

ORDINANCE NO. O- 02 -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN CODE 17.80.080 OFF-PREMISES
DIRECTIONAL AND LADDER SIGNS

PREAMBLE

WHEREAS, directional off-premises signs are intended to direct traffic to City facilities or parks; and

WHEREAS, ladder signs are intended to direct traffic to a business with an active business license, subdivision or development project, model home, neighborhood, or not-for-profit entity; and

WHEREAS, Section 17.80.080 of the Eagle Mountain Municipal Code (EMMC), does not currently define or regulate off-premises directional signage intended to serve data centers or other large-scale development projects, including signage intended to direct construction vehicles, trade traffic, and employee traffic along preferred routes; and

WHEREAS, the City Council finds that unregulated placement of such signage may impact traffic safety, neighborhood compatibility, and public rights-of-way; and

WHEREAS, the City Council finds it in the public interest to amend Section 17.80.080 of the EMMC to define and regulate off-premises directional signage for data centers and large-scale development projects, and to establish standards for their placement, duration, and maintenance;

NOW THEREFORE, 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 Off-premises directional and ladder signs, Section 17.80.080, 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 20th day of January, 2026.

EAGLE MOUNTAIN CITY, UTAH



Jared Gray, Mayor

ATTEST:



Lacie Messerly
Interim City Recorder



CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 20th day of January, 2026.

- | Those voting yes: | Those voting no: | Those excused: | Those abstaining: |
|---|--|--|--|
| <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"/> Zachory Huish | <input type="checkbox"/> Zachory Huish | <input type="checkbox"/> Zachory Huish | <input type="checkbox"/> Zachory Huish |
| <input checked="" type="checkbox"/> Craig Whiting | <input type="checkbox"/> Craig Whiting | <input type="checkbox"/> Craig Whiting | <input type="checkbox"/> Craig Whiting |
| <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 |





Lacie Messerly
Interim City Recorder

Posted on 1/26/2026 by SA.

