

MOUNT PLEASANT, UTAH
ORDINANCE 2025.XX
AMENDMENTS

AN ORDINANCE AMENDING AND RESTATING IN ITS ENTIRETY SECTION 070 OF CHAPTER 04 OF TITLE 10 OF THE MOUNT PLEASANT MUNICIPAL CODE TO COMPLY WITH UTAH STATE CODE.

RECITALS

WHEREAS, pursuant to Utah Code Ann. § 10-1-201 Mount Pleasant City ("the City") is a Utah municipal corporation and political subdivision of the State of Utah;

WHEREAS, pursuant to Utah Code Ann. § 10-3b-401 the Mount Pleasant City Council ("the City Council") is the legislative and governing body of the City;

WHEREAS, pursuant to Utah Code Ann. § 10-9a-103(31) the City Council, in addition to being the legislative and governing body of the City, is also the Land Use Authority vested with the power to enact all Land Use Regulations and make all Land Use Decisions within the City unless the latter administrative power is delegated to another body or person;

WHEREAS, pursuant to Utah Code Ann. § 10-9a-503(1), only a legislative body may amend: (a) the number, shape, boundaries, area, or general uses of any zoning district; (b) any regulation of or within the zoning district; or (c) any other provision of a land use regulation;

ORDINANCE

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

SECTION 1: AMENDMENT AND RESTATEMENT OF SECTION 070, CHAPTER 04, TITLE 10 OF THE MOUNT PLEASANT MUNICIPAL CODE. Title 10, chapter 04, section 070 of the Mount Pleasant Municipal Code is hereby amended 180 as follows:

10.04.070 AMENDMENTS.

- A. Application For Amendment of Zoning Map and Text of Zoning Ordinance: Applications made to the planning commission for any amendments to the zoning map or the text of this title shall contain the following:
1. The name, address, telephone number, and email address of the applicant and the applicant's agent if any.

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2. The requested amendment and reasons supporting the request.
 3. If the proposed amendment seeks to change the zoning map, the application must include an accurate property map that shows the current and proposed zoning classifications. It should also display all adjacent properties along with their existing zoning classifications. Additionally, the application must provide a precise legal description and an approximate address for the area intended to be rezoned.
 4. A list of all property owners within a radius of three hundred feet (300') of the boundaries of the property to be rezoned, as taken from the latest assessment rolls prepared by the county assessor, and
 5. If the proposed amendment seeks a change to the text of this title, the application shall include chapter and section references and a draft of the proposed text.
 6. A nonrefundable filing fee in such amount as the city council may from time to time establish by resolution.
- B. Procedure For Amendment Approval:
1. The applicant shall submit a complete application for a zone change.
 2. The application shall be reviewed for completeness by City staff.
 3. The application, together with all pertinent information, shall be forwarded on to the planning commission for review and possible recommendation to the City Council.
 4. The planning commission shall hold a public hearing on the application.
 5. The planning commission shall recommend approval, approval with conditions, or denial of the application.
 6. The application, along with the Planning Commission recommendation, shall be forwarded to the City Council for review and possible approval.
 7. Following receipt of a recommendation from the Planning Commission, the City Council shall review the application at its next regularly scheduled meeting. The City Council may approve, approve with conditions, or deny the proposed amendment.

Severability Clause: Should any part or provision of this ORDINANCE be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ORDINANCE as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Effective Date: This Ordinance shall be in full force and take effect on _____, 2025

Repealer Clause: All Mount Pleasant City ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND APPROVED this ____ day of _____, 2025.

Attest:

Michael Olsen, Mayor

Natalie Crosby, Recorder

City Council Member Russell Keisel
City Council Member Paul Madsen
City Council Member Rondy Black
City Council Member Lynn Beesley
City Council Member Cade Beck

Yea____ Nay____ Absent____
Yea____ Nay____ Absent____
Yea____ Nay____ Absent____
Yea____ Nay____ Absent____
Yea____ Nay____ Absent____

RECORDED this ____ day of _____, 2025.

PUBLISHED OR POSTED this ____ day of _____, 2025.