

MOUNT PLEASANT, UTAH  
ORDINANCE 2025.XX  
COMMERCIAL SITE PLAN

AN ORDINANCE AMENDING CHAPTER 18 OF TITLE 10 OF THE MOUNT PLEASANT MUNICIPAL CODE TO INCLUDE A NEW SECTION ESTABLISHING REGULATIONS FOR COMMERCIAL SITE PLANS.

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;

ORDINANCE

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

**SECTION 1: AMENDMENT OF CHAPTER 18, TITLE 10 OF THE MOUNT PLEASANT MUNICIPAL CODE.** Title 10, chapter 18 of the Mount Pleasant Municipal Code is hereby amended to include Section 190 as follows:

## 10.18.190 COMMERCIAL SITE PLAN.

- 10.18.190.1 PURPOSE.
- 10.18.190.2 AUTHORITY.
- 10.18.190.3 DEVELOPMENT REVIEW COMMITTEE.
- 10.18.190.4 INITIATION.
- 10.18.190.5 APPLICATION PROCESS.

- 10.18.190.6 APPROVAL PROCESS.
- 10.18.190.7 STANDARDS FOR APPROVAL.
- 10.18.190.8 APPEAL OF DECISION.
- 10.18.190.9 EFFECT OF APPROVAL.
- 10.18.190.10 AMENDMENTS.
- 10.18.190.11 EXPIRATION.

### 10.18.190.1 PURPOSE.

This section outlines the procedures for evaluating and approving commercial site plans. These procedures are designed to promote thorough advanced planning and ensure a high-quality environment for the City. This process aims to facilitate orderly, harmonious, safe, and functionally efficient development that aligns with the priorities, values, and guidelines set forth in the various elements of the City General Plan, this title, and the overall welfare of the community.

### 10.18.190.2 AUTHORITY.

The Planning Commission is authorized to approve commercial site plans as provided in this section.

**Commented [RS1]:** Would the City prefer a different approving entity?  
This could be the Planning Commission, City Council, staff, or a development review committee.

### 10.18.190.3 DEVELOPMENT REVIEW COMMITTEE.

The Development Review Committee (DRC) shall be a committee composed of representatives from City departments and utility service providers responsible for reviewing development applications for compliance with applicable codes, regulations, and standards.

The DRC provides technical recommendations on matters related to land use, zoning, infrastructure, public safety, and utilities to ensure orderly growth and development within the city. Membership may include, but is not limited to, the following: Public Works, the City Engineer, Sewer and Wastewater, Electric Utilities, Natural Gas Provider, Telecommunications, Fire Department, and other relevant entities as determined by the City.

**Commented [RS2]:** Are there any other entities that the City would like to have on the development review committee?

### 10.18.190.4 INITIATION.

A property owner or the owner's agent may request approval of a commercial site plan as provided in subsection 5 of this section.

- A. A commercial site plan shall be required for any commercial or industrial use.
- B. When site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to the

**Commented [RS3]:** Are there other uses that the City would like to require site plans for?

Some municipalities require site plans for multi-family projects or other similar uses.

approval of a commercial site plan. No cleaning, grubbing, drainage work, parking lot construction, or other improvement shall be undertaken prior to commercial site plan approval.

#### 10.18.190.5 APPLICATION PROCESS.

An application for commercial site plan approval shall be considered and processed as provided in this section.

A. A complete application shall be submitted to the City staff in a form established by the City and any fee established by the City Council. The following elements shall be required for a commercial site plan application:

1. The name, address, and telephone number of the applicant and the applicant's agent, if any.
2. The uses for which commercial site plan approval is requested.
3. A set of development plans showing the following information:

a. A site plan showing the following:

- i. All facilities related to the project and located within 250 feet of the site boundary.
- ii. The layout, dimensions, and names of existing and future road rights-of-way.
- iii. The project name, North arrow, and tie to a section monument.
- iv. The boundary lines of the project site with bearings and distances.
- v. The layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.
- vi. The location, dimensions, and labeling of other features, such as bicycle racks, dumpsters, trash cans, fences, signage, mechanical equipment, etc.
- vii. The location of manmade features, including irrigation facilities, bridges, railroad tracks, and buildings.
- viii. A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor areas, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density.
- ix. Identification of property, if any, not proposed for development.

b. A grading and drainage plan showing the following:

- i. North arrow, scale, and site plan underlay.
- ii. Topography contours at two-foot intervals.
- iii. Areas of substantial earth moving with an erosion control plan.

