

**MONA CITY
ORDINANCE 2025-10**

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

SECTION 1: **ADOPTION** “8-6 PRIVATE STORM WATER FACILITY MAINTENANCE” of the Mona City Code is hereby *added* as follows:

ADOPTION

8-6 PRIVATE STORM WATER FACILITY MAINTENANCE(*Added*)

SECTION 2: **ADOPTION** “8-6-1 PERFORMANCE OF ROUTINE MAINTENANCE” of the Mona City Code is hereby *added* as follows:

ADOPTION

8-6-1 PERFORMANCE OF ROUTINE MAINTENANCE(*Added*)

Developments must install storm drainage infrastructure. Stormwater for a development must be retained on site unless the site is part of a larger stormwater master plan for the subdivision. All property owners of private storm water facilities shall provide maintenance for all storm water facilities to ensure that the facilities are and remain in proper working condition in accordance with the City's standards and requirements as outlined in the General Utah Pollutant Discharge Elimination System Permit and in accordance with post-construction best management practices.

SECTION 3: **ADOPTION** “8-6-2 INSPECTION AND REPORTING” of the Mona City Code is hereby *added* as follows:

ADOPTION

8-6-2 INSPECTION AND REPORTING(*Added*)

All property owners of private storm water facilities shall have the facilities inspected by a City-approved inspector annually and submit an annual report to the City, prior to July 1st of each year. If these obligations are not fulfilled, the City may perform the inspections at the owner's expense. The owner shall allow access for inspection and maintenance.

SECTION 4: **ADOPTION** “8-6-3 MAINTENANCE REQUIREMENTS”
of the Mona City Code is hereby *added* as follows:

ADOPTION

8-6-3 MAINTENANCE REQUIREMENTS(*Added*)

From time to time, the City may increase maintenance requirements to ensure proper functioning of the Facilities. Owners shall be responsible for maintaining all stormwater collected on their property. Collected water shall not flow onto neighboring properties or onto City property or infrastructure.

SECTION 5: **ADOPTION** “8-6-5 FAILURE TO MAINTAIN” of the Mona
City Code is hereby *added* as follows:

ADOPTION

8-6-5 FAILURE TO MAINTAIN(*Added*)

In the event the owner fails to inspect, report, or properly maintain the facilities within fourteen days after written notice by the City to the owner of any deficiencies, the City may enter upon the subdivision and property and take whatever steps it deems necessary to correct such deficiencies or to maintain the facilities according to best management practices at the owner's expense. If the owner's failures could cause damage to property, injury, or a violation of a Utah Pollutant Discharge Elimination System Permit, the City may take immediate action, without notice to the owner, to mitigate that failure. The City is under no obligation to maintain or repair the facilities, and in no event shall the property owner be able to shift any such obligation to the City.

SECTION 6: **ADOPTION** “8-6-4 DETENTION STRUCTURES” of the
Mona City Code is hereby *added* as follows:

ADOPTION

8-6-4 DETENTION STRUCTURES(*Added*)

- A. Underground stormwater conveyance systems (e.g. catch basin, manholes, and connection pipe systems) shall be sized using the 10-year frequency storm event.
- B. Surface stormwater conveyance systems (e.g. canals, channels, ditches, swales, curb and gutter, and culverts) shall be sized using the 100-year frequency storm event.

SECTION 7: ADOPTION “10-9-3 LIGHTING STANDARDS” of the
Mona City Code is hereby *added* as follows:

ADOPTION

10-9-3 LIGHTING STANDARDS(*Added*)

Purpose: Mona City is committed to preserving its small-town charm while promoting responsible outdoor lighting that supports safety, energy savings, and night sky visibility. This ordinance encourages lighting practices that benefit both businesses and the community.

Key Goals:

- Reduce glare and light spilling onto neighboring properties.
- Improve safety without over-lighting.
- Conserve Energy.
- Protect public health and comfort.

Who This Affects: This lighting ordinance applies to all new or modified exterior lighting on commercial, residential, public, and industrial properties within Mona City

Exemptions:

- Seasonal decorations and holiday lighting (permitted temporarily).
- Lighting for construction sites, emergencies, or public safety.
- Underwater lighting in pools and fountains.
- Lighting required by law.
- Recreational facilities (must still meet 3000K color temperature standard).

