



Minutes
Mount Pleasant City Council
August 25, 2026
6:30 p.m.
Regular Meeting

The Mount Pleasant City Council held a Regular City Council meeting on Tuesday August 25, 2026, at 6:30 p.m. in the City Council Chambers located at 115 West Main Street, Mt. Pleasant, Utah.

Call to Order-Mayor

1. Opening Ceremony- By Invitation

Pledge of Allegiance- Mayor Olsen

Opening Prayer- Lynn Beesley

2. Roll Call – City Recorder

Present: *D. Lynn Beesley, Jakob Howcroft (participating electronically via Zoom), Michael Olsen (not voting), Russell G. Keisel, Cade A. Beck.*

Excused: *Rondy G. Black*

Employees Present: *Debbie James, Trinity Blackburn, Dave Oxman, Natalie Crosby*

Others Present: *Greg Poulsen, Angie Poulsen, Jason Clawson, Ron Richmond, Keith Kasperson, Bridger Varga, Bret Mikkelsen, Dave Ames, Mark Jorgensen, Rick Allred, Heidi Hodgson, Bruce Dickerson, Jeff McDonald, Jay Wright, Ron Eichelberger, Linda Christiansen, Bruce Larsen*

3. Consent Agenda – Mayor

Claims Register:

Dated 08/08/2026 to 08/21/2026 in the amount of \$785,003.48.

Transaction Register:

Dated 06/01/2026 to 06/30/2026 in the amount of (\$428.07).

Dated 07/01/2026 to 07/31/2026 in the amount of \$20,762.20.

Approval of Minutes:

August 11th, 2026, Regular City Council Minutes

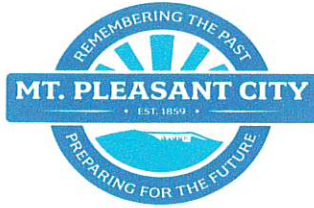
Motion: Action: To Approve the consent agenda **moved by** Councilmember Beck **Seconded by** Councilmember Keisel

Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Beck.

Absent: Councilmember Black

4. Purchases & Requisitions

None



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5. Public Comment

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 prior to the start of the meeting. Participation is limited to three minutes. Each 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.

Jason Clawson: Mr. Clawson expressed appreciation for the mayor and City Council and reminded them of their responsibility to represent the community. He stated that he was disheartened by the proposed increase in the number of units permitted under the MHDR ordinance. He encouraged the Council to give careful consideration to the Planning Commission's recommendation, noting the work the Commission had completed. Mr. Clawson requested that the city obtain firm data regarding its water supply before committing to additional development. He clarified that he is not opposed to growth or development but is concerned that the City does not have sufficient water and may be experiencing a downward trend in its available supply. He also acknowledged the difficulty young people face in finding affordable housing in Mt. Pleasant and throughout Utah. He urged the Council to carefully consider its decision, stating that the city has one opportunity to manage growth correctly.

Keith Kasperson: Mr. Kasperson expressed appreciation for the viewpoints shared and encouraged the continuation of a healthy and constructive discussion. He stated that the available data appeared to indicate that water is available, although some of it may not currently be in use. He clarified that the proposal had not been presented to the Planning Commission with only two days' notice, explaining that he had worked with the Commission for more than six months. Mr. Kasperson stated that his proposed project would provide more affordable housing options while requiring comparatively limited water use. He expressed support for responsible growth and stated that the city should embrace growth when it is planned and completed appropriately. He believed the available data supported the proposal.

Jeff McDonald: Mr. McDonald commented on the proposed impact fee ordinance. He stated that although the fees would initially be assessed to developers, those costs would ultimately be passed on to residents purchasing the homes. He noted that existing impact fees for new construction are approximately \$16,000 to \$17,000 and that the proposed fee would add to those costs. Mr. McDonald stated that he believed there may be other ways to address the City's needs. He also read from a provision of Utah law and questioned whether the City could assess impact fees on a per-dwelling-unit basis.

6. Election Presentation – Linda Christiansen, Sanpete County Recorder

Linda Christiansen, Sanpete County Recorder, provided the Council with a handout outlining the responsibilities of the Sanpete County Elections Office and presented a draft interlocal agreement between the County and the City. She emphasized the importance of the City Recorder's role in ensuring that elections are conducted smoothly.

Ms. Christiansen asked the Council to review the draft interlocal agreement and stated that the final agreement would be provided within the next several months. She explained that Mt. Pleasant City would have approximately one year to plan and budget for the costs associated with the 2027 municipal election.



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Ms. Christiansen requested that city recorders and other designated city staff participate in election training and complete the assigned tasks necessary to ensure ballots are delivered and handled securely. She reviewed the City Recorder's responsibilities related to polling locations and explained that the County uses shared, live Google Sheets to keep election information current. She also identified training and support resources available to city recorders through the Utah Lieutenant Governor's Office roundtable meetings.