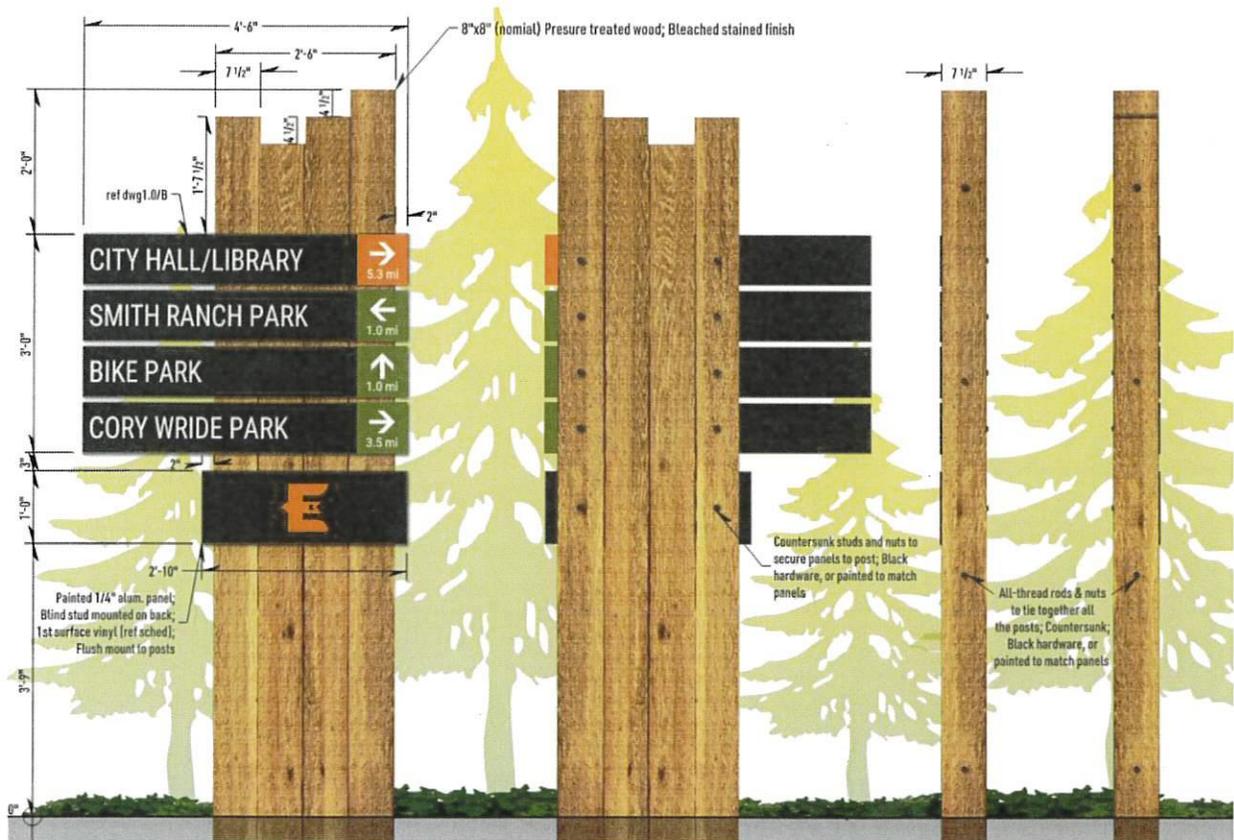
Exhibit A

17.80.080 Off-premises directional, ladder, and data center signs.

Directional off-premises signs are intended to direct traffic to City facilities or parks. They are located in the shoulder of the City’s right-of-way along City streets and are only permitted as this chapter allows. Ladder signs are intended to direct traffic to a business with an active City business license, subdivision or development project, model home, neighborhood, or not-for-profit entity. Data center and/or large-scale development directional signs are intended to direct truck, trade, and employee traffic along preferred routes to the relevant construction sites. No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter.

A. Directional Signs. The City may place directional signs leading to City facilities in any appropriate right-of-way location. Directional signs located in the City’s right-of-way shall be constructed and maintained in accordance with Figure 17.80.080(A).

Figure 17.80.080(A)



B. For ladder sign advertising, all advertisers must have an active Eagle Mountain City business license (if required to obtain a license) and be current members of the Valley Crossroads Chamber of Commerce. Advertising priority shall be given in the following order:

- a. Commercial or home-based businesses located within Eagle Mountain City and nonprofits with primary operations within Eagle Mountain City.
 - 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)

