



**Work Session Minutes**  
*Mount Pleasant City Council*  
*January 5, 2026*  
*4:00 P.M.*  
*Special Work Session Meeting*

The Mount Pleasant City Council held a Special Work Session on January 5, 2026, at 4:00 p.m. The meeting will be held in the city council chambers, 115 West Main Street, Mount Pleasant, Utah.

1. Call to order- *Mayor Olsen*
2. City Council Members Present: Russell Kiesel, Lynn Beesley, Cade Beck, Jakob Howcroft

Planning Commission Members Present: Dave Ames, Chairman, Brett Mikkelsen, Bridger Varga, Ron Richmond

Staff and others present: Dave Oxman, Planning Commission Secretary & Zoning Administrator, Ryker Steglich, Sunrise Engineering, Natalie Crosby, City Recorder, Chief Steve Gray, Monte Bona, Justin Atkinson, Bruce Dickerson, Keith Kasperson, Heidi Hodgson, Terry Hepworth, Shauna Hepworth, Rick Allred.

3. Discussion: Zoning Ordinance Updates (Sunrise Engineering – Ryker Steglich)

Dave Oxman stated that the work session focused on two primary discussion items:

- a. Clarifying the differences between overlay zoning and base zoning, as there had been some confusion regarding their application and purpose; and
- b. Discussing how these zoning tools could tie into a potential future land use map for Mt. Pleasant City.

Dave explained that the city's current general plan does not include a future land use map, but that many cities utilize one as a planning and policy tool. He noted that a future land use map can strengthen legislative zoning decisions when zone change petitions are considered, as decisions can reference the map. He further stated that such a map provides clarity to citizens, developers, and the private sector by identifying long-term development goals for the city.

4. Overlay zoning vs. Base zoning presentation

Dave Oxman invited Ryker Steglich of Sunrise Engineering to review a three-page informational document outlining the key differences between overlay zoning and base zoning.

Ryker Steglich provided a detailed explanation of:

- Base zoning, which establishes fundamental land-use rights and baseline development standards; and
- Overlay zoning, which adds an additional layer of development standards without replacing the underlying base zone.



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A substantial portion of the work session was devoted to discussion regarding how overlay zones can be used to provide clearer development expectations, apply additional controls, and better address specific planning objectives without requiring a full rezoning.

**5. Comments from Council, Planning Commission, and Public**

During discussion, Bruce Dickerson commented from a developer's perspective that overlay zoning is a preferable approach. He stated that overlay zones clearly define development requirements, are more detailed, and provide greater certainty for developers. He further noted that overlay zones allow the city to hold developers accountable by clearly spelling out expectations and development controls.

Council members and planning commission members expressed general agreement that overlay zoning provides greater clarity and enforceability compared to relying solely on base zoning.

**6. Draft ordinance discussion – density requirements**

As part of the broader zoning discussion, the Council and Planning Commission reviewed elements of a draft ordinance addressing proposed medium- and high-density zoning standards.

Consensus was reached that:

- The minimum acreage requirement should be increased from 0.5 acres to 1.5 acres, and
- A 20-foot protection buffer should be included around neighboring properties.

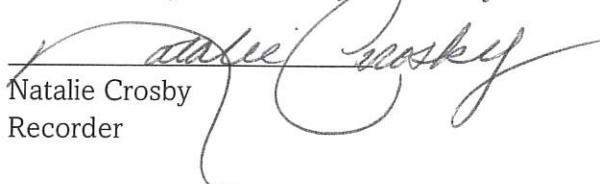
Ryker Steglich stated that he would revise the draft ordinance to incorporate these changes.

**7. Future land use map**

Council members and Planning Commission members expressed support for proceeding with the development of a future land use map for Mt. Pleasant City.

Ryker Steglich indicated that he would prepare and submit a proposal outlining scope of work and associated costs, including multiple pricing options, for city consideration.

**8. Adjournment** Mayor Olsen adjourned the joint work session at 5:45 p.m.

A handwritten signature in black ink, appearing to read "Natalie Crosby".

Natalie Crosby  
Recorder