

ORDINANCE NO. O-54-2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING  
THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 17.80  
SIGN REGULATIONS AND SIGN PERMITS

*PREAMBLE*

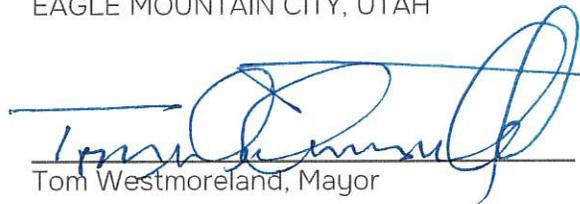
WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 17.80 Sign Regulations and Sign Permits, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 17.80 Sign Regulations and Sign Permits, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18<sup>th</sup> day of November, 2025.

EAGLE MOUNTAIN CITY, UTAH

  
Tom Westmoreland, Mayor

ATTEST:

  
Gina L. Olsen  
City Recorder



CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 18<sup>th</sup> day of November, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
<input checked="" type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham
<input checked="" type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark
<input checked="" type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray
<input checked="" type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood
<input checked="" type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright



Gina L. Olsen  
Gina L. Olsen  
City Recorder

Posted on 12/5/25 by UM.

# Exhibit A

## Chapter 17.80

### SIGN REGULATIONS AND PERMITS

Sections:

[17.80.010 What this chapter does.](#)

[17.80.020 Purpose.](#)

[17.80.030 Permit required.](#)

[17.80.040 Application.](#)

[17.80.050 Approval process.](#)

[17.80.060 General provisions.](#)

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[17.80.080 Off-premises directional and ladder signs.](#)

[17.80.090 Special events signs.](#)

[17.80.100 Yard sale temporary signage.](#)

[17.80.110 Community entrance signs.](#)

[17.80.120 Exempt signs.](#)

[17.80.130 Prohibited signs.](#)

[17.80.140 Nonconforming signs.](#)

[17.80.150 Sign enforcement.](#)

[17.80.160 Definitions.](#)

#### **17.80.030 Permit required.**

Every person or entity that proposes to or who installs, erects or constructs new signs, or makes alterations, adjustments, reconstruction or other changes to existing signs, shall first obtain a permit, unless otherwise exempted by this chapter.

A. Building Permit. A building permit is required for any non-exempt permanent sign that will be mounted to a wall, have footings and/or a foundation, have electrical connections, or deemed in need of one by the currently adopted building codes. In cases where a building permit is required, it will also act as the sign permit.

B. Sign Permit. A sign permit will be required for any signs that do not require a building permit and are not temporary or exempt signs.

C. Temporary Sign Permit. A temporary sign permit is required for any temporary sign that is not an exempt sign.

### **17.80.040 Application.**

Only property owners, sign lessors or their duly authorized agents shall make application for a permit on forms prepared by the Community Development Department. No permit application shall be processed without the submission of the application and all supporting materials as required by this chapter, including the processing fee.

A. Supporting Materials. The permit application shall be submitted with the materials listed in this section. The Planning Director may determine and require that additional items not listed herein be submitted in order to evaluate the proposed permit application.

1. Site Plans. A site plan drawn to scale, showing the proposed location of the sign, parking areas, landscaped areas and buildings. If the proposed sign will be located within 100 feet of a property line, the parking areas, landscaped areas and buildings shall be shown for the property within 100 feet of the proposed sign.

2. Colored Graphics. Colored graphics showing the proposed sign copy, type of sign, and dimensions.

3. Fee. The processing fee required for a sign permit of \$50.00 per sign face, as required by the current Consolidated Fee Schedule approved by the City Council.

### **17.80.050 Approval process.**

Permits for permitted signs may be approved by either the Planning Director or designee.

A. Planning Director or Designee Approval. The Planning Director or designee shall have the authority to review and approve permits that are in compliance with EMMC [17.80.060](#) and [17.80.070](#). In carrying out this responsibility, the Planning Director may also require signage applications to be reviewed by the Planning Commission in cases where signage is proposed that requires interpretation of these provisions or is otherwise unusual. This is not to be interpreted to mean that signage that violates this chapter or specific provisions may be reviewed, interpreted and/or approved by the Planning Commission. As part of the Planning Director's or designee's review, inspections may be required by the Planning and Building Divisions. The Planning Director or designee may approve, approve with conditions, or deny the application based upon findings of fact.

### **17.80.060 General Provisions.**

The following general provisions and requirements shall apply to all signs and outdoor advertising structures that may be erected or maintained within Eagle Mountain City. The Planning Director shall approve signs that are in compliance with the regulations and

standards contained herein. Signs shall be maintained in accordance with these provisions and standards.

A. Signs Installed in Compliance with Codes. Signs shall be installed according to requirements contained in the International Building and Electrical Codes, as applicable.

B. Traffic Hazards. No sign shall be erected where it may create a traffic safety hazard by: obscuring traffic control signs or signals, confusing drivers by appearing to be a traffic control sign or signal, or obstructing vision at intersections or driveways by being placed within a clear vision triangle. Signs shall not be fastened to traffic control devices, street signs, light poles, fences, trees, or utility poles.

C. Signs in Right-of-Ways. Unless authorized by specific written agreement with the City, no sign shall be placed in or extend over any public right-of-way except traffic control signs, signs described in this chapter, City events or notices (Pony Express Days, recreation leagues, etc.), and public notices placed by public agencies.

D. Sign Illumination. All temporary signs must be nonilluminated. Allowed permanent signs may be nonilluminated, or illuminated by a constant, indirect source of illumination focused on the sign's copy or be internally illuminated, halo illuminated, or externally indirectly illuminated, unless otherwise specified. All illuminated signs shall comply with the time limitations of EMMC [17.56.050\(G\)](#). No animated, flashing, blinking, or moving signs shall be permitted, except that animated public service message signs displaying the time of day, temperature, and/or announcements of community events may be permitted by the Planning Commission. No sign illumination is permitted within the residential zone of the City unless approved by the Planning Director, or approved as part of a master development plan. Electrical signs and spotlights or other fixtures used for the indirect illumination of signs shall be installed only in compliance with the City's adopted International Electrical Code, International Building Code and Chapter [17.56](#) EMMC, Outdoor Lighting Standards.

1. Type of Sign Illumination. The type of sign illumination as otherwise set forth in this chapter:

a. Halo-Type Illumination. The light source is concealed behind an opaque face and the rays of illumination are projected outwards toward the edge of the sign, forming a "halo" effect around the exterior of the sign.

b. Internal Illumination. The light source is concealed entirely within a sign which makes sign graphics visible by transmitting light through a translucent or semitranslucent material.

c. External, Indirect Illumination. The light source is exposed and directed toward the sign face but is shielded or concealed from view with proper shields or glass lenses to avoid glare. Examples of external illumination include gooseneck light fixtures and ground-mounted light fixtures.