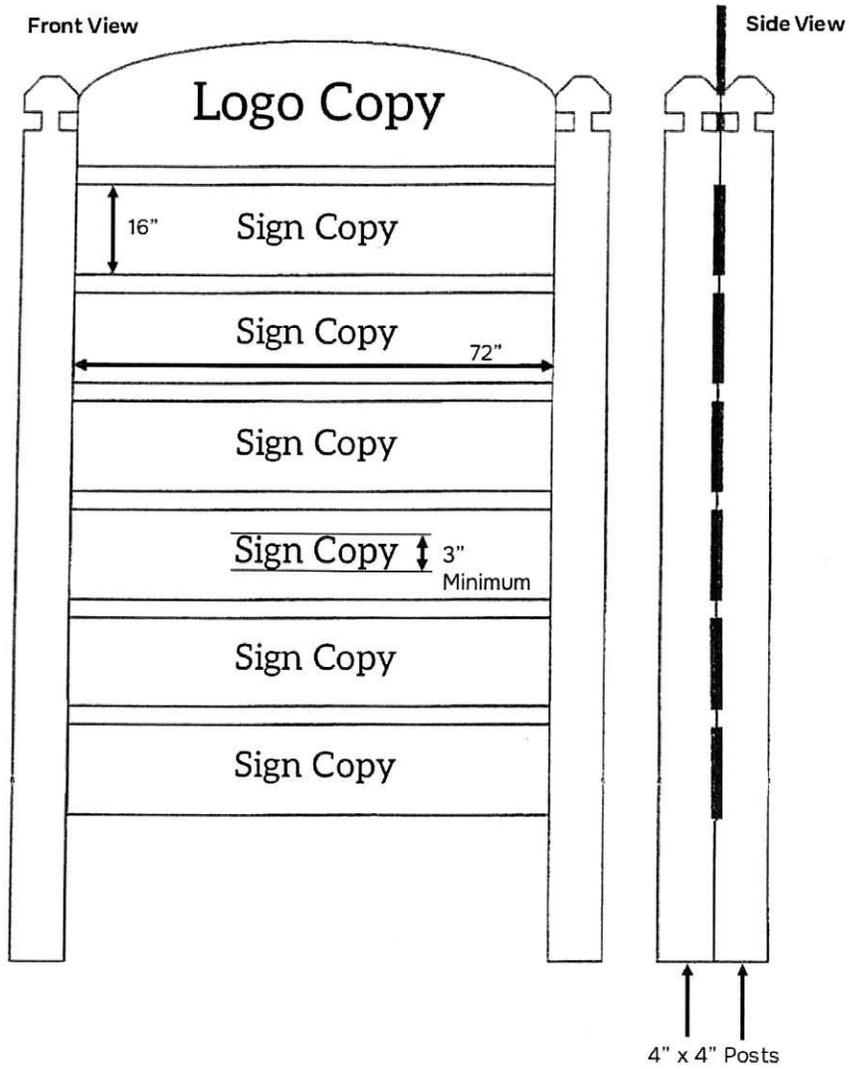


Figure 17.80.080(B)(2)(b)

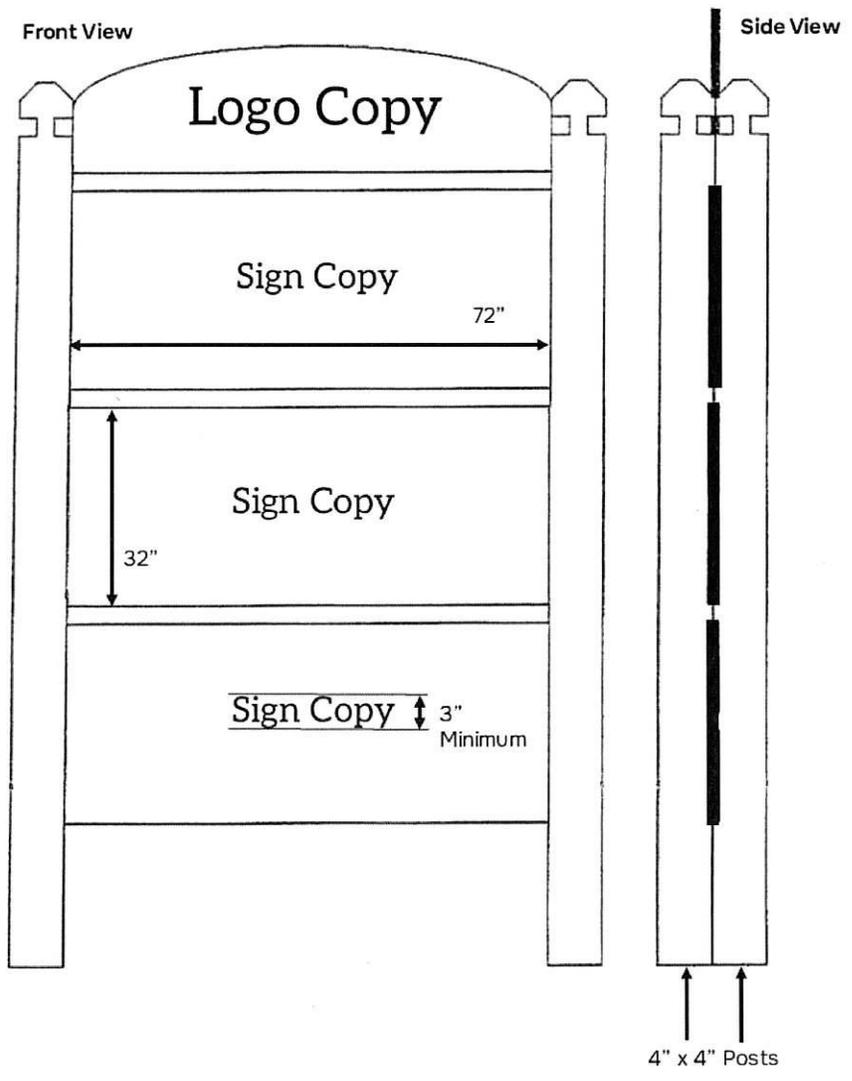


Figure 17.80.080(B)(2)(c)

