

**Chapter 14.53**  
**Master Planned Communities (MPC) District**

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**14.53.010 Purpose and Intent**

The purpose of the Master Planned Communities (MPC) District is to provide for and guide the creation or continuation of a master planned community.

The intent of this district is to:

1. Encourage development that contributes to the community's character and economy and have had a long-standing, beneficial role in the community; and
2. Provide flexibility for planning and developing master plans in a creative, efficient and coordinated manner in order to create sustainable development; and
3. Ensure that MPC incorporate a mix of land uses, promote alternative modes of transportation, and provide a pedestrian-oriented community in order to alleviate traffic-related impacts; and
4. Ensure MPC are consistent with the General Plan, and therefore, are beneficial to the community; and
5. Enable long-range planning for infrastructure, capital facilities, and community land use patterns to reduce impacts on surrounding communities; and
6. Ensure that public facilities and services necessary to support development are adequate or will be provided in a timely manner; and
7. Produce master plans that make significant contributions toward protecting attributes of the community that are considered critical to the community's long-term health, welfare, and well being; and
8. Create a process in which Sanpete County and nearby communities collaborate with landowners in planning that meet community goals and respond to the unique circumstances of the area.

**14.53.020 Applicability**

A. Use of a Master Plan Community. A MPC may be requested by a property owner in any zoning district.

B. Compliance with General Plan. Strict compliance with the purpose and intent of the General Plan shall be required.

C. Minimum Acreage: A MPC application shall include a minimum of thirty (30) acres.

**14.53.030 Procedure**

This procedure is intended to promote collaboration among landowners, the County, and nearby communities in designing land development standards specific for MPC. Participation of all landowners within a proposed MPC area is required for the County to adopt a MPC District. Two stages of review are required: MPC District review and approval and Final Development Plan review and approval.

1. MPC District review and approval. The MPC District is established by review and approval of a master plan and concurrent review and approval of an amendment to the

Official Zoning District Map. An approved MPC master plan shall establish the development standards for that MPC District.

- a. MPC Master Plan. Public review and approval for master plans follows the procedures set forth in this Section. The standards for review of the master plan, however, are the standards set forth in this Section, in order to allow for flexibility and creativity in the master plan.
    - i. Purpose and intent of master plan. The purpose of a master plan is to establish the development standards and serve as a guide to all future development. The master plan is intended to be of sufficient detail to describe the amount, type, size, location, and impact of the proposed development, but technical specifications of the proposed development, such as fully engineered plans or fully detailed architectural drawings, are not required.
    - ii. Submittal components. The minimum requirements for a master plan application shall be established by the Zoning Administrator and shall include, but not be limited to:
      1. Statement of Purpose
      2. Master Site Plan
      3. Dimensional Limitation Plan
      4. Design Guidelines
      5. Transportation Demand Management Plan
      6. Capital Improvements Plan
      7. Land Use Plan
      8. Economic Feasibility Study
      9. Phasing Plan
      10. Open Space and Trails Plan
    - iii. Flexibility. The applicant for a MPC master plan may propose, and the Board of County Commissioners (Board) may approve, alternative standards for development that are consistent with the purpose and intent of this Chapter.
  - b. Amendment to Official Zoning District Map. Approval of a MPC master plan shall constitute an amendment to the Official Zoning District Map to establish the MPC District. Amendments shall be processed in accordance with Chapter 14.08 Administration.
2. Joint review by County and Nearby Communities. The County shall receive and consider recommendations from nearby communities regarding any MPC master plan application in the County. The purpose of joint review of any MPC in the nearby communities is to recognize the impact of MPC on nearby communities and to provide an opportunity for cooperation in planning and mitigation of potential impacts. The role of the nearby community is advisory only. For the purposes of this section nearby communities shall mean jurisdictions within two (2) miles of the proposed MPC or a jurisdiction who is providing public services to the proposed MPC.
  3. Development Plan Review and Approval. After approval of a MPC master plan and MPC District for MPC, site plan, subdivision plat and building permit approvals are required prior to commencement of any construction or operation of any new land use within the MPC.
  4. Master Plan Amendment. Any landowner within a MPC District for MPC may apply for amendment to the MPC master plan. The amendment shall be reviewed and acted upon