## 2. Externally Illuminated Sign Standards.

a. External illumination for signs shall comply with all provisions of this chapter, and is included within the total outdoor light output limits of EMMC [17.56.050\(D\)](#), and shall comply with applicable lamp source and shielding restrictions.

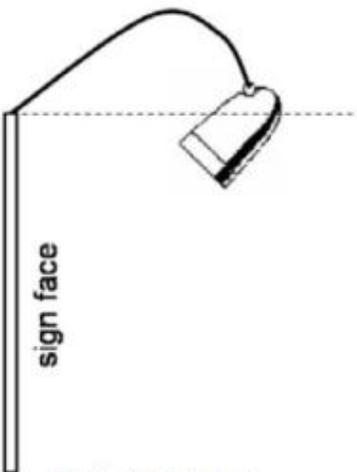
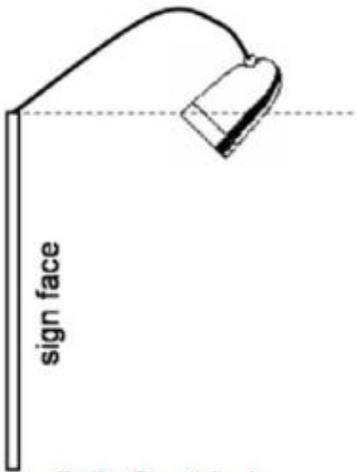
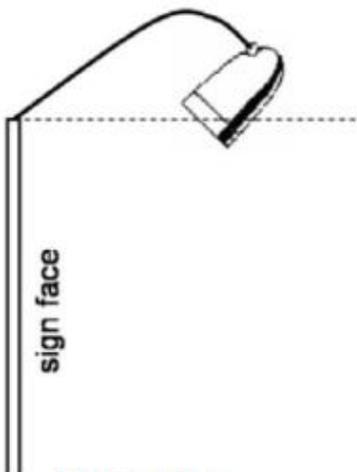
b. Except as provided in subsection c of this section, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare.

c. A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face, provided:

i. The bottom opening of the light fixture is flat (i.e., it could be covered by a flat board allowing no light to escape); and

ii. The uppermost portion of the fixture's opening is located no higher than the top of the sign face (Figure 17.80.060-1). Light fixtures aimed and installed in this fashion shall be considered fully shielded for purposes of calculating the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

**Figure 17.80.060-1 External Light Fixture Shielding**

Permitted and Prohibited External Sign Lighting Configurations		
Allowed	Allowed	Not Allowed
 <p>sign face</p> <p>Fully Shielded</p>	 <p>sign face</p> <p>Fully Shielded</p>	 <p>sign face</p> <p>Unshielded</p>

3. Internally Illuminated Sign Standards. Internally illuminated signs shall either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, or cream) background and generally lighter text and symbols (Figure 17.80.060-2). Lamps used for internal illumination of internally illuminated signs shall not be counted toward the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

**Figure 17.80.060-2 Internal Lighting Standards**

<b>Light Background</b> Not Allowed	<b>Colored Background</b> Allowed	<b>Opaque Background</b> Allowed
<b>RESTAURANT CAFE</b>	<b>GAS STATION</b>	<b>HOTEL</b>

a. Other internally illuminated panels or decorations not considered to be signage according to this chapter (such as illuminated canopy margins, building faces, or architectural outlining) shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards, and total outdoor light output limits established in EMMC [17.56.050\(D\)](#).

4. Neon Sign Standards. Neon sign lighting shall be included within the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

5. Single-Color LED Sign Standards. Single-color LED signs shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions and comply with maximum nighttime brightness.

a. Single-color LED signs shall not exceed a maximum illumination of 200 nits during nighttime hours (between dawn and dusk) and a maximum illumination of 5,000 nits during daylight hours.

6. Time Limitations. All signs shall be turned off by 11:00 p.m. or when the business closes, whichever is later. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers.

E. Compatibility. The design of signs, including materials and form, shall be compatible with the building or use to which they are an accessory.

F. Maintenance of Signs. Signs and their supporting structures shall be maintained so as not to create a health or safety hazard, or constitute a nuisance. Signs and their

supporting structures shall also be maintained in good repair and operation and shall be repaired, repainted, relettered or otherwise maintained in good visual condition so as to not be an aesthetic detriment to the immediate surrounding areas.

G. Abandoned Signs. Any sign that is not structurally sound or no longer serves to inform or attract the public, including illegible signs and signs advertising or identifying abandoned uses, shall be considered abandoned and shall be removed as required by this chapter.

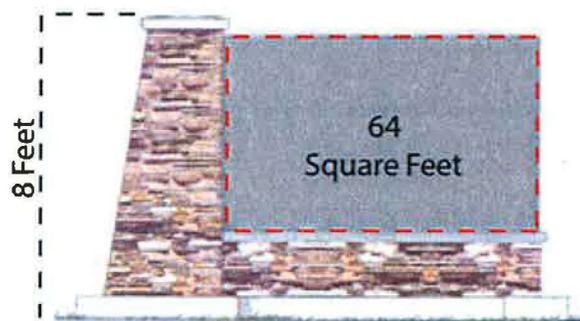
### 17.80.070 Permitted signs.

The following permanent signs shall be permitted in accordance with regulations and standards for this section. Any sign not expressly allowed by this chapter is prohibited. The Planning Director or designee shall approve signs that are in compliance with requirements of EMMC 17.80.060, General provisions, and the regulations and standards contained herein. Monument signs are allowed in all zones.

A. Monument Signs in Agricultural and Residential Zones. Monument signs in the agricultural and residential zones may only be used in conjunction with a residential development, agricultural business, church, school or an institutional or recreational facility that has received approval from the City. These monument signs shall conform to the following standards:

1. Height. The maximum height shall be eight feet. Height is measured from the average natural grade to the topmost part of the sign.
2. Sign Copy. The maximum sign copy shall be 64 square feet.

Figure 17.80.070(A)



3. Setback. The setback shall be five feet from any property line. No monument sign shall be allowed within an easement.
4. Orientation. Monument signs shall be located perpendicular to the adjacent public street or public view if double-sided or, if single-sided, shall be parallel to the adjacent public street or public view.

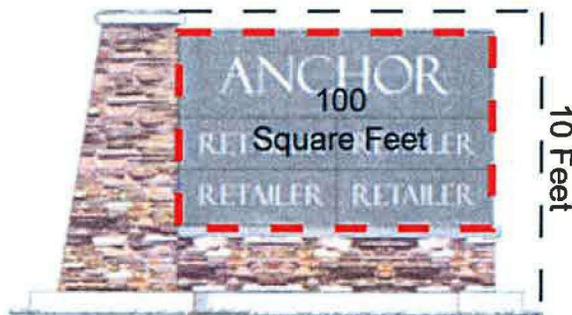
5. Landscaping. All areas surrounding monument signs shall be landscaped with irrigated landscaping.

