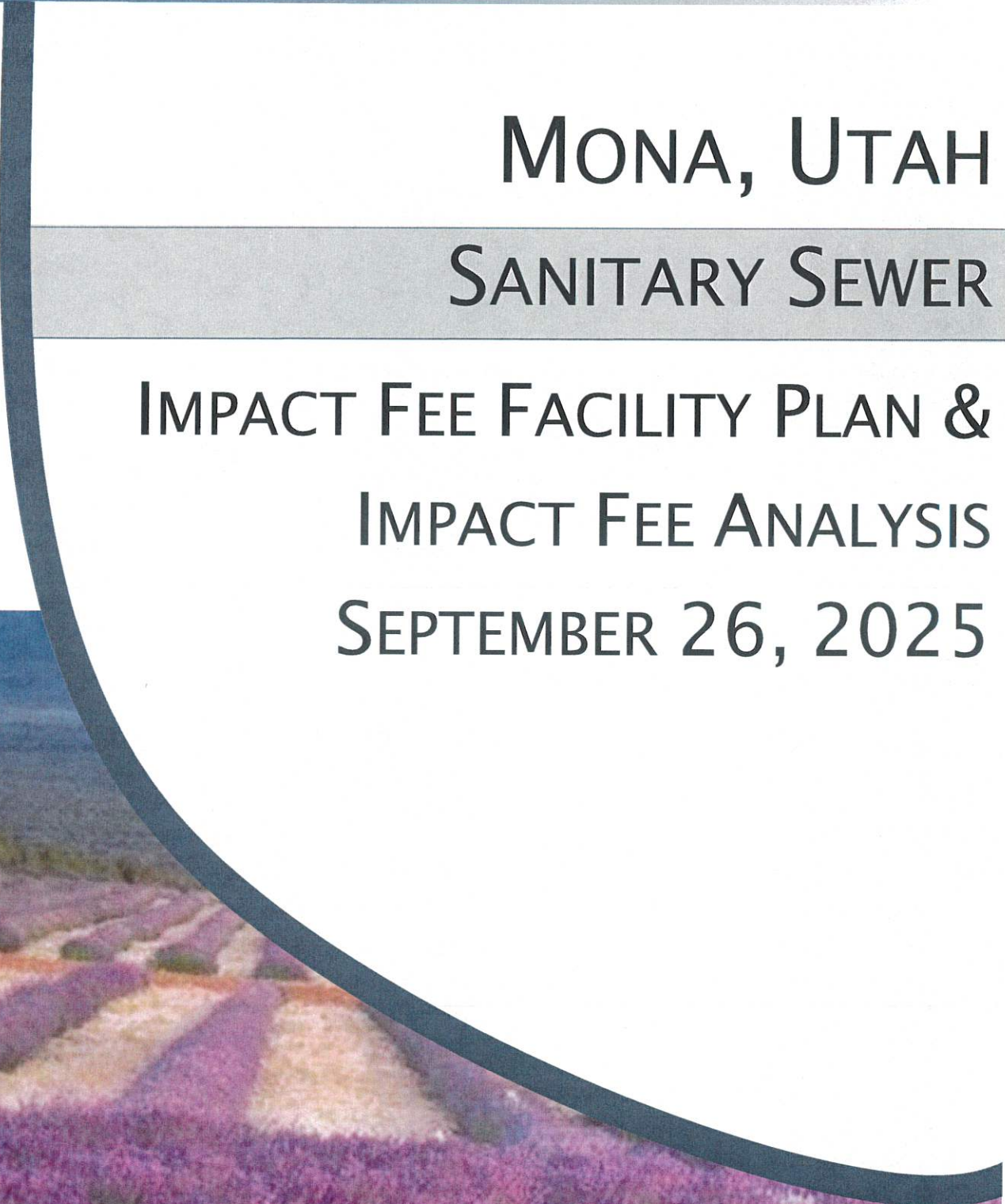
### **NOTICE OF INTENT TO PREPARE AN IMPACT FEE FACILITIES PLAN AND TO PREPARE AN IMPACT FEE ANALYSIS FOR SANITARY WATER**

Mona City (the "City"), a municipal corporation of the State of Utah, located in Juab County, intends to contract to prepare impact fee facilities plans and impact fee analysis for sanitary sewer. Pursuant to the requirements of Utah Code Ann. 11-36a-501 and 11-36a-503, notice is hereby given of the City's intent to contract to prepare or amend such impact fee facilities plans and impact fee analysis. The geographical area where the proposed impact fee facilities will be located is the entire City limits. You are hereby invited to provide information for the City to consider in the process of preparing, adopting and implementing or amending the referenced impact fee facilities plans and impact fee analysis.

### **CERTIFICATE OF POSTING**

This notice is hereby properly advertised on this 29th day of September, 2025, by posting copies in the following places: the Mona City Office, on the Mona City website at [monautah.gov](http://monautah.gov), at the United States Post Office Mona City Branch, and on the Utah Public Notice Website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

  
Alicia Hills, Mona City Recorder



# MONA, UTAH

## SANITARY SEWER

### IMPACT FEE FACILITY PLAN & IMPACT FEE ANALYSIS SEPTEMBER 26, 2025

## IMPACT FEE FACILITY PLAN (IFFP) CERTIFICATION

Jones and DeMille Engineering (JDE) and EFG Consulting (EFG) certify that the attached impact fee facilities plan:

1. includes only the costs of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or
  - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
  - a. costs of operation and maintenance of public facilities;
  - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
  - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and,
3. complies in each and every relevant respect with the Impact Fees Act.