pursuant to the procedures set forth in this Chapter for review and action on a MPC master plan. The amendment shall be subject to all applicable standards and regulations which are in effect at the time of review of the amendment. Notwithstanding, minor deviations from a MPC master plan may be approved by the Zoning Administrator.

5. Expiration. A master plan shall expire three (3) years from the date of its approval unless there is commencement of construction. An alternate time frame for expiration of a MPC master plan may be established in an approved phasing plan.
6. Extension. A MPC master plan approval may be extended by the Board, upon recommendation from the Planning Commission, provided a written request for extension is received at least thirty (30) calendar days prior to expiration of the MPC master plan.
  - a. Procedure. The request for extension shall be processed in accordance with Chapter 14.08 Administration.
  - b. Grounds for extension. The grounds for extending a MPC master plan approval shall include, but not be limited to, the following:
    - (1) No change in conditions. Conditions in the community have not substantially changed since the original MPC master plan approval. No extension shall be granted if the Board finds that changes in the community result in the master plan being inconsistent with the community's land use patterns or the community's ability to provide infrastructure and services to accommodate the development.
    - (2) Good faith efforts. Activities and investments on the part of landowners within the MPC demonstrate good faith efforts in pursuing the development permitted by the MPC master plan.
7. Reconsideration. If development within a MPC fails to proceed in general accordance with the approved phasing plan, the Board may require reconsideration of the MPC master plan and either amend the phasing plan or revoke the master plan, as appropriate.
  - a. Amendment. Amendment of the phasing plan shall be appropriate if either an acceptable alternative phasing plan that meets the standards of this Chapter or a development schedule acceptable to the Board for regaining compliance with the original phasing plan is presented.
  - b. Revocation. Revocation of the master plan shall have the effect of forfeiting all rights within the MPC to any further development according to the MPC master plan and shall be appropriate if:
    - (1) No material progress has been made in development of the MPC for three (3) consecutive years, or
    - (2) There is substantial noncompliance with the performance objectives specified in the conditions of approval.
  - c. Procedure. Reconsiderations shall be processed in accordance with Chapter 14.080 Administration.

#### **14.53.040 MPC Standards**

1. The minimum standards for a master plan application shall be established by the Zoning Administrator and shall include, but not be limited to:
  - a. Statement of purpose. The MPC master plan shall have a Statement of Purpose which describes the applicant's design theme of the MPC. The Statement also shall describe how the MPC master plan fulfills the intents of this Chapter.
  - b. Master Development Plan. The MPC master plan shall have a Master Development Plan that clearly illustrates the proposed development and the site to the satisfaction of the Zoning Administrator.
  - c. Design element. The MPC master plan shall include design guidelines, and a mechanism for their implementation, that establish design parameters for both buildings and spaces in the MPC. The design theme shall be defined by the applicant and include but limited to the following:
    - i. General. The design theme of the MPC shall have an emphasis on creating a sense of place. A sense of place is created when site planning and architecture:
      - (1) Concentrate activities and human interaction into identifiable spaces, such as a plaza or mall;
      - (2) Assemble a built environment that connects buildings, spaces and structures through common scale, design and materials;
      - (3) Incorporate into the built environment the natural features and cultural heritage of the area; and
      - (4) Produce an identifiable image that is associated with the MPC
    - ii. Architecture. Building design guidelines shall reflect:
      - (1) A visual continuity among all buildings and design elements without unduly limiting variety in design.
      - (2) Compatibility with the surrounding built and natural environment in scale, character, materials and colors.
    - iii. Bulk and scale. The design guidelines shall ensure the bulk and scale of individual buildings within the MPC achieve compatibility with:
      - (1) Other structures within the MPC, and
      - (2) Neighboring structures that are not a part of the MPC, and
      - (3) The natural environment.
    - iv. Signs. The design guidelines shall include a sign component that sets forth the sign theme for the MPC and specifies criteria for determining permitted sign sizes, types, and locations. The guidelines shall contain prototypical examples of all types of signs, including wall, canopy, freestanding, directional, and informational signs.