6. Compatibility. Monument signs shall be designed with colors and architecture that are compatible with the buildings that they identify. Supports shall have architectural coverings and design that complement the overall design scheme.

7. Illumination. Monument signs may be internally or externally lit and shall only illuminate the sign face or copy.

B. Combined Monument Signs in the Commercial, Business Park, Commercial Storage, and Industrial Zones. Developments that have multiple pads and are located in a commercial, business park, commercial storage, or industrial zone may be allowed to construct up to two combined monument sign structures per street frontage. The requirement to construct the monument sign structures may be a condition of approval for a site plan. The developer shall ensure that the sign structure allows for as many building pads to be included as is reasonably possible. It is not a guaranteed right that all businesses will have sign space on the combined monument sign. The sign copy will be approved by the Planning Director or designee through the permit application process. In an effort to maintain aesthetic consistency, all combined and individual monument signs within a project/development shall be substantially similar in design and materials. All combined monument signs shall be designed and built in substantial conformance to the sign depicted in Figure 17.80.070(B) and must comply with the standards enumerated in subsections (A)(4) through (A)(7) of this section and the standards contained in this subsection. Minor variations to the sign design may be considered by the Planning Director. More significant variations require approval by the Planning Commission and City Council height and size requirements may not be exceeded.

Figure 17.80.070(B)



1. Height. The maximum height of a combined monument sign shall be 10 feet. Height is measured from the average natural grade to the topmost part of the sign.

2. Sign Copy. The maximum sign copy of a combined monument sign shall be 100 square feet.

3. Materials. Each sign shall contain stone, rock, or brick at the base (at least two feet high) and vertically along at least one side (at least two feet wide). The sign copy may not exceed the height of the rock column, and may not extend beyond the rock base.

4. Design. Additional design elements may be considered by the Planning Director in order to give uniqueness to a development.

5. Setback. There is no required setback for combined monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. No monument sign shall be allowed within an easement. The specific sign location must be approved by the Planning Director or designee.

C. Individual Monument Signs in the Commercial, Business Park, Commercial Storage, and Industrial Zones. Developments that have multiple pads and are located in a commercial, business park, commercial storage, or industrial zone shall be allowed to construct one individual monument sign for each freestanding building. In an effort to maintain aesthetic consistency, all combined and individual monument signs within a project/development shall be substantially similar in design and materials. All monument signs must comply with the standards enumerated in subsections (A)(4) through (A)(7) and (C)(1) through (C)(6) of this section. Minor variations to the sign designs within a development may be considered by the Planning Director. More significant variations require approval by the Planning Commission and City Council. If multiple businesses share a common structure, then a combined monument sign containing signage for each business is required. No individual monument sign is allowed for businesses that share a structure.

**Figure 17.80.070(C)**



**Preferred example of an individual monument sign**

1. Height. The maximum height shall be six feet. Height is measured from the average natural grade to the topmost part of the sign.

2. Sign Copy. The maximum sign copy of an individual monument sign shall be 32 square feet.

3. Materials. Each sign shall, at a minimum, contain stone, rock, or brick at the base (at least two feet high). The recommended monument sign design is depicted in Figure

17.80.070(C). The materials and design shall be consistent for each sign in the development/project.

4. Design. Each development should contain an element of uniqueness, but the signage throughout a development must be consistent.

5. Setback. There is no required setback for individual monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. No monument sign shall be allowed within an easement. The specific sign location must be approved by the Planning Director or designee.

6. Proximity to Other Such Signs. Signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 100 feet to any other monument sign located on the same frontage.

D. Wall, Canopy, or Awning Signs. Wall, canopy, or awning signs are allowed in commercial, business park, commercial storage, and industrial zones, as well as in approved mixed-use projects for commercial, business park, commercial storage, and industrial uses. Wall signs shall not take up more than 10 percent of any wall area on which the sign is located. Canopy or awning signs shall not be included in the calculation of the wall sign area, although the sign copy for canopy signs shall not exceed 50 percent of the canopy area.





1. Illumination. Wall signs may be internally or externally lit and shall only illuminate the sign face or copy. Canopy and awning signs may be externally lit and shall only illuminate the sign face or copy.

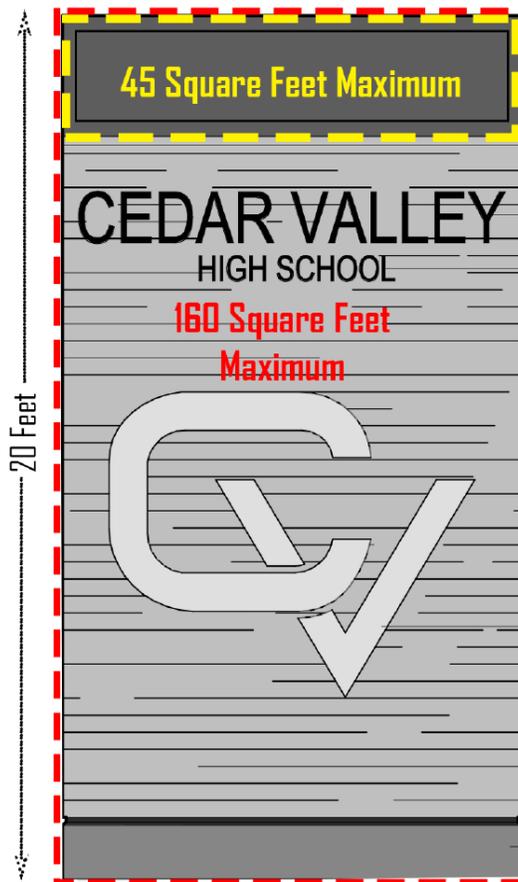
E. Changeable Copy Signs. Changeable copy signs on a marquee, reader board, or other replaceable copy area are allowed in commercial, business park, commercial storage, and industrial zones, as well as in approved mixed-use projects for commercial, business park, commercial storage, industrial, and airport uses. The changeable wording area shall not exceed 50 percent of the total sign face. Animated signs, with the exception of City-controlled public announcement signs, are not permitted in the City. All lettering, background, and other aspects of changeable copy signs shall be maintained and repaired consistently to ensure that no discoloring or bleaching occurs. Gas station advertising signage is exempt from the 50 percent size restriction and is reviewed as a standalone commercial monument sign.



F. School Monument Signs. Monument signs for public schools, charter schools, and private schools must be used primarily for informational or civic purposes, and may include electronic message centers, reader boards, or other replaceable copy signs. These signs must comply with the following standards:

1. Height. The maximum height of a school monument sign shall be 20 feet. Height is measured from the average natural grade to the topmost part of the sign.