## IMPACT FEE ANALYSIS (IFA) CERTIFICATION

JDE and EFG certify that the attached impact fee analysis:

1. includes only the costs of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or
  - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
  - a. costs of operation and maintenance of public facilities;
  - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
  - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
  - d. offsets costs with grants or other alternate sources of payment; and,
3. complies in each and every relevant respect with the Impact Fees Act.

JDE and EFG Consulting make this certification with the following caveats:

1. All of the recommendations for implementations of the IFFP made in the IFFP documents or in the IFA documents are followed by City staff and elected officials.
2. If all or a substantial portion of the IFFP or IFA are modified or amended by the City, this certification is no longer valid.
3. All information provided to our team is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

JDE Engineering

EFG Consulting

# MONA CITY SEWER – IMPACT FEE

## Contents

|                                                       |   |
|-------------------------------------------------------|---|
| Impact Fee Facility Plan (IFFP) Certification.....    | 2 |
| Impact Fee Analysis (IFA) Certification.....          | 2 |
| Section 1: Executive Summary.....                     | 4 |
| Section 2: Demand Analysis.....                       | 5 |
| Section 3: Level of Service.....                      | 5 |
| Section 4: Excess Capacity Analysis.....              | 5 |
| Section 5: Capital Facility and Funding Analysis..... | 5 |
| Section 6: Impact Fee Calculation.....                | 7 |
| Appendix A – Draft Impact Fee Enactment.....          | 8 |
| Appendix B – Impact Fee Calculation.....              | 9 |

# MONA CITY SEWER – IMPACT FEE

## SECTION I: EXECUTIVE SUMMARY

The purpose of this Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA) is to fulfill the requirements of the Utah Code Title 11 Chapter 36a (Impact Fee Act) to enable Mona City (City) to update its sanitary sewer impact fee for the entire City. The following is a summary of the IFFP inputs.

### SERVICE AREA:

The service area for this IFFP and IFA will include the entire City.

### DEMAND ANALYSIS:

The demand unit utilized in this analysis is equivalent residential connections (ERC). Future growth in the City for the sewer system is estimated to increase from 594 ERCs in 2025 to 713 ERCs in 2045 which is an increase of 119 ERCs.

### LEVEL OF SERVICE:

The level of service (LOS) for sewer is provided in the following table.

| Category   | Requirement          | Value              |
|------------|----------------------|--------------------|
| Collection | Average Flow         | 99 gallons/ERU/day |
| Treatment  | Average Daily Inflow | 99 gallons/ERU/day |

*Mona Sewer Collection and Treatment Master Plan, 2025*

### CAPITAL FACILITIES ANALYSIS:

The City will recoup historic sewer system improvement costs of approximately \$9.5 million.

### FUNDING OF FACILITIES:

The City will use money collected from impact fees to reimburse the sewer fund for purchase of past sewer projects.

## PROPOSED IMPACT FEE

Based upon the inputs described above and in the body of this report, the maximum allowable impact fee for sewer is \$6,454/ERC. The following is a multiplier for larger meters.

| Sewer Impact Fee Schedule |                |            |         |
|---------------------------|----------------|------------|---------|
| Residential (per unit)    | ERC Multiplier | Impact Fee |         |
|                           | 1              | \$         | 6,454   |
|                           | 0.75           | \$         | 4,840   |
| Commercial (meter size)   |                |            |         |
| ¾                         | 1              | \$         | 6,454   |
| 1                         | 2.5            | \$         | 16,135  |
| 1 1/2                     | 5              | \$         | 32,270  |
| 2                         | 8              | \$         | 51,631  |
| 3                         | 15             | \$         | 96,809  |
| 4                         | 25             | \$         | 161,348 |

# MONA CITY SEWER – IMPACT FEE

## SECTION 2: DEMAND ANALYSIS

The purpose of this section is to describe the demand unit and estimate future demand.

### DEMAND UNITS & FUTURE DEMAND

Demand units are measured in equivalent residential connections (ERCs). The growth in ERCs was estimated assuming an approximate growth rate of 1.74 percent.

| ERC Projections |      |      |          |
|-----------------|------|------|----------|
|                 | 2025 | 2032 | New ERCs |
| Sewer ERCs      | 594  | 713  | 119      |

*Mona City Sewer Collection and Treatment Master Plan, 2025*

## SECTION 3: LEVEL OF SERVICE

The level of service (LOS) for sewer is provided in the following table.

| Category   | Requirement          | Value              |
|------------|----------------------|--------------------|
| Collection | Average Flow         | 99 gallons/ERU/day |
| Treatment  | Average Daily Inflow | 99 gallons/ERU/day |

*Mona City Sewer Collection and Treatment Master Plan, 2025*

## SECTION 4: EXCESS CAPACITY ANALYSIS

## SECTION 5: CAPITAL FACILITY AND FUNDING ANALYSIS

### CAPITAL FACILITIES ANALYSIS:

The City built the sewer projects outlined in the following table which are eligible for reimbursement from future users through the impact fee. All grant funds have been excluded from the calculations.