- v. Lighting. The design guides shall include an analysis of proposed project lighting. Identification of models and types of standards and fixtures is required, but specific illumination plans and photometric footprints are not required. Generally, lighting shall be low-intensity, low-profile, and shielded to avoid "light pollution" and glare to off-site areas.
- vi. Development Standards. The MPC shall include development standards (i.e. densities, landscape ratios, heights, setbacks, lot coverage, etc) for each type of land use. All MPC's shall be required to meet the requirements for all sensitive lands. Any standards that are unspecified by the MPC master plan shall be established by the standards as determined by the Zoning Administrator.
- vii. Uses. The MPC shall identify all permitted uses, uses subject to conditions, uses subject to a conditional use permit, and prohibited uses. A mix of residential and non-residential uses shall be provided.
- viii. Site planning.
  - (1) Orientation and aspect. Structures and public spaces within the MPC, generally, shall be arranged with views of, and access to, the town center.
  - (2) Entrance features. Entrances to the MPC shall create a sense of arrival which is easily identifiable and is consistent with the design theme.
  - (3) Natural resources. The site design shall highlight the natural resources within the MPC and integrate them into the layout of the development in order to promote a connection to the natural environment. Consequently, natural features of the site, such as significant vegetation, rock outcroppings, water bodies, etc., shall be preserved and incorporated into the project design to the extent practicable.
  - (4) Pathways and pedestrian facilities. Pathways and pedestrian facilities, including access for the disabled, shall be integral components of the site design. The site shall provide an attractive, outdoor atmosphere that encourages use and reliance upon pathways and walkways.
 

Pathway and pedestrian systems shall provide safe, convenient, and direct access throughout the development, transit facilities and the existing or planned community pathway system.
  - (5) Transportation facilities. Site design shall integrate safe, convenient, and direct access to transportation services and facilities and shall incorporate the facilities necessary for the proper functioning of the Transportation Demand Management Plan (see below).
  - (6) Circulation. The layout of local streets, alleyways, and parking lots shall be sensitive to the natural terrain and landscape.
  - (7) Access. Safe vehicular access appropriate for refuse removal, emergency services, services, and delivery shall be provided.

- (8) Landscaping. Project landscaping, including hardscape areas, shall be consistent with the overall design theme. Use of indigenous plant materials is encouraged. Existing vegetation shall be preserved and incorporated into the design of the project to the extent practical.
- d. Transportation element. The MPC master plan shall have a transportation element to ensure that the development does not produce an amount of vehicular traffic that undermines the community's character, and endangers the public health, safety and welfare. The MPC master plan shall provide an optimum mix of automobile, transit, and pathway facilities within the development, encourage coordination of all transportation facilities with the County-wide transportation system, and provide equitable cost sharing for facilities and services.
    - i. Traffic impact analysis. A traffic impact and access analysis is required. At a minimum, this analysis shall contain:
      - (1) Projections of external vehicle trips generated by the MPC.
      - (2) Analysis of levels of service (LOS) impacts on roadway system segments and intersections serving the MPC.
      - (3) Specification of any improvements needed to roadway system segments and intersections as a result of increased traffic from the MPC.
  - e. Capital improvements element. The MPC master plan shall have a capital improvements element to ensure that infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected demands. MPC master plans shall include a capital improvements element that identifies service providers, analyzes impacts and proposes a capital improvements plan for facilities and services needed by the development. Such facilities and services may include, but are not limited to: public safety, transportation, water and wastewater treatment services; waste management, utilities; and stormwater management.
  - f. Service providers. The applicant shall identify the provider of all infrastructure facilities and services included in the plan. Where services are to be provided by an entity other than the applicant, documents from the service provider shall demonstrate the commitment and ability to provide such service according to the MPC master plan.
  - g. Impact analysis. An impact analysis shall be performed for all facilities and services, unless waived by the Zoning Administrator. Each impact analysis shall identify the following:
    - (1) The maximum daily peak capacity of existing facilities.
    - (2) The current daily peak demand on existing capacity.
    - (3) The daily peak capacity available for new development.
    - (4) The projected daily peak demand generated by new development
    - (5) When development outside of the MPC is reasonably anticipated to utilize the same infrastructure system as the development, the