2. Sign Copy. The maximum sign area shall be 160 square feet.
3. Design. All signs on a site shall have consistent materials and design elements.
4. Setbacks. Signs must follow the clear vision triangle standard and may not cause a traffic/visibility concern. No monument sign shall be allowed within an easement. The specific sign location shall be approved by the Planning Director or designee.
5. Electronic message centers/reader boards shall also meet these criteria:
  - a. Electronic message boards or reader boards shall not exceed 45 square feet.
  - b. Electronic message boards or reader boards may not exceed 50 percent of the total sign area.
  - c. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum nighttime brightness and illumination standards found in EMMC [17.80.060\(D\)](#), Sign Illumination.





b. Residential or commercial developers advertising for active projects within Eagle Mountain City.

c. Commercial or home-based businesses not located within Eagle Mountain City and nonprofits with primary operations outside Eagle Mountain City.

1. Application. Interested advertisers shall submit, on forms prepared by Eagle Mountain City, an application to the Economic Development Director or Valley Crossroads Chamber of Commerce if a separate concessions agreement has been entered into, to be added to a wait list for advertising space on ladder signs.

Application shall include:

- a. Business name, address, and business type.
- b. Eagle Mountain City business license number (if required).
- c. Proof of Valley Crossroads Chamber of Commerce membership.
- d. Signage requested.
- e. Preferred location of sign.

2. Sign Inserts. The sign inserts may contain advertising and/or directional information. All advertising copy shall be approved by the Economic Development Director or designee. Sign copy shall be readable from 30 feet (minimum of three-inch-tall letters). The logo at the top of each sign shall be the approved Eagle Mountain City logo or as approved by City Council. There are four allowable insert sizes on each ladder sign structure: small (16-inch by 72-inch) (see Figure 17.80.080(B)(2)(a)), medium (32-inch by 72-inch) (see Figure 17.80.080(B)(2)(b)), large (80-inch by 72-inch) (see Figure 17.80.080(B)(2)(c)), or extra-large (96-inch by 72-inch) (see Figure 17.80.080(B)(2)(d)) sign inserts. The total advertising area may not exceed 96 inches by 72 inches. Advertisers may reserve a maximum of two large or extra-large size signs throughout the city. Any additional space would be limited to small or medium size sign inserts. The maximum sign structures a single entity, or its associated affiliates, may advertise on is five.

**Figure 17.80.080(B)(2)(a)**

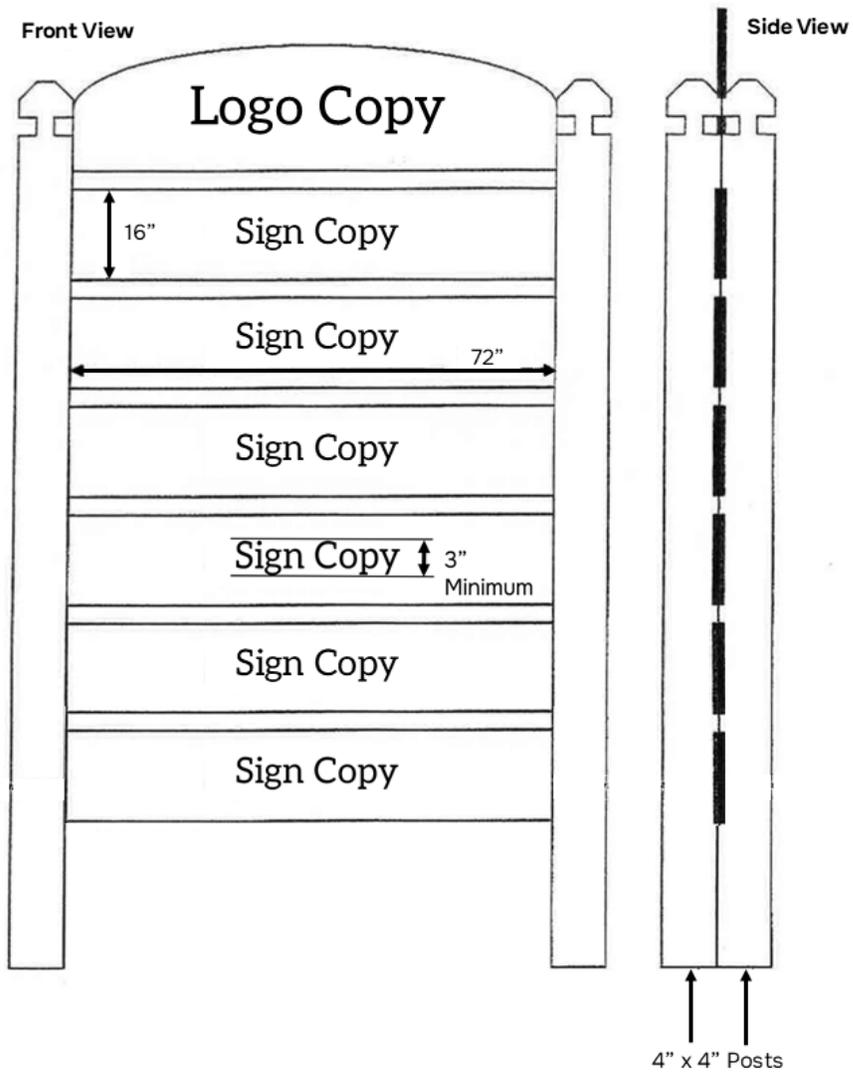


Figure 17.80.080(B)(2)(b)