| Date      | Project Description                                  | Project Cost  | Amount Granted | Eligible Cost |
|-----------|------------------------------------------------------|---------------|----------------|---------------|
|           | Mona City Wastewater Collection and Treatment System |               |                |               |
| 10-Feb-09 |                                                      | \$ 18,390,000 | \$9,318,000    | \$9,072,000   |
| 23-Sep-20 | Sewer Pumps                                          | \$ 48,832     |                | \$ 48,832     |
| 29-Mar-23 | Sewer Improvement                                    | \$ 98,625     |                | \$ 98,625     |
| 30-May-23 | New Auger                                            | \$ 67,001     |                | \$ 67,001     |
| 8-Dec-14  | Sewer Line to Project                                | \$ 50,000     |                | \$ 50,000     |
| 30-Apr-12 | Sewer Plant Land                                     | \$ 208,885    |                | \$ 208,885    |
| Total     |                                                      | \$ 18,863,343 | \$ 9,318,000   | \$ 9,545,343  |

# MONA CITY SEWER – IMPACT FEE

## **FUNDING OF FUTURE FACILITIES:**

The City will use money collected from impact fees to reimburse the sewer fund for purchase of past sewer projects.

# MONA CITY SEWER – IMPACT FEE

## SECTION 6: IMPACT FEE CALCULATION

Based upon the inputs herein, the maximum allowable impact fee for sewer is \$6,454/ERC. The following describes the calculation.

| Future Facilities                                    | Total Cost         | Total ERCs  | Growth ERCs | % Growth      | Cost/ERC       |
|------------------------------------------------------|--------------------|-------------|-------------|---------------|----------------|
| Mona City Wastewater Collection and Treatment System | \$9,072,000        |             |             |               |                |
| Sewer Pumps                                          | \$48,832           |             |             |               |                |
| Sewer Improvement                                    | \$98,625           |             |             |               |                |
| New Auger                                            | \$67,001           |             |             |               |                |
| Sewer Line to Project                                | \$50,000           |             |             |               |                |
| Sewer Plant Land                                     | \$208,885          |             |             |               |                |
| <b>Total</b>                                         | <b>\$9,545,343</b> | <b>1479</b> | <b>885</b>  | <b>59.84%</b> | <b>\$6,454</b> |

**Total Impact Fee Per ERC for Sewer**

**\$6,454**

| Sewer Impact Fee Schedule |                |            |         |
|---------------------------|----------------|------------|---------|
| Residential (per unit)    | ERC Multiplier | Impact Fee |         |
|                           | 1              | \$         | 6,454   |
|                           | 0.75           | \$         | 4,840   |
| Commercial (meter size)   |                |            |         |
| ¾                         | 1              | \$         | 6,454   |
| 1                         | 2.5            | \$         | 16,135  |
| 1 1/2                     | 5              | \$         | 32,270  |
| 2                         | 8              | \$         | 51,631  |
| 3                         | 15             | \$         | 96,809  |
| 4                         | 25             | \$         | 161,348 |

### NON-STANDARD IMPACT FEES

For connections that can demonstrate a different demand on the system than assumed by ERC, the City reserves the right under the Impact Fee Act to use a multiplier to calculate the equivalent impact fee at \$6,454 per ERC.

## APPENDIX A – DRAFT IMPACT FEE ENACTMENT

Exhibit B – Impact Fee Schedule

| Impact Fee Schedule     |                |            |         |
|-------------------------|----------------|------------|---------|
| Residential (per Unit)  | ERC Multiplier | Impact Fee |         |
| Single Family           | 1.00           | \$         | 6,454   |
| Multi-Family            | 0.75           | \$         | 4,840   |
| Commerical (Meter Size) |                |            |         |
| 3/4                     | 1              | \$         | 6,454   |
| 1                       | 2.5            | \$         | 16,135  |
| 1 1/2                   | 5              | \$         | 32,270  |
| 2                       | 8              | \$         | 51,631  |
| 3                       | 15             | \$         | 96,809  |
| 4                       | 25             | \$         | 161,348 |

## APPENDIX B – IMPACT FEE CALCULATION

Sewer LOS

| Category   | Requirement          | Value                      | System Wide Need | Units   | /ERU |
|------------|----------------------|----------------------------|------------------|---------|------|
| Collection | Average Flow         | 99 gallons per ERU per day | 196500           | gallons | 338  |
| Treatment  | Average Daily Inflow | 99 gallons per ERU per day | 196500           | gallons | 338  |

| System Wide   |     |
|---------------|-----|
| Current ERUs  | 594 |
| 2045 ERUs     | 713 |
| New ERUs      | 119 |
| ERUs per Year | 6   |

Source:

|                | 2025  | 2045  | Growth |
|----------------|-------|-------|--------|
| Population     | 1,978 | 2,351 | 1.74%  |
| People per ERU | 594   | 713   |        |
| ERUs           | 3.3   | 3.3   | (0)    |