Ms. Christiansen stated that the municipal primary election is scheduled for August 2027 and the municipal general election for November 2027. She recommended establishing the canvass window early in the year to avoid the need to schedule a special meeting for the canvass.

Mayor Olsen asked when the final interlocal agreement would be available. Ms. Christiansen stated that she would like the completed agreement returned before April 2027.

7. Business/Action Items:

- a. Consideration and Possible **Approval of Ordinance #2026-07**, amending Section 10.16.030, Planned Unit Development (PUD) Overlay Zone, including provisions relating to residential density, allowable housing types, development standards, review and approval procedures, development agreements, and other related provisions. *Recommended by the Planning and Zoning Commission. - Dave Oxman*

Motion: Action: To Approve **moved by** Councilmember Beck **Seconded by** Councilmember Beesley

Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Beck

Absent: Councilmember Black

- b. Consideration and Possible **Approval Ordinance 2026-11** amending Section 10.16.040, Medium-High Density Residential (MHDR) Overlay Zone, including provisions relating to residential density, allowable housing types, development standards, application and review requirements, traffic analysis, development agreements, and other related provisions. *Recommended by the Planning and Zoning Commission. -Dave Oxman*

Motion: Action: To Approve **moved by** Councilmember Beck **Seconded by** Councilmember Keisel

Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Beck.

Absent: Councilmember Black



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- c. Consideration and Possible Approval applying the Planned Unit Development (PUD) Overlay Zone to property generally located north of the Pleasant View Subdivision and west of the Mountainville Farms Subdivision, in the area of approximately 300 North to 500 North and 400 East to 700 East, Mount Pleasant, Utah; and consideration and possible approval of the associated Sage Meadows conceptual site plan and development agreement. *The Planning and Zoning Commission recommended denial pending information regarding water availability. -Dave Oxman*

Councilmember Beck stated that, based on the culinary water information presented by Sunrise Engineering, he would need substantially more information before supporting final approval. However, he expressed general support for allowing the proposal to proceed at the conceptual stage. Councilmember Beck noted that Greg Poulsen had been cooperative and willing to work with the City. He also expressed appreciation for Sunrise Engineering's explanation regarding water availability and for the work completed by the Planning Commission.

Councilmember Howcroft expressed concern regarding the potential traffic impacts of the development. Greg Poulsen stated that plans were being considered to extend the roadway through to 500 North.

Mayor Olsen asked whether the Planning Commission was satisfied with the information and responses provided. The consensus was that additional work, and information would be necessary before the proposal could move forward.

Mr. Poulsen stated that he wanted to maintain a positive working relationship with the city and was willing to work with City officials to help address and alleviate the water-related concerns associated with the proposed lots.

Motion: Action: to approve the Sage Meadows conceptual site plan and allow the applicant to proceed with the final application and review process. **Moved by** Councilmember Beck **Seconded by** Councilmember Beesley

Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Beck.

Absent: Councilmember Black

- d. Consideration and Possible Approval, applying the Medium-High Density Residential (MHDR) Overlay Zone to property generally located near 1000 South and 70 West, Mount Pleasant, Utah; and consideration and possible approval of the associated Pioneer Place conceptual site plan and development agreement. *The Planning and Zoning Commission made no recommendation pending additional information regarding water availability. – Dave Oxman*

Councilmember Beck asked whether Plats A, B, C, and D would be recorded as separate plats and requested information regarding the size of each. He noted that an MHDR development must contain at



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least 1.5 acres. Dave confirmed that the property met the acreage requirement when the application was submitted.

It was stated that Bruce Dickerson would retain ownership of the proposed park but intended to make it available for use by City residents. The development is not currently proposed to include landscaping or outdoor water use, except for the possibility of a limited grass area within the park. The Council also discussed the potential benefits of the proposed housing units.

Councilmember Beck expressed support for development, acknowledging that growth may present challenges while also providing economic benefits to the community. Councilmember Beesley expressed support for creating opportunities for young people to own homes.

Motion: Action: To Approve the Medium-High Density Residential (MHDR) Overlay Zone to property generally located near 1000 South and 70 West for Pioneer Place **moved by** Councilmember Beck **Seconded by** Councilmember Keisel

Yes: Councilmember Beesley, Councilmember Keisel, Councilmember Beck.

No: Councilmember Howcroft

Absent: Councilmember Black

e. Consideration and Possible Approval of Ordinance #2026-12 approving Recreational Impact Fees-
Dave Oxman

Dave Oxman stated that the city has previously been successful in obtaining funding for recreational improvements. He noted, however, that the State may change its grant requirements and funding priorities.

Councilmember Beck expressed support for recreation but noted that the information presented showed a total deficit exceeding \$500,000. He stated that the Recreation Department continues to experience significant financial challenges and noted that the City already collects revenue through the RAP tax. He questioned whether imposing an additional impact fee would adequately address the department's underlying financial concerns.