Key Terms:

Fully Shielded Fixture: Lighting that directs light downward with no light escaping above the fixture. Kelvin (K): A measure of light color. Lower values ($\leq 3000\text{K}$) are warm, amber-toned and dark-sky friendly. Lumen: The brightness of a bulb. More lumens = more light. Light Trespass: Unwanted light spilling onto another property. Motion Sensor: Turns lighting on only when movement is detected.

A. Commercial Outdoor Lighting Rules:

1. Color Temperature:
 - a. lights must be 3000K or lower (warm white).
2. Brightness and Shielding:
 - a. Fixtures over 1,500 lumens must be fully shielded.
 - b. Lighting must stay on your property - no light trespass allowed.

c. No uplighting of buildings, signs, or landscaping.

3. Signs:

a. Front-Lit Signs:

(1) Must shine downward only from above.

b. Back-Lit Signs:

(1) No more than 25% white area, including letters.

(2) Must use opaque materials (no clear plastic).

(3) Internal lights must be 3000K or less.

c. Neon Signs:

(1) Limit to 3 feet of neon.

(2) Must turn off within 4-6 hours after sunset.

(3) Extended lighting requires City Council approval.

d. Electronic Signs (EMS):

(1) Brightness limited to 100 nits after dark.

(2) Must stay static for at least 30 seconds.

(3) No moving or flashing text.

(4) Max screen size 10 ft.

(5) Must be spaced 1000 feet apart.

(6) No allowed within 1000 feet of residential zones.

(7) Malfunctioning signs must turn black until fixed.

4. Parking Lots & Gas Stations:

a. Parking Lots:

(1) Max pole height: 16 feet. must be full cutoff.

(2) Building-mounted spotlights for parking lots are prohibited.

b. Gas Stations:

(1) Lights must be mounted underneath the canopy.

(2) Fixtures must be full cutoff, no visible bulbs.

(3) No "glow" effect from under canopy edges.

B. Maximum Allowed Light (Per Acre)

1. Commercial:

a. 15,000 lumens/acre max.

b. 5,000 lumens may be unshielded.

c. 10,000 lumens must be shielded.

d.

2. Residential:

a. 10,000 lumens/acre max.

b. Must follow same shielding/color rules.

C. Public Lighting:

1. Streetlights and public spaces:

a. Must use energy-efficient, low-glare lighting.

b. Max 10,000 lumens/acre.

c. Must be approved through the Planning Zoning process.

D. Prohibited Lighting:

1. Uplighting on structures, vegetation, or signs.
2. Flashing, blinking, or moving lights (except holiday lights).
3. High-intensity sources like searchlights or lasers.
4. Neon signs visible from off the property (unless approved).
5. Floodlights aimed at lots or sales displays from buildings.

E. Lighting Control:

1. Motion sensors and timers are required to avoid all-night operation.
2. Lights mounted above the first floor must be fully shielded.
3. Flags and monuments must be lit from above only unless approved by the Mona City Council.

F. Compliance Timeline & Enforcement:

1. All new construction or major renovations must follow the code.
2. Upgrades or additions over 25% of building value or 50% of area require full lighting compliance.

G. Penalties:

1. 1st Notice: 6 months to fix.
2. 2nd Notice: City Hearing
3. 3rd Notice: Fine up to \$750

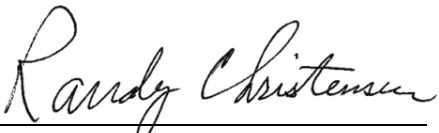
A.

PASSED AND ADOPTED BY THE MONA CITY COUNCIL JULY 08, 2025.

| | AYE | NAY | ABSENT | ABSTAIN |
|-------------------------------|--------------|---------------|---------------|----------------|
| Councilmember Jay Christensen | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Councilmember Kris Kay | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Councilmember TJ Pace | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Councilmember Kevin Squire | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Councilmember Amy Stanley | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |

Presiding Officer

Attest



Randy Christensen, Mayor, Mona City



Alicia Hills, Recorder, Mona City

