

ORDINANCE 2024-7

**AN ORDINANCE AMENDING THE PLEASANT VIEW MUNICIPAL CODE TITLE 17 SUBDIVISIONS § 17.04 CHANGING CONCEPT PLAN TO PRE-APPLICATION PLAN.**

**WHEREAS**, The City is pursuing amendments to its subdivision code to better match the terminology of the Utah Land Use Development and Management Act (LUDMA) and provisions included in Utah Code Annotated; and

**WHEREAS**, Pleasant View City finds that the amendments and additions to Pleasant View Municipal Code Title 17 are consistent with the City's General Plan and are in the best interest of the City; and

**WHEREAS**, The Pleasant View City Planning Commission made a unanimous recommendation for approval of the proposed amendments during its February 1, 2024 meeting.

**NOW THEREFORE**, Be it hereby ordained that Title 17 shall hereby be amended as follows and outlined in "Exhibit A." This ordinance shall take immediate effect.

**DATED** this 12<sup>th</sup> day of March 2024.

PLEASANT VIEW CITY, UTAH

\_\_\_\_\_  
Leonard M. Call, Mayor

Attest:

\_\_\_\_\_  
Laurie Hellstrom, City Recorder

Posted this \_\_\_\_ day of \_\_\_\_\_, 2024

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	_____
CM Gibson	_____
CM Marriott	_____
CM Nelsen	_____
CM Urry	_____

## 17.04 - CONCEPT PRE-APPLICATION PLAN REVIEW

### 17.04.010 Concept Pre-application Plans.

1. Concept Pre-application Plan Review Requirements
  - a. Residential Subdivision Proposal: A Concept Pre-application Plan Review is strongly encouraged.
  - b. Non-Residential Subdivision Proposal: A Concept Pre-application Plan Review is required.
2. The Concept Pre-application Plan review provides prospective subdivision applicants with an overview of the city's development application processes; as well as an opportunity to discuss and review conceptual development proposals.
3. Upon submitting a request to schedule a Concept Pre-application Plan review, a completed form and materials are to be submitted for review with no fee required.
4. The Concept Pre-application Plan is a discussion document only, designed to allow for a review of project designs as they relate to City Code, the existing natural environment and the compatibility with surrounding property uses and potential uses, the identification of application procedures, requirements and standards, the compatibility of the proposed project with the elements of the general plan, Special Service Districts, Special Service Areas, County, State and Federal requirements, and other items that may be considered in the subdivision, or other, approval process once a complete subdivision application is received by the City. To achieve the foregoing objectives, Concept Pre-application Plan submission requirements and procedures are set forth below.

### 17.04.20 Procedure:

1. The City's Pre-application Concept Plan Form shall be submitted to City Staff. The Concept Plan submittal shall include the form and all documents and drawings, as found in the checklist provided by City Staff. The checklist of required items for submission is subject to legislative approval by the City Council. Within fifteen (15) business days following the Pre-application Concept Plan submittal, the City Planner determines and provides notice of the submittal's completeness.
2. A Pre-application Concept Plan meeting with the Development Review Committee, hereinafter referred to as DRC, and the prospective subdivision applicants, helps to promote efficiency in the subdivision process.
3. The DRC discusses the Pre-application Concept Plan with the prospective subdivision applicants at a DRC meeting. The DRC and the prospective subdivision applicants review the general design of the development and the procedure anticipated for formal subdivision approval, application requirements and standards, Special Service Districts, Special Service Areas, City, County, State and Federal requirements and any other matters deemed appropriate.

### 17.04.030 Concept Pre-application Plan Form Not an Application for Subdivision Approval:

1. A ~~Pre-application~~ ~~Concept~~ Plan Form and review process shall not constitute an application or consideration for subdivision approval and is in no way binding to the City or the prospective applicant. Any ~~pre-application~~ ~~concept~~ plan discussion with the DRC shall not be considered as any indication of subdivision approval or disapproval by the City.
2. An application for subdivision approval shall only be deemed filed with the City upon the submission of all information and materials as required by the City for a Preliminary Subdivision Application, Minor Subdivision Application or Final Subdivision Application, as identified in this title.