



**Minutes**  
Mount Pleasant City Council  
May 27, 2025  
6:30 p.m.  
Regular Meeting

Mount Pleasant City Council held a regular meeting **Tuesday, May 27, 2025, at 6:30 p.m.** in the City Council Chambers located at 115 West Main Street, Mount Pleasant, Utah.

**Welcome --*Mayor***

**1. Opening Ceremony – *By Invitation***

Pledge of Allegiance – Jeff Parish

Opening Prayer- Brittany Adams

**2. Roll Call – *City Recorder***

**Present:** D. Lynn Beesley, Micheal Olsen (Mayor, non-voting), Russell G. Keisel, Cade A. Beck.

**Excused:** Rondy G. Black

**Employees in Attendance:** Natalie Crosby, Chief Gray, Colter Allen, Jeff Parish, Debbie James, Dave Oxman, Kyle Soreson, Tyler Beesley, Stephanie Blain, Trinity Zavala.

**Others in Attendance:**

**3. Approval of Claims and Requisitions – *Mayor***

**Claims Register:**

Dated 05/10/2025 to 05/23/2025 in the amount of \$234,906.54

**Motion To Approve moved by Russell G. Keisel Seconded by Cade A. Beck**

**Yes:** D. Lynn Beesley, Russell G. Keisel, Cade A. Beck

**Vote:** Motion carried by roll call vote Yes = 3

**Requisitions #20224222041 in the amount of \$11,602.69 to ABT Heating and Cooling**

**Motion To Approve moved by Russell G. Keisel Seconded by D. Lynn Beesley**

**Yes:** D. Lynn Beesley, Russell G. Keisel, Cade A. Beck

**Vote:** Motion carried by roll call vote Yes = 3



## **Minutes**

Mount Pleasant City Council

May 27, 2025

6:30 p.m.

Regular Meeting

#### **4. Approval of Minutes – *Mayor***

May 13, 2025, 6:30 pm Regular City Council Meeting

**Motion To Approve** moved by Cade A. Beck **Seconded** by Russell G. Kiesel

**Motion Carried**

#### **5. Approval of Tentative Budget- *Dave Oxman***

Motion to approve the tentative budget as presented, with further discussion to take place at the next City Council meeting **moved by** Cade A. Beck **Seconded** by D. Lynn Beesley

**Yes: D. Lynn Beesley, Russell G. Keisel, Cade A. Beck**

**Vote: Motion carried by roll call vote Yes = 3**

#### **6. Water Rate Analysis Discussion- *Sunrise Engineering***

Ben Coray presented the water rate analysis to the City Council for review and discussion.

#### **7. Approval of Mt. Pleasant City Resolution 2025-03 A RESOLUTION AMENDING RESOLUTION 2023-18 SETTING CULINARY WATER RATES WITHIN AND OUTSIDE OF THE MUNICIPAL BOUNDARIES OF MT. PLEASANT CITY.**

**Motion To Approve** moved by Cade A. Beck **Seconded** by Russell G. Kiesel

**Yes: D. Lynn Beesley, Russell G. Keisel, Cade A. Beck.**

**Vote: Motion carried by roll call vote Yes = 3**

#### **8. Approval of Mt. Pleasant City Ordinance 2025-03 PLANNED UNIT DEVELOPMENT OVERLAY ZONE – AN ORDINANCE AMENDING AND RESTATING IN ITS ENTIRETY SECTION 030, CHAPTER 16 OF TITLE 10 OF THE MOUNT PLEASANT MUNICIPAL CODE TO AMEND THE PLANNED UNIT DEVELOPMENT OVERLAY ZONE.**

**Ryker Steglich with Sunrise Engineering asked the Council if there were any questions regarding the proposed ordinance.** Councilman Beck inquired about the 20% open space requirement and sought clarification on how much open space that would entail in practice. The Council engaged in a discussion about the proposed density and its potential impact. Dave Oxman suggested that he and Ryker review a modern RM (Residential Multi-Family) zone model that could better accommodate smaller developments, such as tiny homes. The Council



**Minutes**  
Mount Pleasant City Council  
May 27, 2025  
6:30 p.m.  
Regular Meeting

expressed interest in postponing the current ordinance to develop a new ordinance specifically focused on an affordable housing zone.

**Motion to Postpone moved by Cade A. Beck Seconded by D. Lynn Beesley**

**Yes: D. Lynn Beesley, Russell G. Keisel, Cade A. Beck.**

**Vote: Motion carried by roll call vote Yes = 3**

9. **Approval of Mt. Pleasant City Ordinance 2025-04 AMENDMENTS AN ORDINANCE AMENDING AND RESTATING IN ITS ENTIRETY SECTION 070 OF CHAPTER 04 OF TITLE 10 OF THE MOUNT PLEASANT MUNICIPAL CODE TO COMPLY WITH UTAH STATE CODE.**

**Motion to approve moved by Cade A. Beck Seconded by D. Lynn Beesley**

**Yes: D. Lynn Beesley, Russell G. Keisel, Cade A. Beck.**

**Vote: Motion carried by roll call vote Yes = 3**

10. **Approval of Mt. Pleasant City Ordinance 2025-05 AN ORDINANCE AMENDING CHAPTER 18 OF TITLE 10 OF THE MOUNT PLEASANT MUNICIPAL CODE TO INCLUDE A NEW SECTION ESTABLISHING REGULATIONS FOR SHORT-TERM RENTALS.**

**Councilman Cade Beck noted that much of the discussion centered around off-street parking requirements.** It was clarified that applicants would be responsible for providing adequate parking on their own property. The consensus among the Council was to consider easing some of the parking restrictions to two parking spaces unless they are in the Historical District. Additionally, the Council recommended revising the response time requirements to one hour and updating the language regarding the company management.

