



## **BOUNTIFUL**

### **Bountiful City Ordinance No. 2026-01**

**MAYOR**  
Kate Bradshaw

**CITY COUNCIL**  
Millie Segura Bahr  
Dan Bell  
Beth Child  
Richard Higginson  
Matt Murri

**CITY MANAGER**  
Gary R. Hill

### **An Ordinance Amending Section 14-6-111 Site Plan Approval and 14-2-304 Accompanying Maps and Drawings Required, , of the Bountiful City Code Title 14.**

#### **It is the finding of the Bountiful City Council that:**

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. The Planning Department recommends amendments to provide clarity, consistency, and proportional application of site plan review requirements; and
3. After review and a public hearing on February 17, 2026, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
4. The City Council of Bountiful City held a public hearing on this Ordinance on March 10, 2026, and considered the recommendations from the Planning Commission and Staff; and
5. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
6. The City Council of Bountiful City reviewed the proposed ordinance and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

**Be it ordained by the City Council of Bountiful, Utah:**

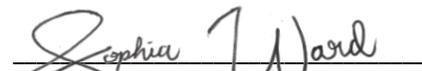
**SECTION I.** Section 14-6-111 Site Plan Approval Chapter 6 – (C) Commercial Zone of the Land Use Code, Title 14 of the Bountiful City Code; is hereby amended as shown on Exhibit A.

**SECTION II.** Section 14-2-304 Accompanying Maps and Drawings Required Chapter 2 – Administration and Procedures of the Land Use Code, Title 14 of the Bountiful City Code; is hereby amended as shown on Exhibit B.

**Adopted by the City Council of Bountiful, Utah, this 10<sup>th</sup> day of March 2026.**

  
\_\_\_\_\_  
Kate Bradshaw, Mayor

ATTEST:

  
\_\_\_\_\_  
Sophia Ward, City Recorder



1 **Exhibit A – Section I**

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3 **14-6-111 Site Plan Approval**

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5 Site plan approval shall be required for: ~~any new construction or change in use in the (C)~~  
6 ~~Zone.~~

- 7  
8 1. New construction that increases building square footage, modifies the building  
9 footprint, increases building height, or substantially alters a primary street-facing  
10 façade, excluding ordinary maintenance, repair, or minor exterior alterations;  
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12 2. Any change in use that results in an increase in the number of required parking  
13 spaces pursuant to Chapter 18 exceeding twenty percent (20%) over the most  
14 recently approved use; or  
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16 3. Any change in use that requires site modifications otherwise subject to site plan  
17 approval under this Title.  
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22 **Exhibit B – Section II**

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24 **14-2-304 ACCOMPANYING MAPS AND DRAWINGS REQUIRED**

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26 All plans, maps, drawings, and illustrations shall conform to Chapter 15 - Design Standards  
27 for Non-Single Family Development, and to all other provisions of this Title, and shall be  
28 prepared and drawn to a standard scale large enough to show details clearly with  
29 dimensions thereof. Said plans, maps, drawings, and illustrations shall be stamped by a  
30 licensed Architect, Engineer, Landscape Architect, and Surveyor, as applicable, in  
31 accordance with the laws of the State of Utah and the provisions of this Title. The following  
32 shall be included:

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34 A. For Final Review:

- 35  
36 1. Written, typed, statement describing overall project intent and scope of work.  
37 Provide statements of building use, number of units, occupancy, area  
38 tabulations, parking, and landscape tabulations, etc.  
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40 2. A vicinity map showing site orientation and location in relation to City streets.  
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42 3. A certified topographical boundary survey of the existing site prepared and  
43 stamped by a licensed surveyor drawn to scale with two-foot (2') contours,  
44 which includes:

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- a. Complete address(es) and parcel number(s).
  - b. Lot/parcel size and property lines with dimensions, etc.
  - c. Footprint(s) of all existing buildings, structures, and other improvements on the site, including but not limited to, paved surfaces, driveways, walkways, fences, retaining walls, features, etc.
  - d. Existing utility locations.
  - e. Existing public infrastructure improvements (i.e., curb, gutter, sidewalk, streets) together with existing easements and rights-of-way.
  - f. Existing drainage facilities.
  - g. Existing vegetation.
  - h. Existing on- and off-street circulation and parking.
4. Proposed Site Plan:
- a. Drawn to scale, north arrow, legend, and date of drawing.
  - b. Complete address(es) and parcel number(s).
  - c. Lot/parcel size and property lines with dimensions, etc. (consistent with the submitted Survey).
  - d. Proposed footprint(s) of all buildings, structures, and other improvements on the site, including but not limited to, paved surfaces, driveways, fences, retaining walls, etc.
  - e. Location and types of proposed fencing and screening, if applicable.
  - f. Design of ingress and egress to provide a functional onsite traffic flow and to prevent interference with traffic on adjacent streets.
  - g. Proposed off-street parking and loading facilities.
5. Proposed landscape plan, including but not limited to, the location and types of landscaping, plant materials list, details of installation, irrigation systems, etc.
6. Proposed utility plan including, but not limited to, the location of proposed utilities (i.e. power, water, sewer, gas, communications, storm drains) and other public

90 infrastructure improvements (i.e. curb, gutter, sidewalk, streets) together with  
91 existing easements and rights-of-way.  
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93 7. Proposed grading plan including, but not limited to, existing and proposed contours,  
94 spot elevations, etc.  
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96 8. Preliminary drainage plan.  
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98 9. Proposed demolition plan, if applicable.  
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100 10. Floor plans and building elevations.  
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102 11. Architectural drawings, sketches, or perspective drawings of the exterior elevations  
103 of proposed buildings, structures, etc. Physical or digital material board  
104 representing types, textures, and colors of materials to be used.  
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106 12. Other pertinent building features.  
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108 B. For Existing Developments:  
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110 1. The Planning Director and/or the City Engineer may waive the submittal  
111 requirements listed under section 14-2-304(A) above, if all ~~three (3)~~ criteria are  
112 met:  
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114 a. The site is an existing development.  
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116 b. The change of use does not include significant work including additions,  
117 remodels, structure modifications, etc.  
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119 c. ~~The intensity of the use is comparable or less to the former use in terms of~~  
120 ~~parking, screening, utility capacity, etc.~~ **The change in use does not otherwise**  
121 **require site plan approval pursuant to the applicable zoning chapter of this Title.**  
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123 C. For Building Permit Review:  
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125 1. All final construction documents including detailed development of all items  
126 required for Final Review, as determined by State Code.  
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128 2. Documentation showing compliance with County Flood Control requirements.  
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130 3. Surface and subsurface drainage, including catch basins, piping and detention  
131 basins.  
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133 4. Landscaping and sprinkler plans and details of installation prepared by a landscape  
134 architect or licensed landscape installer.