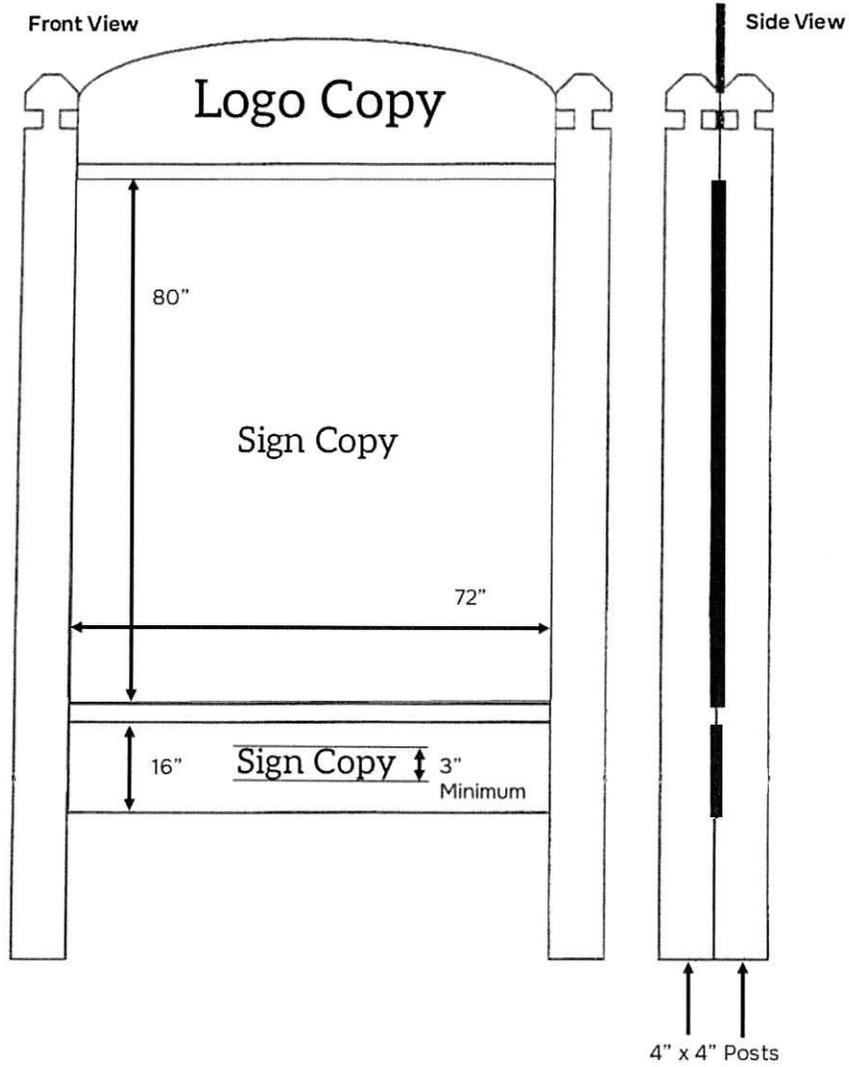
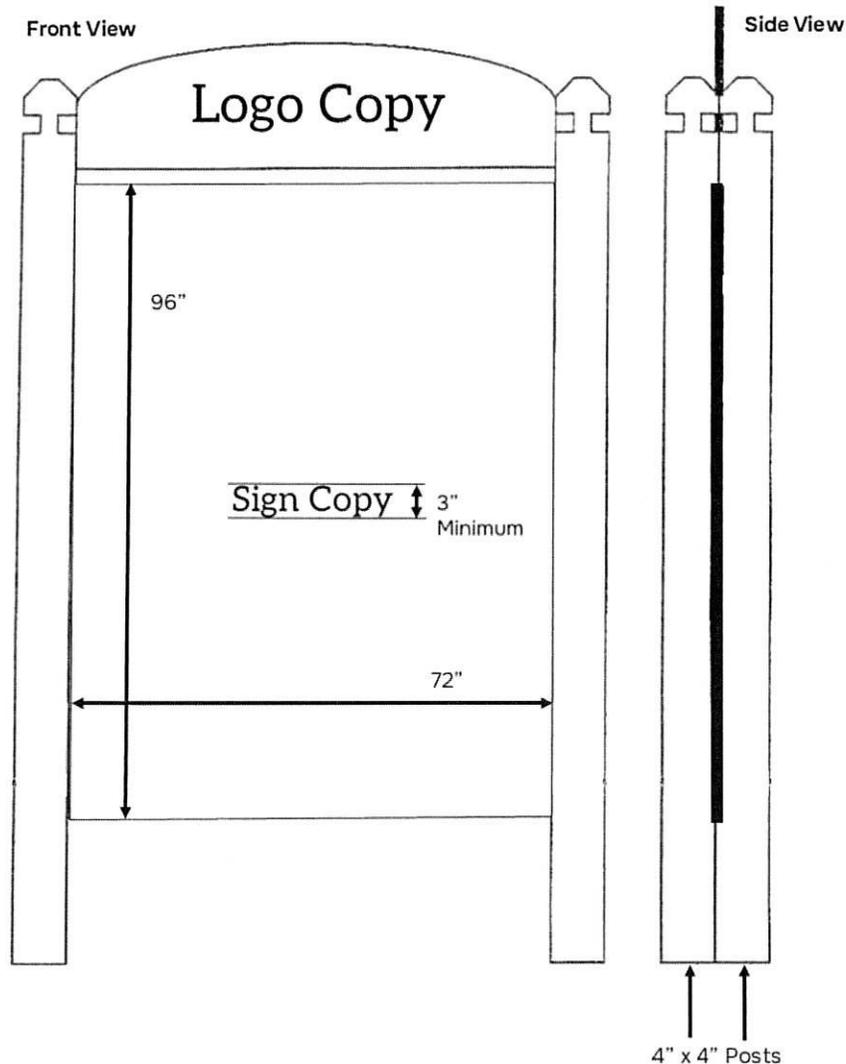