Motion to approve the ordinance with the suggested amendments **moved by Cade A. Beck Seconded by D. Lynn Beesley**

**Yes: D. Lynn Beesley, Russell G. Keisel, Cade A. Beck.**

**Vote: Motion carried by roll call vote Yes = 3**





**Minutes**  
Mount Pleasant City Council  
May 27, 2025  
6:30 p.m.  
Regular Meeting

**11. Approval of Mt. Pleasant City Ordinance 2025-06 AN ORDINANCE AMENDING CHAPTER 18 OF TITLE 10 OF THE MOUNT PLEASANT MUNICIPAL CODE TO INCLUDE A NEW SECTION ESTABLISHING REGULATIONS FOR COMMERCIAL SITE PLANS.**

Motion to postpone. Ryker Steglich will investigate the cost differences between larger and smaller businesses before further consideration.

**Motion To Approve moved by Russell G. Keisel Seconded by D. Lynn Beesley**

**Yes: D. Lynn Beesley, Russell G. Keisel, Cade A. Beck.**

**Vote: Motion carried by roll call vote Yes = 3**

**12. Approval of Mt. Pleasant City Ordinance 2025-07 DETACHED ACCESSORY DWELLING UNITS- AN ORDINANCE AMENDING CHAPTER 18 OF TITLE 10 OF THE MOUNT PLEASANT MUNICIPAL CODE TO INCLUDE A NEW SECTION ESTABLISHING REGULATIONS FOR DETACHED ACCESSORY DWELLING UNITS.**

**The Council discussed establishing a time limit for how long a mobile accessory dwelling unit (ADU) may remain on a property.** It was proposed that all ADUs be required to obtain a building permit, have a minimum size of 320 square feet, and be limited to a maximum height of two stories.

**Motion To Postpone moved by Cade A. Beck Seconded by D. Lynn Beesley**

**Yes: D. Lynn Beesley, Russell G. Keisel, Cade A. Beck.**

**Vote: Motion carried by roll call vote Yes = 3**

**13. Public Participation**

Members of the public may address the City Council on matters not listed on the agenda. Those interested should sign up on the form just inside the council room door right before the meeting begins. Participation is limited to three minutes. The participant will be allowed to address the Council and may submit documents outlining their issue. The Council cannot take legal action on public comment at this time. At the conclusion of each comment, the Council will have time to respond to criticism made by those who have addressed them, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All City Council meetings are recorded.



**Minutes**  
Mount Pleasant City Council  
May 27, 2025  
6:30 p.m.  
Regular Meeting

**14. Closed Session to discuss pending litigation- *Attorney Kevin Daniels***

**Motion: Action:** to enter closed session pursuant to Utah Code § 52-4-205(1)(c) to discuss pending or reasonably imminent litigation **moved by** Cade A. Beck **Seconded by** D. Lynn Beesley.

**Motion carried**

At 9:26 p.m. Councilmember Cade A. Beck moved the Council to adjourn the closed session and reopen the public meeting. The motion was seconded by D. Lynn Beesley Councilmember. The vote was unanimous. The motion carried.

The city will proceed with the eviction process for the tenants of the city-owned apartments.

**Council Reports**

**D. Lynn Beesley:**

- Reported that a duplex application was recently denied in planning and zoning.

**Russell G. Keisel:**

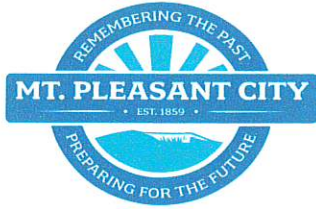
- Announced that the veterans memorial project is progressing. There will be a Veterans Breakfast on the morning of July 4th.

**Cade A. Beck:**

- Noted that Colter provided an update on the water treatment plant. He also mentioned a recent conversation with Jack Widdison and plans to follow up with him regarding matters at the Contoy Arena.

**15. Mayor Report**

- Discussion was held regarding the need to prioritize work at the park, with a focus on completing the sprinkler system.
- The Council also discussed whether the shed at the park should be removed.



## **Minutes**

Mount Pleasant City Council

May 27, 2025

6:30 p.m.

Regular Meeting

### **16. Adjourn**

**Motion To adjourn at 9:35 pm moved by Russell G. Kiesel Seconded by D. Lynn Beesley**

**Motion Carried**

Natalie Crosby  
Recorder