Excess Capacity Projects

| Date      | Project Description                                  | Project Cost  | Amount Granted  | Eligible Cost |
|-----------|------------------------------------------------------|---------------|-----------------|---------------|
| 10-Feb-09 | Mona City Wastewater Collection and Treatment System | \$ 18,390,000 | \$ 9,318,000.00 | \$ 9,072,000  |
| 23-Sep-20 | Sewer Pumps                                          | \$ 48,832     | -               | \$ 48,832     |
| 29-Mar-23 | Sewer Improvment                                     | \$ 98,625     | -               | \$ 98,625     |
| 30-May-23 | New Auger                                            | \$ 67,001     | -               | \$ 67,001     |
| 8-Dec-14  | Sewer Line to Project                                | \$ 50,000     | -               | \$ 50,000     |
| 30-Apr-12 | Sewer Plant Land                                     | \$ 208,885    | -               | \$ 208,885    |
| TOTAL     |                                                      | \$ 18,863,343 | \$ 9,318,000    | \$ 9,545,343  |

# Mona City

Sewer Impact Fee

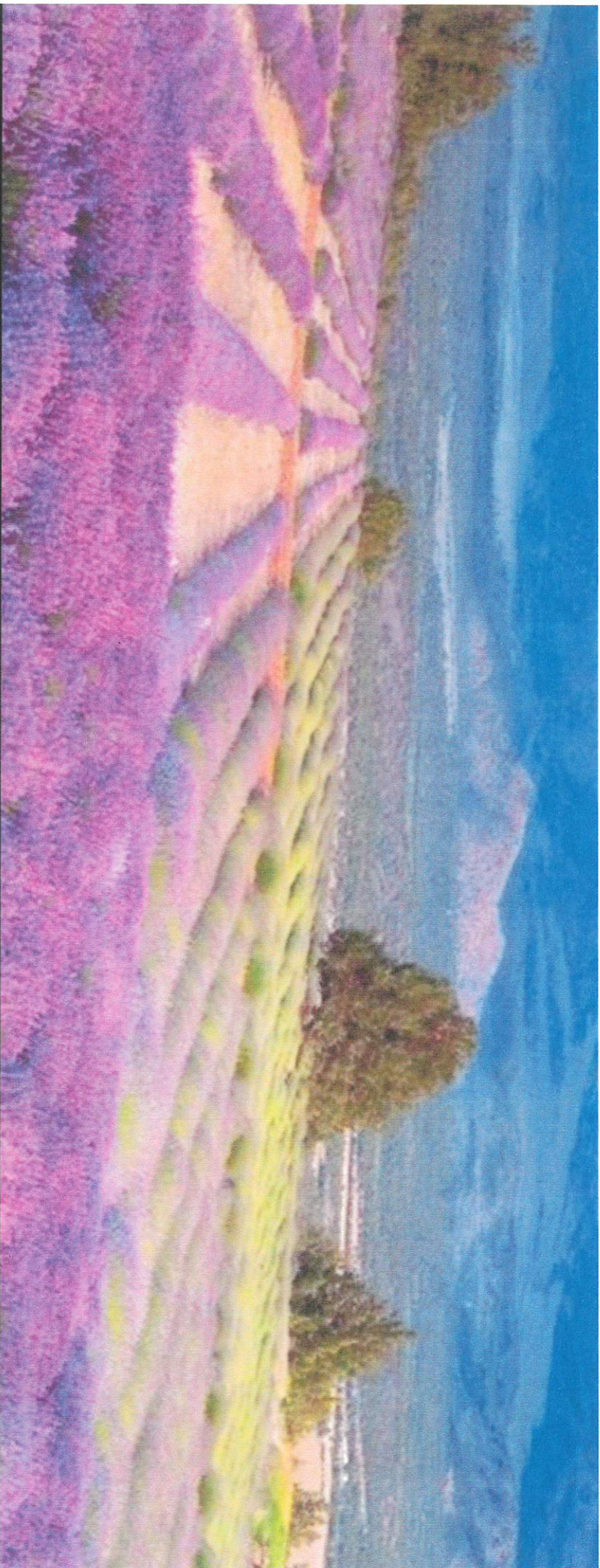
| Capital Facilities                                   |  | Purpose   | Total Cost          | Total ERCs  | Growth ERCs | % Growth      | Cost/ERC        |
|------------------------------------------------------|--|-----------|---------------------|-------------|-------------|---------------|-----------------|
| Mona City Wastewater Collection and Treatment System |  | Treatment | 9,072,000           |             |             |               |                 |
| Sewer Pumps                                          |  | Treatment | 48,832              |             |             |               |                 |
| Sewer Improvement                                    |  | Treatment | 98,625              |             |             |               |                 |
| New Auger                                            |  | Treatment | 67,001              |             |             |               |                 |
| Sewer Line to Project                                |  | Treatment | 50,000              |             |             |               |                 |
| Sewer Plant Land                                     |  | Treatment | 208,885             |             |             |               |                 |
| <b>Total</b>                                         |  |           | <b>\$ 9,545,343</b> | <b>1479</b> | <b>885</b>  | <b>59.84%</b> | <b>\$ 6,454</b> |

| Future Facility Impact Fee Schedule |                |            |         |
|-------------------------------------|----------------|------------|---------|
| Residential (per Unit)              | ERC Multiplier | Impact Fee |         |
| Single Family                       | 1.00           | \$         | 6,454   |
| Multi-Family                        | 0.75           | \$         | 4,840   |
| Commerical (Meter Size)             |                |            |         |
| 3/4                                 | 1              | \$         | 6,454   |
| 1                                   | 2.5            | \$         | 16,135  |
| 1 1/2                               | 5              | \$         | 32,270  |
| 2                                   | 8              | \$         | 51,631  |
| 3                                   | 15             | \$         | 96,809  |
| 4                                   | 25             | \$         | 161,348 |