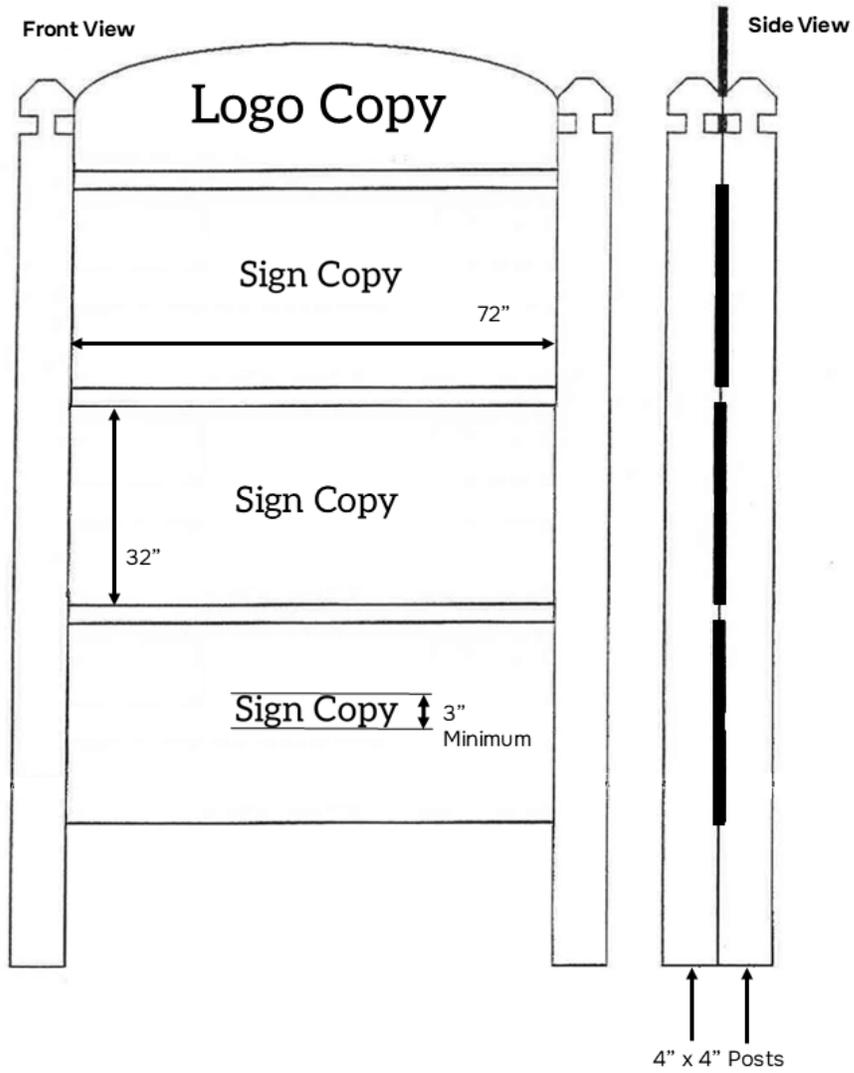


Figure 17.80.080(B)(2)(c)

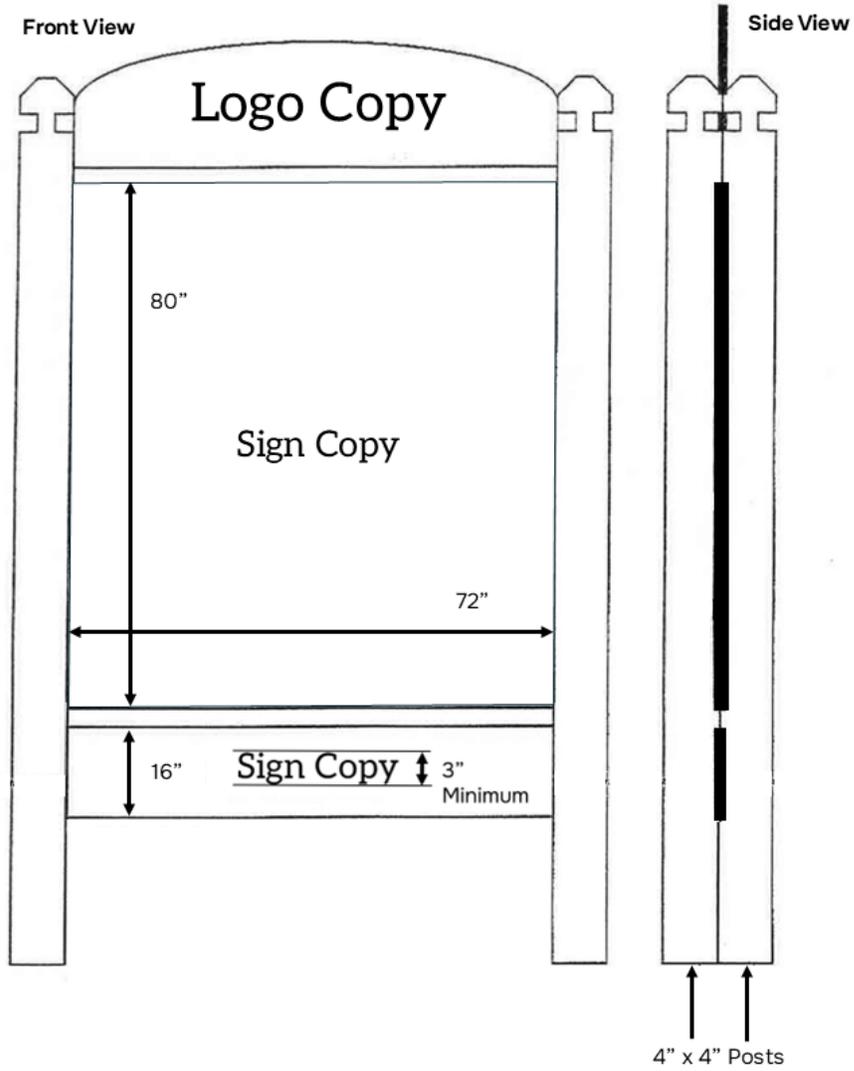
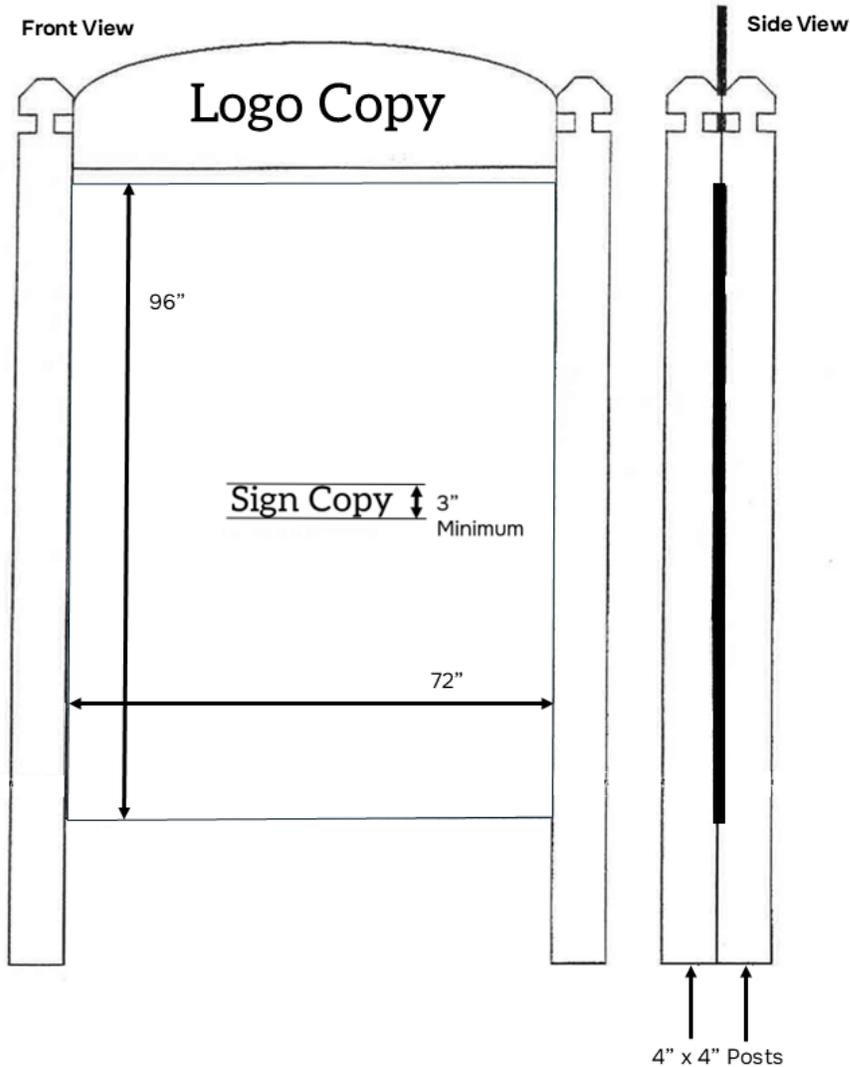


Figure 17.80.080(B)(2)(d)



3. Billing and Payment. Eagle Mountain City or designee may bill advertisers on a semiannual or annual basis. Signs may be removed for nonpayment after 30 days.

