



## MINUTES

Mount Pleasant City Council

17 October 2023

6:30 p.m.

Town Hall Meeting

### 1. Welcome –*Mayor*

### 2. Roll Call – *Recorder*

**Present:** D. Lynn Beesley, Paul C. Madsen, Michael T. Olsen (Not Voting), Russell G. Keisel, Rondy G. Black.

**Absent:** Samuel Draper.

**Personnel in attendance:** Natalie Crosby (Treasurer)

**Others in Attendance:** Sarah Carter, Andrea Madsen, Dustin Carter, Malory Quarnberg, Randy Carter, Kelly Wilkey, John McKay, Messenger, Lacey Rosenlof, Jeff Rassmussen, Lindsey Peterson, Rhonda Stewart, Mckenzie Poulsen, Cade Beck, Jeff Mcdonald, Joyce Turner, Ray Zobell, Debbie Mckay, Paula Crumply, Kellie Thompson, Catherine Marx & Husband, Carolyn Davis, Daren Davis, Jackson Lemus, RL Taylor, Summer Bagshaw.

### 3. Discussion –*Mayor*

It was brought to our attention that we were not in compliance with our code for 30 days after sending our officers out to enforce code issues. Mayor stated the issued should have been sent to planning and zoning first, then a public hearing. Going to save planning and zoning by getting public input ahead of time then going to send back to planning and zoning on recommendations on bringing our code up to date. Opening for Public Participation.

**Jeff Rassmussen:** Jeff has lived in Mt. Pleasant since 2002, when he moved here, he couldn't find a place to rent, his dad had a 5<sup>th</sup> wheel trailer, he pulled it over and parked in Carter's RV Park. It was a clean nice place to live temporarily while he sold his home in Fillmore. His stay was longer than 30 days, would have been quite difficult to move every 30 days. Since then, he feels like the RV Park is nice and not an eye sore. Was grateful to be able to have a place that functioned in that way. Works great for people who come here to work and works great for people who come to hunt.

**Lindsey Peterson:** She lives at Carter's RV Park. She has lived in Sanpete County off and on throughout her life. Just returned 3 years ago, has been saving money to get her own home. Can live in her RV and is able to save money, if the code is changed, she will be forced to leave. She is grateful to have Carter's RV so she can live on her own and be independent. Please don't let an outdated ordinance push her out of her home.



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**Dustin Carter:** Thinks it would be in the best interest of everyone to change the ordinance, it doesn't really work for anyone. He says the first thing he does when he stays in an RV park is checks to see if you can stay longer than 30 days because it doesn't make sense to move every 30 days especially in the winter. It also works for people who can't afford housing.

**Rhonda Stewart:** She is a professional mental health provider; a psychiatric nurse practitioner and a therapist doesn't know any of the RV Park residents personally, but she has studied the impact of homelessness in the community. She understands that people have things that happen in their life so she hopes the ordinance can be changed to help the community and families.

**Mckenzie Poulsen:** She has lived here her entire life. She has lived less than ½ mile from Carter's RV Park for most of it. Never has she had any problems with anyone that has stayed at Carter's RV Park. Her husband also works out of state a lot and one thing he always asks as well is if they can stay longer than 30 days. She personally deals with construction workers at her place of work. She feels like not letting them stay 30 days would take away from businesses. Says she has way more issues with the boys' homes in the area, it baffles her that we are willing to move people out of the RV park but ignore other things that are bigger issues.

**Lacey Rosenlof:** Just wanted to echo what has been said by several other people. She thinks a huge thing we all face right now is mental health and people struggle. The cost of living is going up and interest rates are going up so the affordability of homes right now is an issue. She has never driven past Carter's or the new RV Park and felt like it was an eye sore. Thinks considering reversing the ordinance is a huge thing for several reasons that have already been echoed.

**Sarah Carter:** Owner of Carter's RV for 22 years never had a problem. The first 8 customers stayed for 6 months. There was no problem with the city that anyone was staying more than 30 days, until the new RV Park came along no one had a problem. She would like Carter's RV to be grandfathered in. It is hard to say how long it will take for people to get back on their feet or how long a job will take.

**John Mckay:** Owner of the Skyline Trails RV Park. Wanted to state when he looked at trying to improve the property, they tried to come up with something that would improve the looks of that property and made it functional. His hands were tied though because the sewer main went right through the middle of the property. Saw the need for an RV Park because Carter's RV Park is always full. Was amazed the first year being opening how much construction was going on in the valley. Had a couple from Arizona stay for a couple of months and loved it. People come into town they bring their money. They come to our parades, to our celebrations. They bring the RV's side by side's and want to have fun here. He has spoken to his neighbors personally and let them know there is no intention of becoming a low-income housing facility. Everyone in the park has an exit plan. Would love to fill it up on nights and weekends but we don't have a resort or a national park and unfortunately people that need it are construction workers. They have some very stringent rules and regulations, and John is next door to make sure those are enforced.





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Paul Madsen asked Randy Carter and John McKay if they are full all the time? Carter's stated yes and that he refers them to John.

Russ Keisel asked them both what they consider long terms. Randy says as long as they want to stay just as long as they are not making a mess. Lynsey Peterson stated she plans to stay for 5 years, says it will take her 5 years to save what she needs to for a home.

Ray Zoll met the McKay's and asked what's a good thing we can do with that property, partnered up to do the Skyline Trails RV Park. Built the RV to be an upgrade to community, to bring revenue to the City. The park brings all kind of positive things to the city. The goal was to make the place pretty. John has been working on the landscape. Says they spent their own money, and no one complained while it was being built until recently. A thought for the council, says the ordinance looks like a trailer park ordinance not an RV ordinance. Says they put together rules and regulations to keep it in compliance with the City rules and regulations. He talked to Kevin Daniels and sent him a proposal what might be a good recommendation. He stated the council could amend the old ordinance and just talk about the 30 days or rewrite the whole ordinance. He sent Kevin Daniels a copy of Garden City's ordinance if we want to duplicate the ordinance. Or leave it alone and the council can grant a variance.