# MONA CITY SEWER – IMPACT FEE

## SUMMARY OF IMPACT FEES

| Sewer Impact Fee Schedule |                |            |
|---------------------------|----------------|------------|
| Residential (per unit)    | ERC Multiplier | Impact Fee |
|                           | 1              | \$ 6,454   |
|                           | 0.75           | \$ 4,840   |
| Commercial (meter size)   |                |            |
| ¾                         | 1              | \$ 6,454   |
| 1                         | 2.5            | \$ 16,135  |
| 1 1/2                     | 5              | \$ 32,270  |
| 2                         | 8              | \$ 51,631  |
| 3                         | 15             | \$ 96,809  |
| 4                         | 25             | \$ 161,348 |

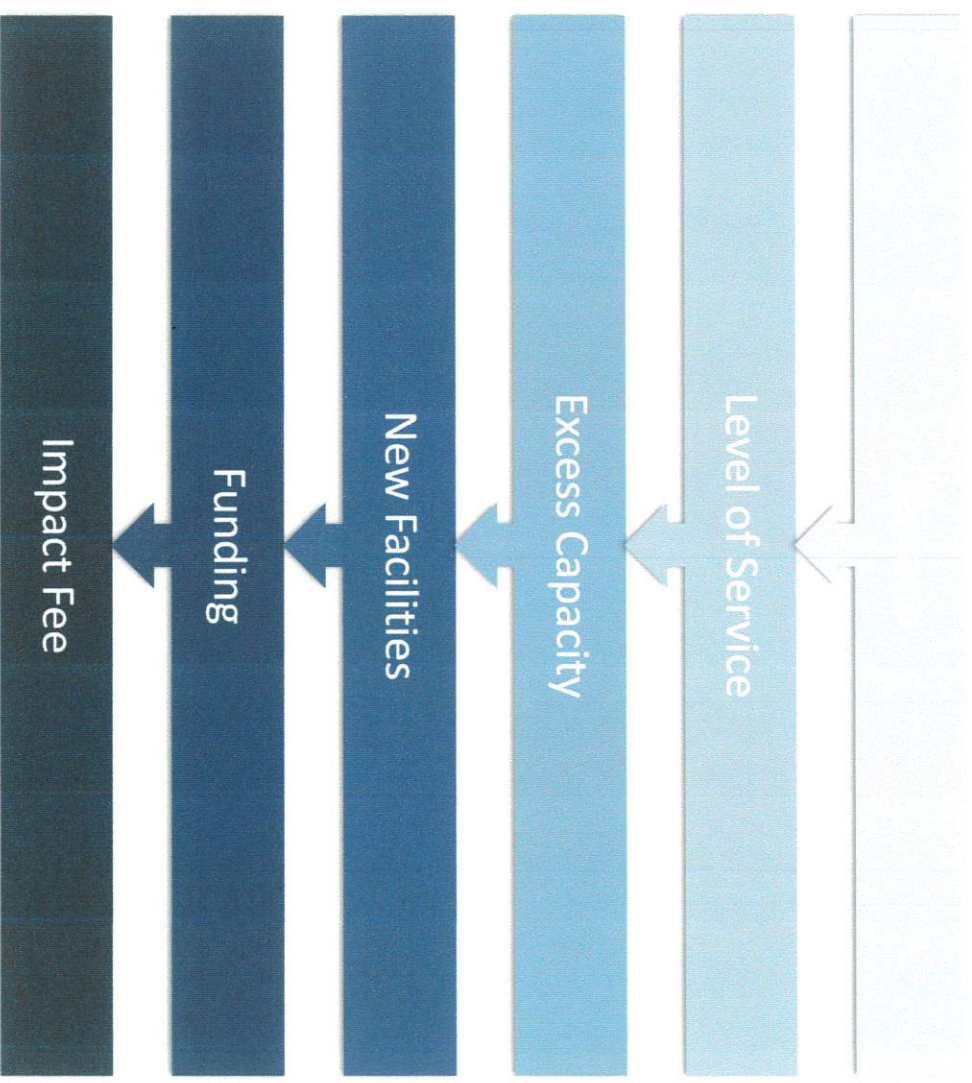


# Impact Fee Analysis

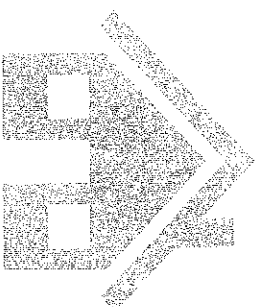
Sanitary Sewer  
October 2025



# Impact Fee Methodology



# Demand Analysis Sewer



CLUGEN/ERCS  
1994  
1094

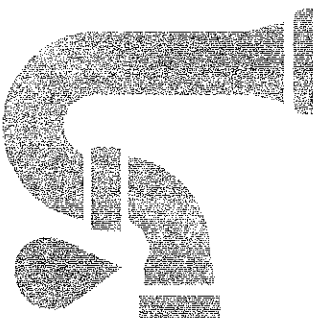


2045 ERCS  
713  
713



ARC Group  
119  
119

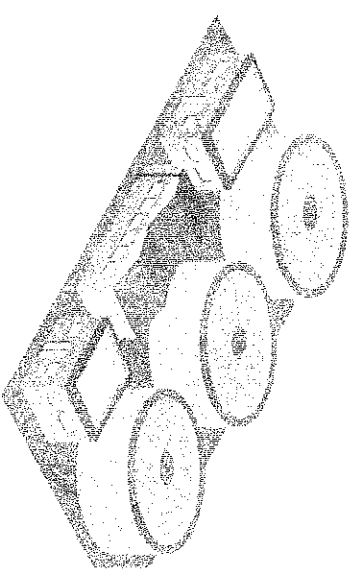
# Level of Service Sewer



## Collection

Peak Day Demand

99 gallons/ERU/day

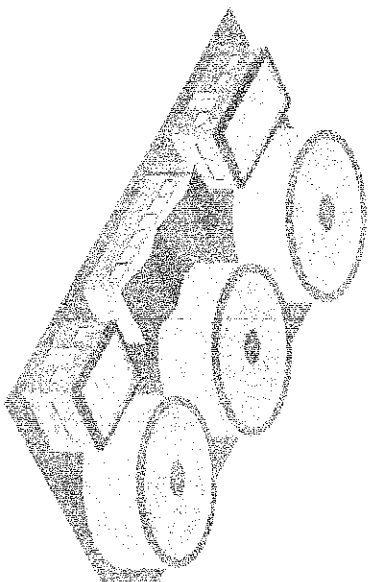


## Treatment

Peak Monthly Average

99 gallons/ERU/day

# New Facilities Sewer



| Date         | Project Description                                  | Project Cost         | Amount Granted      | Eligible Cost       |
|--------------|------------------------------------------------------|----------------------|---------------------|---------------------|
| 10-Feb-09    | Mona City Wastewater Collection and Treatment System | \$ 18,390,000        | \$ 9,318,000.00     | \$ 9,072,000        |
| 23-Sep-20    | Sewer Pumps                                          | \$ 48,832            |                     | \$ 48,832           |
| 29-Mar-23    | Sewer Improvement                                    | \$ 98,625            |                     | \$ 98,625           |
| 30-May-23    | New Auger                                            | \$ 67,001            |                     | \$ 67,001           |
| 8-Dec-14     | Sewer Line to Project                                | \$ 50,000            |                     | \$ 50,000           |
| 30-Apr-12    | Sewer Plant Land                                     | \$ 208,885           |                     | \$ 208,885          |
| <b>TOTAL</b> |                                                      | <b>\$ 18,863,343</b> | <b>\$ 9,318,000</b> | <b>\$ 9,545,343</b> |

# Impact Fee Sewer

| Capital Facilities                                   | Total Cost          | Total ERCs  | Growth ERCs | Cost/ERC        |
|------------------------------------------------------|---------------------|-------------|-------------|-----------------|
| Mona City Wastewater Collection and Treatment System | \$ 9,072,000        |             |             |                 |
| Sewer Pumps                                          | \$ 48,832           |             |             |                 |