4. Maintenance. Sign structures and slats shall be maintained in good repair and shall be repainted, repaired, or otherwise maintained in good visual condition. Sign structures shall be painted Monterrey Grey.

5. New Signs. The Economic Development Director or designee shall determine which signs from the approved map should be constructed. Businesses shall be drawn from the wait list. Existing signs should be filled before new signs are added.

6. Maximum Number. Excluding any directional signs to City facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is 60.

C. Sign Ownership. The City shall maintain ownership of all signs, and may contract out the construction, maintenance, and management of the signs.

D. Location. Signs may be located on arterial or collector roads throughout the City, and generally spaced at least 1,000 feet apart, excluding any ladder signs used exclusively for City facilities. Within business areas and near major intersections the signs may be spaced closer together, but no less than 300 feet apart. No on-site or commercial advertising sign existing at the time of relocation of or construction of a new ladder sign may be blocked or obstructed. Specific ladder sign locations are designated on the [approved map](#). If a sign location is requested outside of the [approved map](#), the City Council may amend the map and approve the new location. In all cases, the placement of signs shall not create a traffic hazard.

## 17.80.090 Special events signs.

A. On-Premises Special Event Signs. The Planning Director or designee may approve a temporary sign permit for on-premises special event signs, such as flags, banners, or other signs, subject to the following:

1. For each business location, one temporary sign permit (for up to two signs) may be obtained at a time and up to one temporary sign permit may be obtained in a calendar year for the following:

- a. For each temporary sign permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between two signs.

- b. Signs may not be posted or visible for a period of more than 60 consecutive days.

2. For each business location, one temporary sign permit (for up to four signs) may be obtained at a time and up to three temporary sign permits may be obtained in a calendar year for the following:

- a. For each temporary sign permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between four signs.

- b. Signs may not be posted or visible for a period of more than 12 consecutive days.

3. On-premises special event signs may include signs used for advertising a special event such as a business grand opening, special business sale event, employment opportunity, registration events, or other similar events or activities.

4. The Planning Director or designee may approve on-premises special event signs to be located within or partially within the public right-of-way directly adjacent to a business location.

B. Right-of-Way Special Event Signs. The Planning Director or designee may approve a temporary sign permit for special event signs such as flags, banners, or other signs for the purpose of temporarily advertising special events within the public right-of-way subject to the following:

1. No more than one temporary sign permit (for up to four signs) may be obtained at a time and no more than three temporary sign permits may be obtained in a calendar year.
2. Right-of-way special event signs may include signs used for advertising a fundraiser event, concert, school activity, farmers market, parade of homes, or other similar event that the Planning Director or designee determine to be special events. Special events do not include small, private events like yard sales, garage sales, moving sales or lost pet signs.
3. For each temporary sign permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between up to four signs.
4. Signs may not be posted for a period of more than 12 consecutive days.
5. The temporary sign permit holder is solely responsible to remove the signs by the appropriate date.
6. Right-of-way special event signs are not allowed on private property.

C. Inflatable Special Event Signs. The Planning Director or designee may approve a temporary sign permit for a tube man inflatable sign (a.k.a. skydancer, wacky waving inflatable arm, or fly guy) subject to the following:

1. The sign will be located in commercial, business park, commercial storage, or industrial zones.
2. The maximum height of the sign does not exceed 22 feet. Height is measured from the average natural grade to the topmost part of the sign. The diameter at the base of the sign does not exceed 30 inches.
3. Signs may not be operational or visible for a period of more than 12 consecutive days.
4. For each business location, no more than one temporary sign permit for up to two inflatable signs may be obtained at a time and no more than three temporary sign permits may be obtained in a calendar year.

5. Signs shall be set back a distance equal to or greater than the height of the sign from all rights-of-way, lot lines, and overhead utility lines, and shall be spaced no closer than 25 feet to other inflatable signs.

D. Approval Process. An application for a temporary sign permit must be made on forms provided by the City. Any temporary sign permit application that is not approved by the City within 30 days shall be deemed denied.

E. Restriction on Location. Temporary right-of-way signs may not be located in the park strip (between the street and the sidewalk), but may be located between the sidewalk and the property line or fence. Temporary signs shall not be placed in the public right-of-way, a required parking space, a driveway, or in a manner that obstructs points of access. No sign shall be positioned in such a manner as to result in the creation of an unsafe visual clearance at any intersection or driveway location. Signs may not be placed on traffic control devices, street signs, utility poles, light poles, fences, or trees.

F. Penalty for Violation. Any person or entity that places or installs a special event sign without a temporary sign permit shall be subject to a fine of \$250.00 for each day of the violation. The Planning Director may also withhold approval of any new temporary sign permit for a period of two years from the date of the last violation.

### **17.80.100 Yard sale temporary signage.**

Small private events such as yard sales, garage sales, and moving sales must comply with the following signage standards:

A. Sign Copy. Signs may be no larger than four square feet in size.



B. Location. Signs must be located on private property, unless the sale is registered with the City prior to the date of sale for temporary right-of-way signage. On major streets (arterial and major collectors) signs may not be located in the park strip (between the street and the sidewalk/trail), but may be located between the sidewalk and a property line

or fence. Signs may not be placed on traffic control devices, street signs, utility poles, light poles, fences, or trees. On local roads, signs are allowed in the park strip.

C. Duration. Temporary signs in the right-of-way that serve as directional signs to the event may be posted on the day of the sale only, and must be removed by the end of the day. It is the owner's responsibility to remove all signage during the appropriate time period. No sale or signage will be permitted for more than two consecutive days.

D. Approval Process. The yard/garage sale must be registered with the City for any signage to be allowed in the public right-of-way. Any sign in the public right-of-way that is not registered with the City may be immediately removed.

### **17.80.110 Community entrance signs.**

Community entrance signs located in the median or shoulder of the City's right-of-way along streets classified as arterials or collectors shall only be allowed under specific agreement with the City. Community entrance signs shall be constructed, installed, and maintained at the expense of the original applicant in accordance with the specifications outlined in the submitted application and as determined by the City Council. The exact location of each sign and the sign copy shall be subject to review and approval by the Eagle Mountain Planning Commission and City Council.