Zoning Administrator shall provide the applicant with estimated peak demands.

- (6) Any planned improvements by other entities and the timing of such improvements.
  - (7) Any deficits in daily peak capacity potentially resulting from development within the MPC--either from a strict demand standpoint or from a timing standpoint--taking into account other potential new development outside the MPC.
- h. Capital improvements program. The capital improvements plan shall be consistent with the impact analyses and specify how any deficiencies in infrastructure will be remedied or mitigated, including descriptions of the infrastructure improvements, the responsibility and sources of funding for the improvements, and the timing for completion of improvements. Concept plans for improvements shall be included in the capital improvements plan; engineered plans shall be provided in the final development plan application for subsequent development.
  - i. Land use element. The MPC development shall have a land use element that identifies the land uses within a proposed MPC. The land uses shall be consistent with both the applicant's design theme and the character objectives for the MPC.
  - j. Economic Analysis. An economic analysis showing that anticipated revenues will cover the cost of the needed services.
  - k. Adequate Public Facilities. Approval of all MPC shall be conditioned upon providing adequate public facilities and services necessary to serve the development. No building permit shall be issued unless such public facilities and services are in place.
  - l. On-site and Off-site improvements. As a condition of approval of any MPC, all on-site and/or off-site public facilities and improvements needed as a result of the MPC shall be designed, engineered, constructed and installed on and adjacent to the site to be developed. These improvements can include but not limited to, streets, water and waste water infrastructure, utilities, etc.
  - m. Phasing element. The MPC development shall have a phasing element to ensure that development within a MPC occurs in logical sequence within the MPC, including amenities and necessary public service expansions. MPC master plans shall contain a phasing plan that identifies the sequence residential and non-residential development, amenities, installation of infrastructure, implementation of the Transportation Demand Management Plan, and implementation of MPC master plan conditions of approval. The phasing plan shall meet the following standards:
    - i. Each phase shall be self-sufficient, in conjunction with existing elements of the MPC, i.e., transportation and utility needs, as well as amenities, for each phase shall be satisfied within each phase and shall not be dependent upon a future phase.
    - ii. Each phase shall represent a logical and compact extension of infrastructure and public services.

- iii. Phasing shall be coordinated with the improvements schedule or capital improvements program of public or semipublic service providers, as identified in the Capital Improvements Element.
- iv. Phasing shall implement residential and non-residential development, open space dedications, amenities, and required performances that mitigate the impacts of the MPC shall be developed or provided in proportion to the type and amount of development in each phase.

**14.53.050 Required Findings**

A MPC shall be approved only if:

1. The proposed MPC is consistent with the purposes, goals, objectives, and policies of the adopted Sanpete County General Plan;
2. The proposed amendment furthers the public health, safety and general welfare of the citizens of Sanpete County;
3. The proposed MPC includes any conditions necessary to mitigate any adverse impacts on businesses, persons, or properties adjacent to the requested MPC.
4. Adequate public facilities (water, sewer, streets, etc) and services (police, fire, etc) necessary to support development are provided.