Figure 17.80.080(B)(2)(d)



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.

E. Data Center/Large-scale Development Directional Signs. Applicants with an approved site plan within the Regional Technology and Industry (RTI) and the Alternative Energy (AEOZ) Overlay Zones may apply to construct off-premises signs intended to direct their construction traffic to their sites. This includes their truck, trade, and employee traffic.

1. Application. Applicants shall submit an application for data center/large-scale development directional signs on forms prepared by the Planning Director. No application shall be processed without an approved site plan, the required materials, and the sign permit fee. The Planning Director may permit an application to be processed concurrently with a site plan application, with approval contingent on site plan approval.
 - a. The applicant shall submit a site plan with the proposed sign locations to be approved by the Planning Director. The site plan shall include aerial viewpoints and ground viewpoints. The Planning Director shall ensure that the signs are located outside of clear vision areas and placed safely and strategically to guide the site traffic along City-preferred routes.
 - b. The applicant shall provide colored graphics of the proposed sign faces and materials.
 - c. The applicant is required to obtain all necessary approvals from property owners and submit proof of such approval(s).
2. Signs shall not exceed eight feet in height and 32 square feet per side. Height is measured from the average natural grade to the topmost part of the sign. No more than two sides are permitted.
3. If construction traffic is expected during hours of darkness, the signs shall maintain the needed visibility, either through reflective materials or dark-sky compliant lighting.
4. Signs shall be maintained in good repair and not become a public nuisance or safety hazard. Sign faces shall be constructed of materials capable of withstanding normal

weather conditions without warping, peeling, fading, or deterioration. Handwritten or hand painted signs are prohibited.

5. If multiple applicants propose directional signs at the same location, colocation of the signs is strongly encouraged.
6. Signs proposed by the same applicant shall be no closer than one-half mile (2,640 feet) from each other. Exceptions may be granted by the Planning Director if the proximity of intersections necessitates closer locations.
7. The City-preferred routes include keeping traffic on SR-73 to 4000 N or Pole Canyon Boulevard and then along either of those streets.
8. Signs shall be allowed until development of the site is complete, or the master development approval has expired, whichever comes first. Signs shall be removed within thirty (30) days of the expiration of the approval.