

**Mt. Pleasant City Planning Commission
Minutes
June 18, 2024**

The Mt. Pleasant City Planning Commission held its regular meeting June 18, 2024, at 12:05pm. The meeting was held in the Mt. Pleasant City Council Room, 115 West Main, Mt. Pleasant, Utah.

1. Welcome

David Ames welcomed everyone to the meeting.

2. Roll Call

Dave Ames, Brett Mikkelsen, Ron Richmond and Maria Rea, Bridger Varga was excused
Others in Attendance: Vean Bean, Judith Metekingi, Martene Reynose, Tim Clark, Jordy Clark, Mike Olsen, Jill Lynch, Jeff Bullock, Taylor Sorensen.

3. Approval of Minutes

Motion to approve minutes from May:

Moved by Brett Mikkelsen

Second: Ron Richmond

Vote: Motion carried (4 yes)

Yes: Dave Ames, Brett Mikkelsen, Ron Richmond Maria Rea

4. Addition of “Auto Mechanic” as allowable use in Mt. Pleasant City Industrial Park Zone

Planning Commission did not want to recommend the new use at this time.

5. O’Reily Auto Parts Update

There was no update on this project

6. 120 East 500 North Duplex Request

Brian and Cade Beck came forward to explain their duplex request. There is not another duplex within the 300 Feet. The notice was sent out. Brian showed an example of one duplex that they had already built in town. There was some discussion on which way it would be best to face the Duplex. It was decided by the Planning Commission that it would be best to face the Duplex to the North, as this would be the best layout for the future surrounding property owners. It would give a variance of 1 foot in the back.

Motion to approve conditional use duplex request:

Moved by Brett Mikkelsen

Second: Ron Richmond

Vote: Motion carried (4 yes)

Yes: Maria Rea, Brett Mikkelsen, Ron Richmond, Dave Ames

Motion to approve either Site Plan:

Moved by Ron Richmond

Second: Brett Mikkelsen

Vote: Motion carried (4 yes)

Yes: Maria Rea, Brett Mikkelsen, Ron Richmond, Dave Ames

7. Planned Unit Subdivision Request approx. 450 S 400 W

Dave Ames first called for Jeff Bullock to describe to everyone what it was he wanted to do. Jeff Explained that this lot split was approved back in 1982, and has been trying to build on the lot for a lot of years. The lack of right of way for an emergency vehicle has prevented this. In addition to his lot, his Uncle Jerry Hansen would only want to do one other lot in the interior of the lot. The Right of way granted would be 20 Feet.

The Surrounding homeowners had a lot of concerns, including a misunderstanding of how many homes were going to be built. The density of the block would not change.

Motion to approve Jeff Bullocksone lot to be a buildable lot with the 20 foot easement:

Moved by Ron Richmond

Second: Maria Rhea

Vote: Motion carried (3 yes)

Yes: Maria Rea, Brett Mikkelsen, Ron Richmond

No: Dave Ames

8. Master Transportation and City Codes Update

Secretary Oxman informed the Commission he was successful in applying for a UDOT grant for Transportation and Code Updates. We had a kickoff meeting last week that Dave Ames was able to attend as well. Engineer's will be looking at crucial Code updates, as well as any headache areas the Planning Commission would like them to look at to overhaul. PUD's and Accessory dwelling units are high on the list. Try to get any areas you want looked at by August.

9. Public Participation (limit 3 minutes per person)

Brent Geddes came forward and apologized for not getting on the agenda. He wanted to go over a Sauna proposal. He wants to build a Sauna outdoor facility. This would be a small business ran, but he would want to keep the cost for the public to use very minimal. A discussion was held on whether or not this would be allowable in a Commercial Manufacturing zone. The Planning Commission liked the idea, and wanted to schedule a public hearing and add it to the allowable uses next meeting.

10. Adjourn

2:00 Pm

Dave Oxman Secretary