

MT. PLEASANT CITY

Planning Commission Meeting Minutes

Date: August 18, 2026

Time: 12:00 p.m.

Location: 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. Welcome

Chair David Ames called the meeting to order at 12:02 p.m.

2. Roll Call

Present: David Ames, Bridger Varga, Brett Mikkelsen, Ron Richmond, and Brooke Allred

Excused: None

Staff and Others Present: Planning and Zoning Secretary Dave Oxman, Natalie Crosby, Debbie James, Colter Allen, Councilmember Lynn Beesley, Mayor Mike Olsen.

3. Approval of Minutes

The Planning Commission reviewed the minutes of the June 16th, 2026, meeting.

Motion: Commissioner Ron Richmond moved to approve the minutes as presented. Commissioner Brooke Allred seconded the motion.

Vote: The motion carried.

4. Public Hearings — As Posted

4.1 Planned Unit Development (PUD) Overlay Zone Ordinance Amendment

The Commission held a public hearing regarding proposed amendments to Section 10.16.030, Planned Unit Development (PUD) Overlay Zone. The proposed amendments addressed residential density, allowable housing types, development standards, review and approval procedures, development agreements, and related provisions.

Chair Ames opened the public hearing at 12:04 p.m.

Dave Oxman presented the proposed amendment, explaining that it would allow the City Council to approve up to 26 dwelling units per acre under the density-bonus provisions. The prior draft referenced 12 units per acre; participants also noted that the current code allows up to 18 units per acre in certain circumstances.

Commissioner Brooke Allred expressed concern about the City's capacity to provide adequate infrastructure and meaningful open space. She suggested that three-story buildings should require additional setbacks because development of that scale is not currently common in Mount Pleasant. Mr. Oxman stated that he, the mayor, and the City's engineers had reviewed the proposal and evaluated available resources. Chair Ames noted that the Commission would retain the authority to review each site-specific proposal and recommend approval or denial.

Commissioner Brett Mikkelsen commented on the relationship between building height and the proposed increase in density, noting that one acre is approximately one-quarter of a city block.

Jason Clawson opposed both the existing and proposed densities, stating that they were incompatible with the R-A Zone. He referenced the City's 10-year plan and its goals of preserving the community's rural character while allowing future generations to live in Mount Pleasant.

Keith Kasperson stated that the current code allows up to 18 units per acre and that the proposed increase to 26 units was therefore less substantial than it might initially appear. He acknowledged concerns about growth but said the project he represented could provide well-planned, more affordable housing, potentially with units priced in the \$200,000 range.

Commissioner Varga asked why the proposed project required 21 units per acre rather than 18. Developer Bruce Dickerson responded that overlay zoning provides the city with a means to regulate development. He stated that the project would be constructed to Federal Housing Administration standards and could allow qualifying young families to receive a state grant. According to Mr. Dickerson, purchasers who remained in their homes for five years could receive \$20,000 that would not need to be repaid. He also stated that the homeowners' association documents would limit occupancy to two adults per unit and that, following discussions with Colter Allen and Mayor Olsen, the project would include a park open to the public. Mr. Dickerson said he had developed approximately 1,000 properties and that a density below 21 units per acre would not be financially feasible for the proposed project.

Jeff McDonald expressed concern about preserving wide streets and Mount Pleasant's small-town character. Mr. Dickerson stated that the project would include road widening and that he believed the proposed location would minimize traffic impacts.

Commissioner Allred emphasized the need for detailed development standards that would preserve the City's commitments to the community.

4.2 Medium-High Density Residential (MHDR) Overlay Zone Ordinance Amendment

The Commission held a public hearing regarding proposed amendments to Section 10.16.040, Medium-High Density Residential (MHDR) Overlay Zone. The proposed amendments addressed residential density, allowable housing types, development standards, application and review requirements, traffic analysis, development agreements, and related provisions.

Mr. Oxman stated that similar changes would apply to the MHDR Overlay Zone, increasing the maximum density allowed under the density bonus provisions from 18 to 26 units per acre.