| Sewer Improvement                                    | \$ 98,625           |             |             |                 |
| New Auger                                            | \$ 67,001           |             |             |                 |
| Sewer Line to Project                                | \$ 50,000           |             |             |                 |
| Sewer Plant Land                                     | \$ 208,885          |             |             |                 |
| <b>Total</b>                                         | <b>\$ 9,545,343</b> | <b>1479</b> |             | <b>885</b>      |
|                                                      |                     |             |             | <b>\$ 6,454</b> |

| Future Facility Impact Fee Schedule |       |                |     |            |
|-------------------------------------|-------|----------------|-----|------------|
| Residential (per Unit)              |       | ERC Multiplier |     | Impact Fee |
| Single Family                       |       | 1.00           |     | \$ 6,454   |
| Multi-Family                        |       | 0.75           |     | \$ 4,840   |
| Commercial (Meter Size)             |       |                |     |            |
|                                     | 3/4   |                | 1   | \$ 6,454   |
|                                     | 1     |                | 2.5 | \$ 16,135  |
|                                     | 1 1/2 |                | 5   | \$ 32,270  |
|                                     | 2     |                | 8   | \$ 51,631  |
|                                     | 3     |                | 15  | \$ 96,809  |
|                                     | 4     |                | 25  | \$ 161,348 |

# Next Steps



Set Public Hearing



Notice Public Hearing  
(2 weeks in advance)

Public Notice & City Websites  
City Office



Make IFFP/IFA Available to Public  
(2 weeks in advance)

City Office  
City Website  
Library



Hold Public Hearing



Consider Ordinance for Adoption



New Impact Fee (90 day delay)



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**MONA CITY, UTAH**  
**ORDINANCE NO. 2025-24**

**AN ORDINANCE ADOPTING AN IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS AND IMPOSING CERTAIN IMPACT FEES; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING, AND SEVERABILITY OF THE SAME, AND OTHER RELATED MATTERS**

**WHEREAS**, On September 29, 2025, Mona City, Utah (the “City”) posted notice as to its intention to prepare an impact fee facilities plan (“IFFP”) and impact fee analyses (“IFA”) for culinary water impact fees and invited all interested parties to participate in the impact fee preparation process, consistent with UCA Section 11-36a-501 and 11-36a-503;

**WHEREAS**, the City is a municipality in the State of Utah, authorized and organized under the provisions of Utah law and is authorized pursuant to the Impact Fees Act, Utah Code Ann. 11-36a-101 et seq., to adopt impact fees; and