Mayor Olsen stated that one benefit of the proposed impact fee is that it would provide the City with additional resources and flexibility to pursue eligible recreational projects.

Councilmember Howcroft asked whether the city would be required to implement the impact fee after the 90-day period. It was clarified that, if adopted, the city would begin assessing the fee 90 days after its passage.

Councilmember Keisel noted that the impact fee would be assessed to new development rather than existing residents. He also stated that the revenue could potentially be used as matching funds if the City received a grant from the Utah Division of Outdoor Recreation.



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Motion: Action: To Approve **moved by** Councilmember Keisel **Seconded by** Councilmember Beesley

Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel

No: Councilmember Beck

Absent: Councilmember Black

8. Discussion/Possible Action Items:

- a.** Discussion and Possible action regarding auditing firm requests for proposals (RFPs)-*Dave Oxman*

Motion: Action: Councilmember Beck moved to select Kimball and Roberts as the City's auditing firm pursuant to the request-for-proposals process. **Moved by** Councilmember Beck **Seconded by** Councilmember Beesley

Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Beck.

No: Councilmember Keisel

Absent: Councilmember Black

- 9. Closed Session** Consideration of a motion to enter into a closed session to discuss pending or reasonably imminent litigation, pursuant to Utah Code §52-4-205(1)(c)

At 8:05 p.m. **Councilmember Keisel** made a motion to enter a closed session to discuss pending or reasonably imminent litigation. **Councilmember Beck** seconded the motion.

Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, and Councilmember Beck

No: None

Absent: Councilmember Black

The motion passed unanimously.

Councilmember Beck made a motion to return to the regular City Council meeting. **Councilmember Beesley** seconded the motion.

Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, and Councilmember Beck



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No: None

Absent: Councilmember Black

The motion passed unanimously.

Upon returning to the open meeting, the Council directed staff to prepare and issue a request for proposals for civil and criminal city attorney services by October 1, 2026.

10. Reports:

a. Staff Reports

- Dave Oxman will travel with Mayor Olsen to attend the announcement regarding the City's lagoon project funding proposal.
- The screen equipment for the lagoon project is currently on back order; therefore, the screening project is not expected to be completed until spring.
- Bids for the road projects will be opened soon. Construction is expected to continue into next year.

b. Council Reports

Councilmember Cade Beck

- Reported that complaints regarding water pressure appear to have decreased.
- Suggested easing culinary water restrictions to allow residents to water trees and gardens.
- Mayor Olsen stated that the City should evaluate the value of irrigation water.

Councilmember Russell Keisel

- Reported that Susan Dean will provide a framed picture of the Veteran's Memorial to be displayed at City Hall.

Councilmember Jakob Howcroft

- Reported that the new speed limit and signage near the high school appear to be effective.
- Mayor Olsen stated that approximately 30 speeding warnings have been issued on that road.
- Reported that the school approached him about adding a crossing guard at the high school and offered to share the cost with the city.

Councilmember D. Lynn Beesley

- Reported that recreation programs continue to go well.
- Stated that the Police Department was traveling to pick up the new police dog.
- Reported that a bear had been seen near the elementary school.
- Asked about installing pedestrian crossing lights across the highway out by the walking trail.
- Mayor Olsen suggested including the crossing lights in the City's Safe Sidewalk Program.



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- Noted that the Planning Commission items had been reviewed earlier in the meeting, also noted approval of horse-riding lessons being added as a conditional use.
- Reported that the route for the ATV ride coming up may need to change depending on current fire conditions.

11. Mayor Report

- Attended a UAMPS meeting and reported that the power department is facing several challenges, including issues related to power distribution.
- Stated that one potential solution is for each participating city to consider adding battery storage to its electrical system.
- Noted that battery storage could be particularly beneficial when used in conjunction with the City's hydroelectric facilities.
- Expressed interest in installing a couple of hydroelectric units on Twin Creek.
- Reported that approximately half of the water is being lost between Pine Creek and the ponds.

12. Adjourn

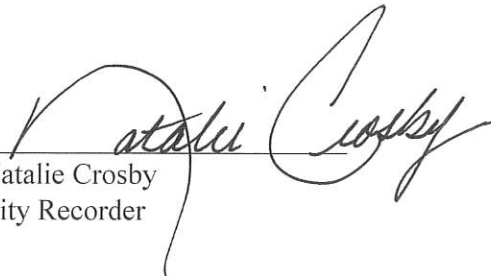
Motion: Action: To Adjourn at 8:53 p.m. **moved by** Councilmember Keisel **Seconded by** Councilmember Beck

Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, and Councilmember Beck

No: None

Absent: Councilmember Black

The motion passed unanimously.


Natalie Crosby
City Recorder