4.3 Planned Unit Development (PUD) Overlay Zone Change

The Commission held a public hearing regarding a request to apply the PUD Overlay Zone to property generally located north of the Pleasant View Subdivision and west of the Mountainville Farms Subdivision, approximately 300 North to 500 North and 400 East to 700 East, Mount Pleasant, Utah, as shown on the accompanying map.

Chair Ames asked why the proposed development could not follow the process used for the Pleasant View Subdivision. Commissioner Allred asked what financial benefits the proposed development would provide to the City. Mr. Dickerson discussed potential benefits he had observed from similar projects in other communities.

The Commission and attendees discussed whether the City had sufficient fire, public works, and other staffing to accommodate additional growth. They also discussed impact fees, infrastructure capacity, and possible requirements for minimum or maximum landscaped open space per lot.

Colter Allen stated that the City closely monitors the capacity of its culinary water and sewer systems. Chair Ames asked whether the City should consider a building moratorium in light of current watering restrictions. He noted that a water study was expected to be completed within the month and questioned whether additional development should be approved before the City's future water supply was confirmed. Jeff McDonald commented that renewed legislative efforts related to the Narrows Project appeared to be progressing.

The Commission generally agreed that density increases should not proceed without confirmation that sufficient water would be available for future needs.

Commissioner Allred asked whether the City's current infrastructure could support developments already proposed. Mr. Allen identified a sewer issue near 500 West and stated that one developer had offered to pay an additional \$1,200 in impact fees per unit to assist with improvements.

Commissioner Mikkelsen commented that maintenance conditions appeared to have declined in some areas of the City, including the upkeep of yards.

4.4 Medium-High Density Residential (MHDR) Overlay Zone Change

The Commission held a public hearing regarding a request to apply the MHDR Overlay Zone to property generally located near 1000 South and 70 West, Mount Pleasant, Utah, as shown on the accompanying map.

5. Horseback Riding Lessons — R-A Zone

Chelsea Eakins petitioned the city to consider allowing horseback-riding instruction as a permitted or conditional use in Residential Agricultural zones. Ms. Eakins explained that she provides riding lessons for children and adults and wished to continue doing so. She also summarized her experience with horses.

Chair Ames stated that conditional use appeared more appropriate and asked whether the property provided adequate space for off-street loading and unloading. Ms. Eakins stated that she had moved the fence line back 10 feet. She said she had formed an LLC and obtained insurance and asked what additional legal requirements would apply.

Mr. Oxman stated that police had responded to a complaint at the property and that the existing land-use code did not provide a basis for him to approve riding lessons in that zone. Chair Ames asked Mayor Olsen whether a conditional use approval could later be revoked if its conditions were violated.

In response to questions, Ms. Eakins stated that her proposed hours of operation would be 8:00 a.m. to 8:00 p.m., that lessons would involve one rider at a time, and that only her horses would be used. Commissioner Allred offered recommendations based on her experience with a dude ranch.

Direction: Chair Ames stated that staff would draft proposed standards for the conditional use for Commission review and that a public hearing would be scheduled for the following month. Notice would be provided in accordance with the required two-week timeframe. Mayor Olsen clarified that the referenced letters would be sent after the public hearing. Dave Oxman will work with Chelsea to complete the necessary requirements for the Conditional Use proposal.

6. Planned Unit Development (PUD) Overlay Zone Ordinance Amendment

Following the public hearing under Item 4.1, the Commission considered proposed amendments to Section 10.16.030 that would increase the maximum density available under the applicable provisions from 18 to 26 units per acre.

Motion: After initial discussion in which no motion was offered, Commissioner Brett Mikkelsen moved to recommend approval of the proposed amendment. Commissioner Ron Richmond seconded the motion.

Vote:

- **Yes:** Brett Mikkelsen, Ron Richmond, and Brooke Allred
- **No:** David Ames and Bridger Varga
- **Abstained:** None

The motion carried, 3–2.