A. Approval Process. Community entrance signage shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of fact. At their discretion, the Planning Commission may recommend and the City Council may approve community entrance signs along streets classified as arterials and collector roads. The placement of the signs shall not create a traffic hazard. Since these signs are within the City's right-of-way, the applicant must enter into an agreement to lease the City's property. The City Council shall approve the agreement, which will detail the terms and conditions of the property lease as well as the design of the signage.

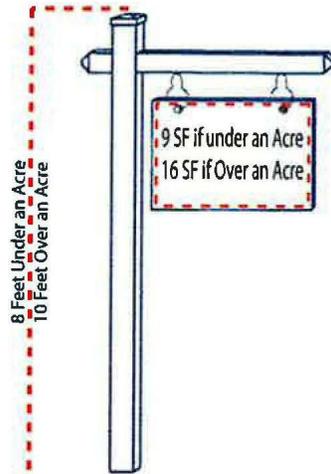
### **17.80.120 Exempt signs.**

All signs exempt from the permit process shall comply with the general provisions of this chapter except traffic signs approved by the City Engineer. No permits shall be required for the following signs:

A. On-Premises Project Sign. One on-premises project sign may be erected for projects that have received either site plan approval or final subdivision approval. This sign may contain information about the approved business or project, and shall not exceed eight feet in height and 32 square feet of sign copy per side. Height is measured from the average natural grade to the topmost part of the sign. No more than two sides are permitted. This sign shall be allowed until the development of the site or final plat phase is complete.



B. On-Premises Real Estate Sign. For lots less than one acre in size, the real estate sign shall not exceed eight feet in height and nine square feet of sign copy per side. Height is measured from the average natural grade to the topmost part of the sign. No more than two sides are permitted. For lots that are larger than one acre in size, the property will be allowed to display a sign that shall not exceed 10 feet in height and 16 square feet of sign copy per side. Height is measured from the average natural grade to the topmost part of the sign. No more than two sides are permitted. Real estate signs shall be allowed until the transaction with the property is complete.



### C. Political Signs.

1. Private property political signs that do not exceed eight feet in height and 32 square feet per side; provided, that such signs do not violate any other provisions. Height is measured from the average natural grade to the topmost part of the sign. No more than two sides are permitted.

2. City owned or leased property political signs are not permitted on any eCity owned or leased property including rights-of-way and median strips with the following exceptions:

a. Southeast corner of N Eagle Mountain Boulevard and E Aviator. Avenue Parcel Number 66:584:0052. (See Figure 17.80.120(C)(2)(a))

b. North side of Pony Express Parkway at Hidden Valley Parkway. Parcel Number 58:040:0325. Behind the benches. (See Figure 17.80.120(C)(2)(b))

c. South Side of Pony Express Parkway east of Silverlake Amphitheatre. Parcel Number 58:040:0393. Place signs south of the trail. (See Figure 17.80.120(C)(2)(c))

3. All signs placed on City owned or leased property must comply with the following regulations:

a. Political signs that do not exceed eight feet in height and 32 square feet per side; provided, that such signs do not violate any other provisions. Height is measured from the average natural grade to the topmost part of the sign. No more than two sides are permitted.

b. No signs on eCity owned or leased property where permitted shall be placed prior to the opening for candidate filing period.

c. Signs placed on City owned or leased property where permitted shall be removed as follows:

i. Within five days after the canvassing of the votes for the primary elections for those candidates that are no longer running for office.

ii. Within five days after the general election for all others.

d. Only one sign per candidate per location.

Signs placed on City owned or leased property not in accordance with subsection (C)(3) of this section are subject to removal by City Staff.

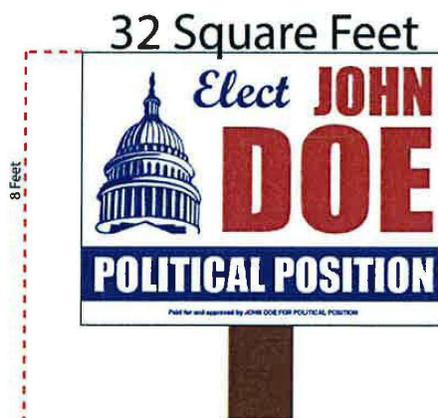


Figure 17.80.120(C)(2)(a)



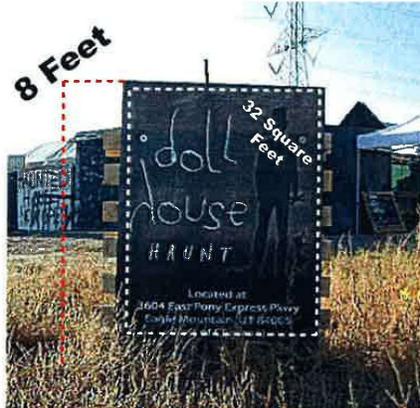
Figure 17.80.120(C)(2)(b)



Figure 17.80.120(C)(2)(c)



D. Temporary Use Signs. Signs for temporary uses that have obtained a business license, if required, from the City may be installed as follows: one sign on a temporary basis located on premises that shall not exceed eight feet in height and 32 square feet of sign copy per side. Height is measured from the average natural grade to the topmost part of the sign. No more than two sides are permitted. Temporary use signs will be allowed as long as the temporary use has a business license from the city.



E. Property Signs. Property signs no larger than nine square feet of sign copy per side. No more than two sides are permitted. These signs shall be permitted indefinitely as long as the sign is in compliance with the general provisions of this chapter.

F. Nameplate Signs. One nameplate sign identifying owners and addresses and no larger than two square feet of sign copy per side. No more than two sides are permitted.

G. Traffic Signs. Traffic signs as required by law which are approved by the City Engineer and erected by or on behalf of a public agency. Traffic signs deemed necessary by the City Engineer may not be required to comply with provisions of this chapter.



H. Civic Signs. Civic signs on private property which announce holidays or public interest events sponsored by nonprofit organizations; public service signs or signs related to community service projects not to exceed eight feet in height and 32 square feet of sign copy per side. Height is measured from the average natural grade to the topmost part of the sign. No more than two sides are permitted.



I. Window Signs. Window signs including posters, messages, or displays painted or mounted on the interior side of a window may be used to advertise special promotions.



J. Public Notice. The display of official notices used by any court, public body or official, or the posting of notices by any public officer in the performance of a duty, or by any person giving legal notice at the direction of a governmental entity.



K. Community Event Signs. Temporary community event signs displayed by the City, or one of its committees, subcommittees, councils, boards, or City partner agencies, to promote community events.