**WHEREAS**, on September 29, 2025, the City posted notice of a public hearing on Utah’s Public Notice Website, the City’s Website, and at the City’s administrative building to consider the assumptions and conclusions of the Impact Fee Facilities Plans and the Impact Fee Analyses;

**WHEREAS**, on September 29, 2025, Jones & DeMille Engineering and EFG-Consulting LLC (collectively the “Consultants”) certified their work under UCA section 11-36a-306(1);

**WHEREAS**, on September 29, 2024, the Consultants certified their work under UCA Section 11-36a-306(2);

**WHEREAS**, on September 29, 2025, a copy of the IFFP and IFA and the proposed Impact Fee Ordinance, along with a summary of the analyses that was designated to be understood by a lay person, were made available to the public and deposited at the City Recorder’s Office, and posted on the City Website; and

**WHEREAS**, on September 29, 2025, the City posted notice of the date, time and place of the public hearing to consider the IFA in a public location, on the public notices website, and on the City Website; and

**WHEREAS**, on October 14, 2025, the Council held a public hearing regarding the IFA and the Impact Fee Ordinance; and

**WHEREAS**, the Mona City Council (the “Council”) met in regular session on October 14, 2025, to convene a public hearing and to consider adopting the IFFP and IFA, imposing impact fees, providing for the calculation and collection of such fees, and providing for an appeal process,



accounting and reporting method, and other related matters; and

**WHEREAS**, the Consultants in connection with the City, prepared a schedule of impact fees for each type of development activity that specifies the amount of the impact fee to be imposed for each type of system improvement. A copy of such Schedule of Fees is attached hereto as Exhibit “B” and incorporated herein by reference; and

**WHEREAS**, after careful consideration and review of the comments at the public hearing, the Council has determined that it is in the best interest of the health, safety and welfare of the inhabitants of the City to adopt the findings and recommendations of the IFFP and IFA to address the impacts of development upon the culinary water system, to adopt the IFFP as proposed, to approve the IFA as proposed, to adopt the impact fees as proposed, to provide for the calculation and collection of such fees, and to provide for an appeal process, and an accounting and reporting method of the same.

**NOW, THEREFORE, BE IT ORDAINED** by the Council as follows:

**Section 1. Findings.** The Council finds and determines as follows:

1.1. All required notices have been given and made, and public hearings conducted as required by the Impact Fees Act with respect to the IFFP, the IFA, and this Impact Fee Ordinance (this “Ordinance”).

1.2. Growth and development activities in the City will create additional demands on its infrastructure. The facility improvement requirements that are analyzed in the IFFP and the IFA are the direct result of the additional facility needs caused by future development activities. The persons responsible for growth and development activities should pay a proportionate share of the costs of the facilities needed to serve the growth and development activity.

1.3. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received.

1.4. In enacting and approving the IFA including the impact fees recommended and this Ordinance, the Council has taken into consideration, and may consider on a case-by-case basis in the future, the future capital facilities and needs of the City, the capital financial needs of the City that are the result of the City’s future facilities’ needs, the distribution of the burden of costs to different properties within the City based on the use of the water system of the City by such properties, the financial contribution of those properties and other properties similarly situated in the City at the time of computation of the required fee and prior to the enactment of this Ordinance, all revenue sources available to the City, and the impact on future facilities that will be required by growth and new development activities in the City.



1.5. The provisions of this Ordinance shall be liberally construed in order to carry out the purpose and intent of the Council in establishing the impact fee program.

## **Section 2. Definitions.**

2.1. Except as provided below, words and phrases that are defined in the Impact Fees Act shall have the same meaning in this Ordinance.

2.2. “Service Area” shall mean that geographic area consisting of the entire City.

2.3. “Project Improvement” does not mean system improvement and includes, but is not limited to, those projects identified in the plans for the benefit of growth.

2.4. “Utah State Impact Fees Act” shall mean Title 11, Chapter 36a, Utah Code Annotated or its successor state statute if that title and chapter is renumbered, recodified, or amended.

## **Section 3. Adoption.**

The Council hereby approves and adopts the IFA including the recommended impact fees attached and the analyses reflected therein. The IFFP and the IFA are incorporated herein by reference and adopted as though fully set forth herein.

## **Section 4. Impact Fee Calculations.**

4.1. *Impact Fees.* The impact fees imposed by this Ordinance shall have one or two components, depending upon the fee: an equity buy-in and a future facilities impact fee. The Impact Fee shall be calculated as set forth below.

4.2. *Developer Credits/Developer Reimbursements.* A developer, including a school district or charter school, may be allowed to receive a credit against or proportionate reimbursement of impact fees if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement. A credit against impact fees shall be granted for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities are system improvements to the respective utilities, or are dedicated to the public and offset the need for an identified future improvement.

4.3. *Adjustment of Fees.* The Council may adjust either up (but not above the maximum allowable fee) or down the standard impact fees at the time the fee is charged in order to respond to an unusual circumstance in specific cases and to ensure that the fees are imposed fairly. The Council may adjust the amount of the fees to be imposed if the fee payer submits studies and data clearly showing that the payment of an adjusted impact fee is more consistent with the true impact being placed on the system.