**Kelly Cruz Wilkey:** Moved here 12 years ago, wanted to confirm that an official complaint was made, wanted to know if we could remedy it? Is happy to help assist to make it work for everyone, read of statics for the State of Utah for renters in RV Parks. Asked that the council please change the ordinance and if they need help with the RV Parks sign her up.

**Paula Crumply:** Has been here for 4 years, housing and renting was not an option for her. She waited for a spot at Carter's RV Park, loves it there. It's a good community. Came from Florida states it is her choice to live in her trailer. Would like the ordinance amended and changed to allow for long-term.

**Daren Davis:** Has been coming to Carter's RV Park for 10 years. Loves Carter's RV, everyone in there takes care of their property. He is on a fixed income and can't go rent an apartment or pay rent.

**Andrea Madsen:** Parents are Randy and Sarah Carter. She used to manage the RV Park as well, so she has met a lot of the tenants in the past. Says there is housing crisis right now and the RV Park is what is affordable right now. Housing has gone up in the last 18 months. If the ordinance of only 30 days is pushed over 30 people will end up homeless. It will take money away from our businesses as well.

Mayor stated he doesn't want to pick on Aspen Village but wants to know how to keep RV Parks from turning into another Aspen Village.



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A lot of discussion on Aspen Village having a lot more land and they aren't the same thing.

Mayor stated how do we keep porches and other things from being built. That these were just some of the complaints coming from the citizens.

Lynn Beesley stated if you look at the rules from the McKay's they aren't allowed to build anything according to the rules.

Sarah Carter stated nothing has been attached to their trailers. No storage sheds or anything.

Ray Zoll says he talked to a guy that works for the gas company and he stated it was nice to finally have something nice to look at when you come into town. There are several places in this community that need an overall and need some attention and the RV Parks are not it.

Paul Madsen stated there is a difference between Aspen Village and the RV Parks. When Aspen Village was first built it had some pretty stringent codes but feels like it is the City's fault that it wasn't enforced.

He knows that some of the past administration have tried to enforce some of the codes but the courts have made it almost impossible to push through.

Lacey Rosenlof asked if in Aspen Village they are actual property owners? She stated that it is different than an RV Park where the spaces are managed every day. So, it is not a comparison.

Paul Madsen stated when Aspen Village was built it was originally rented out, but it was then taken over by the City.

Mayor asked if either RV Park signed a long-term lease. Both stated no, that they both do not sign longer than 30 days.

Ray Zoll recommended that we put the difference on the website between RV Parks and Aspen Village, stating the ordinance is a trailer park ordinance, not an RV park ordinance.

Mayor stated that the code needs to be redone and that a lot of our code needs to be redone.

Ray reiterated that Garden City code is one he says he would follow, and that Kevin Daniels has a copy of it.

Mayor announced we do have another developer that would like to build close to a 200 spot RV park.

Debbie McKay wanted to know how you are going to enforce the 30 days?

Joyce Turner spoke from the back says she herself lived in trailer for 6 months. Says it was a wonderful experience, thinks the big picture is affordable housing and what are affordable options for our citizens. She appreciates and supports to allow people to live in their trailers for more than





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30 days but thinks it should be a temporary fix. Thinks it should have been done before the RV parks were established.

Randy Carter says he just got a call today from the contractors doing our new water plant wants 3 spots. Randy told them to call back tomorrow, he might know then.

Mayor stated the RV's built 1998-1999 are different than they are today. Even sheep camps are being built classy. The code is supposed to have a laundry mat, bathrooms, but says RV's basically have them in them anymore. Stated we have a lot of squatters at the Power Plant Park.

Paul Madsen stated he lived in trailer parks for 40 years working construction. There were a lot of trailer parks that did enforce the 30-day rule so they would just park in the gravel pit. Stayed in one in Las Vegas that was 6 months, it wasn't bad but still a pain.

Russ Keisel stated that part of the problem is tonight everyone in attendance was pro trailer park and there is not a mix. Says he agrees there is a problem. He was informed that a bus stop out by the trailer park backed up traffic on 89. John McKay argued that it was blown out of proportion that there were also 3 other bus stops on that highway. Russ Stated that it will have to go through the planning and zoning commission, they will make the recommendation and then it will come back to the council. Russ wishes there was a more diverse crowd so there was a better feeling of where the citizens are on the parks. Thinks both RV Parks are great. Has been the council for 7 years and just wants to do what is best for the community. And that's why he ran for City Council.

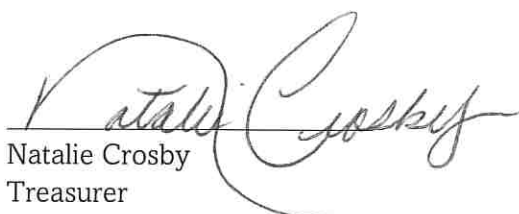
Lynn Beesley read through the Garden City ordinance and the rules with RV Parks feels like everything is good. Wants to move forward and get things changed.

Rondy Black is just listening tonight but obviously there's a need to get the ordinance revised. If we don't provide a place for RV's, it just going to be in back yards. He likes the idea of controlled environment for these people to stay.

Paul Madsen thanked everyone for coming out, it makes their job easier when they hear from the public.

Mayor thanked everyone for coming out and voicing their interest and concerns.

**Adjourn 7:31pm**

  
Natalie Crosby  
Treasurer