7. Medium-High Density Residential (MHDR) Overlay Zone Ordinance Amendment

Following the public hearing under Item 4.2, the Commission considered proposed amendments to Section 10.16.040 concerning the MHDR density-bonus provisions.

Motion: Commissioner Ron Richmond moved to recommend approval of the proposed amendment. Commissioner Brett Mikkelsen seconded the motion.

Vote:

- **Yes:** Brett Mikkelsen, Ron Richmond, and Brooke Allred
- **No:** David Ames and Bridger Varga
- **Abstained:** None

The motion carried, 3–2.

8. Planned Unit Development (PUD) Overlay Zone Change

Following the public hearing under Item 4.3, the Commission considered the request to apply the PUD Overlay Zone to property generally located from 300 North to 500 North and 400 East to 700 East.

Greg Poulson stated that he wished to maintain a positive working relationship with the City and understood that the engineers had indicated sufficient water was available. Commissioner Varga stated that development standards should address weed control as well as xeriscaping. The Commission and Mr. Poulson discussed the proposed development plan, with water availability remaining the Commission's primary concern. Mr. Allen offered to invite representatives from Sunrise Engineering to a future meeting to address the Commission's questions about water resources.

Motion: Commissioner Brett Mikkelsen moved to recommend approval of the requested overlay-zone change. The motion was not seconded.

Vote:

- **Yes:** Brett Mikkelsen
- **No:** David Ames, Bridger Varga, Ron Richmond, and Brooke Allred
- **Abstained:** None

The motion failed, 1–4.

The Commission requested that the item be returned in approximately 30 days, when the City's engineers could provide additional information.

Discussion throughout the meeting was extensive and, at times, contentious, with participants expressing strongly differing views regarding density, infrastructure capacity, water availability, and the effects of future development.

9. Medium-High Density Residential (MHDR) Overlay Zone Change

Following the public hearing under Item 4.4, the Commission considered the request to apply the MHDR Overlay Zone to property generally located near 1000 South and 70 West.

Mr. Dickerson stated that he did not wish to pursue a contentious project and would prefer to move on if the committee determined that the proposal would not benefit the community. Mr. Dickerson then left the meeting. Several attendees spoke simultaneously following his departure. The Commission also discussed the possibility of imposing a moratorium on new utility connections.

Motion: None

Vote:

- **Yes:** None recorded
- **No:** David Ames, Bridger Varga, Brett Mikkelsen, Ron Richmond, and Brooke Allred
- **Abstained:** None

The motion failed, 0–5.

10. Discussion and Direction — P-F Public Facilities Zone

The Commission discussed potential amendments to the P-F Public Facilities Zone addressing privately operated community centers, recreational facilities, educational programs, and similar community-oriented uses.

Debbie James described the services she proposed to provide at the former elementary school and requested that the applicable use classification be amended from public to private. Adding convention centers and recreation. The Commission discussed insurance, business-licensing requirements, and parking. Chairman Ames asked whether the property could be approved through a conditional use permit. Mr. Oxman recommended adding the proposed use as a conditional use in the zone.

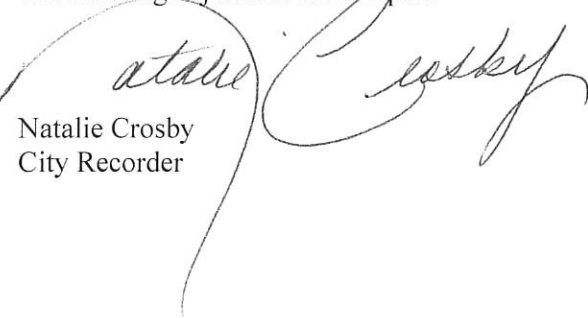
Direction to Staff: Prepare a proposed code amendment allowing the use conditionally in the P-F Public Facilities Zone and schedule a public hearing for the Commission's next meeting.

11. Public Participation

No public participation

12. Adjournment

The meeting adjourned at 2:58 p.m.


Natalie Crosby
City Recorder