4.4. Impact Fee Accounting. The City shall establish a separate interest-bearing ledger account for the cash impact fees collected pursuant to this Ordinance. Interest earned on such an account shall be allocated to that account.

(a) Reporting. At the end of each fiscal year, the City shall prepare a report generally showing the source and amount of all monies collected, earned and received by the fund or account and of each expenditure from the fund or account. The report shall also identify impact fee fund by the year in which they were received, the project from which the funds were collected, the capital projects from which the funds were budgeted, and the projected schedule for expenditure and be provided to the State Auditor on the appropriate form found on the State Auditor's Website.

(b) Impact Fee Expenditures. Funds collected pursuant to the impact fees shall be deposited in such account and only be used by the City to construct and upgrade the respective facilities to adequately service development activity or used as otherwise approved by law.

4.5. Refunds. The City shall refund any impact fee paid when:

(a) the fee payer has not proceeded with the development activity and has filed a written request with the Council for a refund within one (1) year after the impact fee was paid;

(b) the fees have not been spent or encumbered within six (6) years of the payment date; and

(c) no impact has resulted.

## Section 5. Appeal.

5.1. Any person required to pay an impact fee who believes the fee does not meet the requirements of the law may file a written request for information with the Council.

5.2. Within two (2) weeks of the receipt of the request for information, the City shall provide the person or entity with a copy of the reports and with any other relevant information relating to the impact fee.

5.3. Any person or entity required to pay an impact fee imposed under this article, who believes the fee does not meet the requirements of law, may request and be granted a full administrative appeal of that grievance. An appeal shall be made to the Council within thirty (30) calendar days of the date of the action complained of, or the date when the complaining person reasonably should have become aware of the action.

5.4 The notice of the administrative appeal to the Council shall be filed and shall contain the following information:



**Mona City**  
435-623-4913  
[www.monautah.gov](http://www.monautah.gov)  
20 West Center Street, Mona, Utah

- 
- (a) the person's name, mailing address, and daytime telephone number;
  - (b) a copy of the written request for information and a brief summary of the grounds for appeal; and
  - (c) the relief sought.

5.5 The City shall schedule the appeal before the Council no sooner than five (5) days and no later than fifteen (15) days from the date of the filing of the appeal. The written decision of the Council shall be made no later than thirty (30) days after the date the challenge to the fee is filed with the City and shall, when necessary, be forwarded to the appropriate officials for action.

**Section 6. Recitals.** The recitals set forth above are adopted and incorporated herein.



**Mona City**  
435-623-4913  
[www.monautah.gov](http://www.monautah.gov)  
20 West Center Street, Mona, Utah

This Ordinance shall be effective as of January 14, 2025 (90 days after its adoption by the Council as outlined in the Impact Fee Act).

\_\_\_\_\_  
Randy Christensen, Mona City Mayor

Attested By:

\_\_\_\_\_  
Alicia Hills, Mona City Recorder



**Mona City**  
435-623-4913  
[www.monautah.gov](http://www.monautah.gov)

20 West Center Street, Mona, Utah

Exhibit A – IFFP & IFA

Exhibit B – Impact Fee Schedule

| Impact Fee Schedule     |                |            |                |
|-------------------------|----------------|------------|----------------|
| Residential (per Unit)  | ERC Multiplier | Impact Fee |                |
| Single Family           | 1.00           | \$         | <b>6,454</b>   |
| Multi-Family            | 0.75           | \$         | <b>4,840</b>   |
| Commerical (Meter Size) |                |            |                |
| 3/4                     | 1              | \$         | <b>6,454</b>   |
| 1                       | 2.5            | \$         | <b>16,135</b>  |
| 1 1/2                   | 5              | \$         | <b>32,270</b>  |
| 2                       | 8              | \$         | <b>51,631</b>  |
| 3                       | 15             | \$         | <b>96,809</b>  |
| 4                       | 25             | \$         | <b>161,348</b> |

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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. ~~Apartment 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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## **Mona City Resolution No. 2025-25**

### **A Resolution Supporting Participation in America 250 Utah and Commemorating the Nation's Semi quinentennial Anniversary.**

**WHEREAS**, the year 2026 marks the 250th anniversary of the founding of the United States of America, a milestone of profound historical significance; and

**WHEREAS**, America 250 Utah is a statewide initiative designed to honor this anniversary through education, civic engagement, historical preservation, and community celebration; and

**WHEREAS**, Mona City recognizes the importance of reflecting on our shared history, celebrating the values of liberty and democracy, and fostering unity among residents through meaningful commemorative activities; and

**WHEREAS**, participation in America 250 Utah offers Mona City the opportunity to highlight its unique heritage, engage citizens in historical reflection, and contribute to a statewide legacy of remembrance and pride;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Mona, Utah, that:

1. Mona City formally supports the America 250 Utah initiative and expresses its intent to participate in commemorative efforts leading up to and during the year 2026.
2. The City encourages collaboration with local schools, historical societies, civic organizations, and residents to develop programs and events that reflect Mona's contributions to Utah and the nation.
3. The City Council is authorized to coordinate with America 250 Utah representatives and report back to the Council with proposed activities and opportunities for engagement.
4. This resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** by the City Council of Mona, Utah, this 14<sup>th</sup> day of October, 2025.

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Randy Christensen  
Mayor

ATTEST:

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Alicia Hills  
City Recorder