

MT. PLEASANT CITY

Planning Commission Meeting Minutes

May 19, 2026 – 12:00 p.m.

Mt. Pleasant City Council Room
115 West Main Street
Mount Pleasant, Utah

Planning Commission Members

- David Ames
- Bridger Varga
- Brett Mikkelsen
- Ron Richmond
- Brooke Allred

1. Call to Order

Chairman David Ames called the meeting to order at 12:00 p.m.

2. Roll Call – Secretary

Present: Brooke Allred, Bridger Varga, David Ames, Brett Mikkelsen

Excused: Ron Richmond

3. Approval of Minutes

The Planning Commission reviewed the previous meeting minutes.

Motion: To approve the previous meeting minutes.

Moved by Brett Mikkelsen, seconded by Bridger Varga.

Motion carried unanimously.

4. Proposed Lot Split – 180 E 700 S

Discussion and consideration regarding a proposed lot split located at 180 E 700 S. Applicant: Tom Boekweg.

Mr. Boekweg presented the proposed lot split to the Commission. Each proposed lot would measure approximately 107 feet wide by 158 feet deep.

Discussion took place regarding sewer service to the property. It was noted that sewer service currently runs along 700 South but not along the adjacent roadway. Mr. Boekweg stated that he

had talked to Public Works Superintendent Colter Allen stated that the sewer main could potentially be extended from the midpoint to allow development of the lots.

Additional discussion occurred regarding irrigation service. The applicant was requested to split the existing irrigation riser into separate one-inch lines for each property.

Motion: To approve the proposed lot split and reorganized lots with the condition that all utility improvements and associated costs be paid for by the developer.

Moved by Bridger Varga, seconded by Brett Mikkelsen.

Motion carried unanimously.

5. Lot Split Proposal – 601 E 100 S

Discussion and consideration regarding a proposed lot split located at 601 E 100 S. Applicant: Anthony Hardman.

Mr. Hardman proposed splitting the property into two half-acre lots.

Discussion occurred regarding the proposed lots not meeting the required 90 feet of road frontage required by City Code. Additional discussion took place regarding whether an accessory dwelling unit could potentially be constructed on the property instead of completing a lot split.

The Commission discussed that the proposed split did not meet current code requirements.

Motion: To deny the proposed lot split due to noncompliance with frontage requirements outlined in City Code.

Moved by David Ames, seconded by Brooke Allred.

Motion carried unanimously.

Ron Richmond joined the meeting at 12:25 p.m.

6. Rezone Discussions (Discussion Only)

Follow-up discussion took place regarding future land rezone considerations. Presenter: Dave Oxman.

Discussion occurred regarding the proposed rezone of approximately 2.11 acres located at 898 South 200 West related to the Hermansen proposal. It was noted that the small strip of property located directly south of the parcel would also need to be rezoned.

Dave Oxman explained that the applicant would like the property to be rezoned to commercial to provide additional development opportunities. The next step in the process will be scheduling a public hearing regarding the proposed rezone.

Additional discussion occurred regarding zoning on the north side of 1000 South near the Contoy Arena property currently located within city limits. The property is presently zoned as part of the Industrial Park and is Commercial Manufacturing, and discussion took place regarding whether the area should remain Commercial Manufacturing or be rezoned Residential Agricultural (RA), or potentially become just Commercial.

The Planning Commission discussed the future needs of Mt. Pleasant City and whether commercial or residential agricultural zoning would better serve the area. Additional discussion included the possibility of rezoning the entire Industrial Park area to Commercial Zoning. Consideration was also given to making the west side of 500 West Residential Agricultural with a Commercial Overlay Zone.

The Commission agreed that additional research and discussion would be needed before any recommendations are made regarding the north side of 1000 South or the Industrial Park zoning designation.

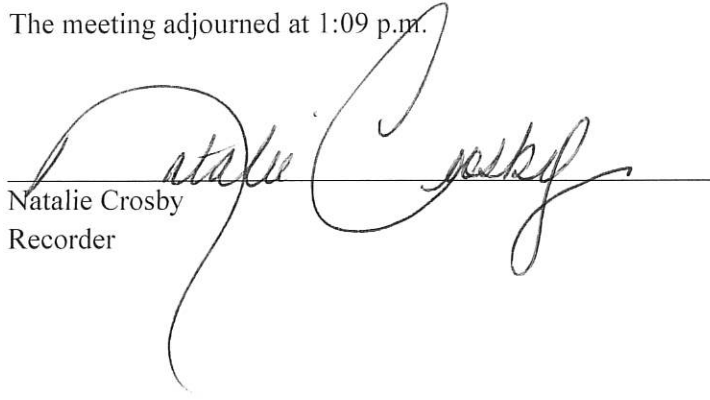
A public hearing regarding the Hermansen proposal will be scheduled for June 16, 2026, Planning Commission meeting at 12:00 p.m.

7. Public Participation

No public participation.

8. Adjournment

The meeting adjourned at 1:09 p.m.


Natalie Crosby
Recorder

