

Mt. Pleasant City Planning Commission
Minutes
November 19, 2024

The Mt. Pleasant City Planning Commission held its regular meeting November 19, 2024, at 12:00pm. 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, Ron Richmond, Bridger Varga and Maria Rea

Brett Mikkelsen was excused

Others in Attendance: Mike Olsen, Cade Beck, Richard Ellsworth

3. Approval of Minutes:

Motion to approve minutes from October:

Moved by Bridger Varga

Second: Ron Richmond

Vote: Motion carried (3 yes)

Yes: Dave Ames, Ron Richmond and Bridger Varga.

4. Conditional use Request Dollar Store 848 S Highway 89

Richard Ellsworth came forward to present for the Dollar Store proposal. Dave Ames said no one was present last time, and we did have neighbors that had concerns about ingress and egress on 800 S. The intersection has a problematic layout. Richard said the only entrance really necessary for them is the State Street entrance, which is already existing. The odd service entry would occasionally utilize 800 South. After looking over the site plan for a while, it was decided to approve the Conditional use but not a site plan, as it needs engineering review.

Motion to approve Conditional use request for a Dollar Store, with a final site plan reviewed by a Engineer firm for the City:

Moved by Bridger Varga

Second: Ron Richmond

Vote: Motion carried (4 yes)

Yes: Dave Ames, Ron Richmond, Maria Rea and Bridger Varga.

5. 4 Plex Site Plan

Alex Corona was not in attendance. Mayor Olsen explained the History of Elliot Lund and Randy Carters Dad were going to build an assisted living center on this block, and that's why it was zoned this way a long time ago. No action was taken.

6. PUD proposal 725 E main

Cade Beck stated that this was more brainstorming, he was not seeking any kind of formal approval today. He was envisioning something similar to the housing units like Ephraim has by the football field in Ephraim. This is on about 2.5 acres. Unfortunately, it is on East Main Street. These would be 800 Square foot 2 bedroom 1 bath units. He would own all the property and roads.

Planning Commission feels like as they look at these types of developments, we have to think will this benefit the City in the future. Want to see how the new codes would work with this kind of development. No action was taken

7. Public Participation (limit 3 minutes per person)

No Public Participation

8. Adjourn

12:48 Pm

Dave Oxman Secretary