L. Model Homes. One on-premises sign for model homes; provided, that the on-premises sign does not exceed 32 square feet in size. No more than two sides are permitted. A maximum of six flags not to exceed 15 square feet each posted on flag poles not to exceed 20 feet measured from the grade level to the top of the pole. Height is measured from the average natural grade to the topmost part of the sign. The flags' colors shall be consistent

with the on-premises sign. In addition, a single flag pole that complies with the standards for ancillary structures defined in Chapter [17.25](#) EMMC may be constructed. Flags allowed on this flag pole include only the national flag of the United States of America, the Utah State, and the official Eagle Mountain flags; no commercial flags shall be allowed on this flag pole. American flags shall not exceed 40 square feet in size. Two A-frame or temporary directional signs of no more than four square feet per builder per subdivision are allowed in the right-of-way adjacent to the model home and in the park strip of the nearest major street corner. These signs shall be directional only, not containing other advertising. These signs are only allowed during model home hours, and must be removed each evening at closing.

M. Real Estate Open House Signs. One A-frame or temporary directional sign of no more than four square feet (no more than two sides are permitted) for real estate open houses for individual home sales is allowed in the park strip of the nearest street corner, one day per week, to be put up no more than one hour prior to the open house and must be removed within one hour after the open house.

N. Temporary Informational Signs. Small informational signs such as lost pet signs, neighborhood or religious activity signs, youth sales signs (such as lemonade stands), and other signs for noncommercial purposes (i.e., not promoting a business of any kind, except youth sales) are allowed in the right-of-way. These signs may not be located in the park strip (between the street and the sidewalk) on major streets, but may be located between the sidewalk and a property line or fence. These signs may not be placed on traffic control devices, street signs, utility poles, light poles, fences, or trees. The code enforcement officer has the authority to remove signs without notice if they have not been removed in a timely manner or if they present a safety hazard.

O. On-Premises Home Business Signs. Home businesses with a valid business license from Eagle Mountain City may place one nonilluminated wall sign no larger than four square feet in size on the front of the principal dwelling no higher than the first story.

P. Official Signs. Signs that are owned and operated by Eagle Mountain City and are used for informational or civic purposes, including advertising special events within Eagle Mountain City. Official signs may include electronic message centers, reader boards, or other replaceable copy signs. Official signs that do not comply with the general provisions of this chapter must be approved by the City Council. Electronic signs should be turned off between the hours of 12:00 a.m. and 5:00 a.m., except in the case of necessary communications. Electronic signs shall also comply with EMMC [17.80.070\(F\)\(5\)\(c\)](#) in relation to maximum nighttime brightness and illumination.

Q. Flagpoles. Any flagpole must comply with the following standards:

1. In residential zones:

a. A standalone flagpole not to exceed 35 feet in height may be installed for every residential dwelling unit. Height is measured from the average natural grade to the topmost part of the flagpole.

2. In nonresidential zones:

a. Nonresidential developments may install flagpoles up to 80 feet in height. Height is measured from the average natural grade to the topmost part of the flagpole.

b. Secondary flags shall be limited to state and city flags.

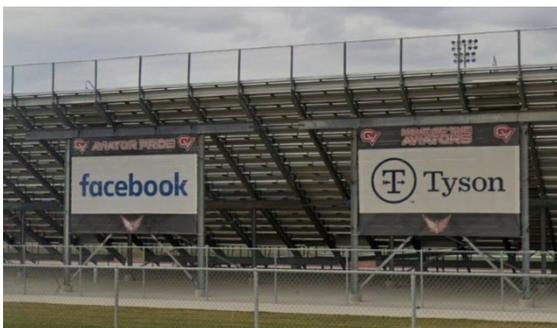
3. Size. The size of the flag material, when measured diagonally, shall not exceed the structural integrity of the pole.

a. If designed to accommodate such, flagpoles may hold more than one flag so long as the combined size of all flags, when measured diagonally, does not exceed one-half of the height of the flagpole.

b. National flags shall be the primary flag with all state and city flags as secondary to the national flag.

4. Location. All flagpoles shall be located outside of any public right-of-way and in a place that will not impede traffic or cause a hazard for pedestrians or vehicles.

R. Athletic Facility Signs. All signs must be attached to the fence, bleachers, or scoreboard, and shall not extend higher than the top of the fence, scoreboard, or bleachers, and shall not be located in any clear vision triangle. These signs may provide off-premises advertising. Athletic facility signs are permitted in all zones.





### 17.80.150 Sign enforcement.

The Planning Director, or designee, shall perform the following duties and use the following procedures when enforcing sign regulations:

- A. Compliance. Determine and ascertain that all signs, construction, reconstruction, or alterations of existing signs are completed in compliance with this chapter.
- B. Site Inspections. Conduct site inspections to determine compliance with this chapter.
- C. Instigate Proceedings. Instigate appropriate action or proceedings in any case where a sign is illegally erected, constructed, altered, repaired or maintained in violation of any City ordinance, including the provisions of this chapter.

D. Notices of Violation. Issue verbal or written notice of violation to owners or persons having control, charge or benefit of any sign that is found to be unsafe or in violation of City ordinances or this chapter, including all general provisions (EMMC [17.80.060](#)).

E. Unsafe or Dangerous Signs. Abate and remove signs that are unsafe or dangerous.

F. Removal of Illegal Signs. Assist applicants to bring into compliance signs that are illegal under the provisions of this chapter or that are installed without a permit. The Planning Director or designee shall have the authority to abate and remove such signs if they are not brought into compliance within seven calendar days after written notice has been given to the owner or party in interest advertised on the sign. The person responsible for such sign shall be liable for the cost of removal and the City is authorized to effect the collection of said cost.

G. Removal of Temporary Signs. Abate and remove temporary signs posted upon private property if they are not made conforming within 72 hours after being noticed. Verbal or written notice is sufficient warning for these signs. The person responsible for such an illegal sign shall be liable for the cost of its removal and the City is authorized to effect the collection of said cost.

H. Removal of Signs on Public Property. Remove or require the immediate removal of any sign posted on public property. Such signs, though removed, shall not be destroyed for at least seven calendar days from the date of removal. In no case shall a failure to remove such signs constitute approval by the City of the illegal placement of the sign.

I. Removal of Abandoned Signs. Remove or require the removal of all signs that are nonmaintained, abandoned, or that identify a discontinued or abandoned use within 45 calendar days after giving written notice to the person having control of or receiving benefit from the sign. The person responsible for such a sign shall be liable for the cost of its removal and the City is authorized to effect the collection of said cost.

J. Continual Sign Erection without Permits. Persons who continue to erect signs without the proper permits may have the unauthorized signs removed without notice. All signs removed by the City will be impounded. Owners of impounded signs shall pay a fee before the signs are released.

K. Fines. The penalties associated with violations of this chapter shall be consistent with the Consolidated Fee Schedule as adopted by the City Council.

**17.80.160 Definitions.** Not included in this redline copy due to its length. No changes are being proposed for this section.