**Commented [RS4]:** Are there other requirements that the City would like to see included in the site plan?

- iv. The location of existing watercourses, canals, ditches, springs, wells, culverts, and storm drains, as well as the proposed method of dealing with all irrigation and wastewater.
  - v. The location of any designated floodplain and/or wetland boundaries.
  - vi. Direction of stormwater flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary, based on adopted City requirements.
- c. A utility plan showing the following:
  - i. North arrow, scale, and site plan underlay.
  - ii. All existing and proposed utilities including, but not limited to, sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights.
  - iii. Minimum fire flow required by the uniform fire code for the proposed structures, and fire flow calculations at all hydrant locations.
  - iv. The locations and dimensions of all utility easements.
  - v. A letter from sewer and water providers addressing the feasibility and their requirements to serve the project.
- d. A landscaping plan consistent with the requirements of this title.
- e. Building elevations for all buildings showing the following:
  - i. Accurate front, rear, and side elevations drawn to scale.
  - ii. Exterior surfacing materials and colors, including roofing material and color.
  - iii. Outdoor lighting, furnishings, and architectural accents.
  - iv. The location and dimensions of signs proposed to be attached to the building or structure.
- f. The information required by this subsection shall be shown on separate sheets. Plans shall be drawn at a scale no smaller than one inch equals 100 feet (1" = 100'). Except for the landscaping plan, the plans shall be prepared, stamped, and signed by a professional engineer licensed in the State of Utah. City staff shall reasonably determine the number of sets of plans required to undertake the review required by this section.
- g. If one or more conditions of unusual soil, vegetation, geology, or slope exist, leading to increased fire, flood, or erosion hazards, traffic circulation issues, sewage disposal problems, and potential property damage from significant soil slippage and subsidence, the applicant shall, upon the City Engineer's request, provide contour and drainage

plans, cut and fill specifications, and soil and geological reports. The specific details of such reports and plans may vary based on the severity of the unusual conditions; however, these plans and reports must be reviewed and approved by the City Engineer before final approval of a development project.

- h. Any necessary agreements with adjacent property owners regarding storm drainage or other pertinent matters.
- i. Evidence of compliance with applicable federal, state, and local laws and regulations, if requested by City staff.
- j. A traffic impact analysis, if requested by the City Engineer.
- k. Warranty deed, preliminary title report, or other document showing the applicant has control of the property if requested by the City staff.
- l. Parcel map(s) from the county recorder's office showing the subject property and all property located within three hundred feet (300') thereof, if requested by the City staff.

#### 10.18.190.6 APPROVAL PROCESS.

- A. Once a commercial site plan application has been submitted, it shall be reviewed by City staff for completeness.
- B. After the City staff determines that the application is complete, it shall be forwarded to the Development Review Committee for comments and review.
- C. The Development Review Committee shall provide the applicant with an index of requested modifications or additions.
- D. Once all comments from the Development Review Committee have been addressed, the application shall be forwarded to the Planning Commission for review and possible approval.
- E. The Planning Commission shall hold a public meeting and thereafter shall approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection 10.18.180.7 of this section. Any conditions of approval shall be limited to conditions needed to conform the commercial site plan to approval standards.

#### 10.18.190.7 STANDARDS FOR APPROVAL.

The following standards shall apply to the approval of a commercial site plan:

- A. Site Development: The entire site shall be developed at one time unless a phased development plan is approved.
- B. Compliance with Standards: A site plan shall conform to applicable standards set forth in this title and other applicable provisions of this Code. Conditions may be imposed as necessary to achieve compliance with applicable code requirements.

- C. Agreement; Letter of Credit: To ensure that the development will be constructed to completion in an acceptable manner, the City may require the applicant to enter into an agreement and provide a satisfactory letter of credit or escrow deposit. The agreement and letter of credit or escrow deposit shall ensure timely construction and installation of improvements required by a commercial site plan approval.

#### 10.18.190.8 APPEAL OF DECISION.

Any person adversely affected by a decision of the Planning Commission regarding the approval or denial of a commercial site plan may appeal to the Appeals Board in accordance with the provisions of section 10.04.080.

#### 10.18.190.9 EFFECT OF APPROVAL.

Every site for which a commercial site plan has been approved shall conform to such plan.

- A. A building permit shall not be issued for any building or structure, external alteration thereto, or any sign or advertising structure until the provisions of this section have been met. No structures or improvements may be constructed unless shown on an approved site plan or required by law.
- B. Approval of a site plan shall not be deemed approval or exempt and applicant of any conditional use permit, building permit, or any other permit. Approval of such permits shall be obtained in accordance with applicable provisions of this title. However, the City staff may allow the application for a conditional use permit to be considered concurrently with the commercial site plan application.

#### 10.18.190.10 AMENDMENTS.

Except as may be provided elsewhere in this title, no element of an approved commercial site plan shall be changed or modified without first obtaining approval of an amended commercial site plan. The procedure for approval of an amended commercial site plan shall be the same as the procedure for approval of an original commercial site plan as set forth in this section.

#### 10.18.190.11 EXPIRATION.

A commercial site plan approval shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within one (1) year.

**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.