



MINUTES
Mount Pleasant City Council
27 June 2023
6:30 p.m.
Regular Meeting

1. Welcome --Mayor

Mayor Olsen welcomed everyone to the June 27, 2023, Regular City Council Meeting.

2. Opening Ceremony – By Invitation

Pledge of Allegiance – Ron Phelps

Opening Prayer – Mike Olsen

3. Roll Call – Recorder

Present: D. Lynn Beesley, Paul C. Madsen, Michael T. Olsen (Not voting), Russell G. Keisel, Rony G. Black, Samuel Draper.

4. Approval of Claims and Requisitions – Mayor

Claims Register:

Dated 6/09/2023 to 6/23/2023 in the amount of \$107,308.22.

Motion: Approve the Claims Register dated 6/09/2023 to 6/23/2023 in the amount of \$107,308.22.

Moved by Paul C. Madsen

Seconded by Samuel Draper

Vote: Motion carried by unanimous roll call vote (**summary: Yes = 5**).

Yes: D. Lynn Beesley, Paul C. Madsen, Russell G. Keisel, Rony G. Black, Samuel Draper.

Requisitions:

None

5. Presentations -- Mayor

a. Aspen Village Presentation & Possibility of a Plan – Chris & Diane Gardner

**See attachments

Her main requests are moving a light pole to the entrance and getting a water meter to Lot #27.



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Motion: Approve the water meter to lot 27.

Moved by Paul C. Madsen

Seconded by D. Lynn Beesley.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: D. Lynn Beesley, Paul C. Madsen, Russell G. Keisel, Rondy G. Black, Samuel Draper.

****The mayor stated that there are 5 new streetlights to go to Aspen Village.**

b. Notice to City Council of Developer Request of a Zone Change – Dave Oxman

****See attached map.**

The motel and this lot are not zoned commercial, they are an RA zone. There is a developer wanting to come in and is waiting on a zone change to move forward. Council agreed that it is a good idea to change it to a commercial zone. Councilmember Draper suggested going with what the other is zoned. Councilmember Madsen suggested Commercial Modified, because there will still be homes in the area. Dave Oxman suggested also getting the zoning map updated at the same time.

Motion: Approve moving forward with rezoning the Munk property and several other areas at the same time.

Moved by Russell G. Keise

Seconded by Samuel Draper

Motion passed unanimously.

6. Discussion/Action on the Following Items:

a. Chip Sealing Project –Rondy Black

We have money available July 1st. It isn't a lot; they think the best thing would be to do some road maintenance. They can do six miles, and he is suggesting doing chip sealing to preserve these six miles of road. Black stated we will have to investigate a big road project next year. Estimate came back at \$375,000 to chip seal six miles of road.

Motion: Approve proceeding with putting 750,000 sq.ft. of chip seal out for bid.

Moved by Samuel Draper



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Seconded by Paul C. Madsen

Motion passed unanimously.

b. Code Publishing Proposal for Conversion Services – Mayor

This was discussed in the last meeting and tabled. The City Recorder requested they approve these services so that we can get our code caught up. After a brief discussion council motioned to move forward.

Motion: Approve moving forward with using Code Publishing for our Code services.

Moved by Russell G. Keisel

Seconded by Samuel Draper

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: D. Lynn Beesley, Paul C. Madsen, Russell G. Keisel, Rondy G. Black, Samuel Draper.

c. Horseshoe Meadows -- Mayor

Gary Peel came forward and is here to seek approval to move forward with their development plans. One proposal the mayor suggested is the city doesn't take over the roads until they are finished through the 3rd Phase. This way the developer takes care of any issues with the road up to that point. So, the agreement would be that they be allowed to move forward with the development with the understanding that the city takes the road back once the development has made it through all phases with it being sealed and with a year warranty on the road.

Motion: Approve allowing the Peels to move forward with their development plans, with the stipulation that the city will not accept the roads back until all phases of the project are complete.

Moved by Samuel Draper

Seconded by Paul C. Madsen.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: D. Lynn Beesley, Paul C. Madsen, Russell G. Keisel, Rondy G. Black, Samuel Draper.

7. Adoption of the following Resolutions and/or Ordinances:

a. Resolution 2023-10 A Resolution Adopting the 2023 Mount Pleasant City Property Tax Rate.



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Motion: Approve Resolution 2023-10 A Resolution Adopting the 2023 Mount Pleasant City Property Tax Rate.

Moved by Rondy G. Black

Seconded by Russell G. Keisel

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: D. Lynn Beesley, Paul C. Madsen, Russell G. Keisel, Rondy G. Black, Samuel Draper.

b. Resolution 2023-11 A Resolution Adopting the 2023 Mount Pleasant City Public Library Tax Rate.

Motion: Approve Resolution 2023-11 A Resolution Adopting the 2023 Mount Pleasant City Library Tax Rate.

Moved by Paul C. Madsen

Seconded by Rondy G. Black

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: D. Lynn Beesley, Paul C. Madsen, Russell G. Keisel, Rondy G. Black, Samuel Draper.

c. Resolution 2023-12 A Resolution Amending the 2022-2023 Mount Pleasant City Operating Budget.

Motion: Approve Resolution 2023-12 A Resolution Amending the 2022-2023 Mount Pleasant City Operating Budget.

Moved by Russell G. Keisel

Seconded by Samuel Draper

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: D. Lynn Beesley, Paul C. Madsen, Russell G. Keisel, Rondy G. Black, Samuel Draper.

d. Resolution 2023-13 A Resolution Amending the 2022-2023 Mount Pleasant City Library Operating Budget.

Motion: Approve Resolution 2023-13 A Resolution Amending the 2022-2023 Mount Pleasant City Library Operating Budget.

Moved by Samuel Draper



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Seconded by Rondy G. Black

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: D. Lynn Beesley, Paul C. Madsen, Russell G. Keisel, Rondy G. Black, Samuel Draper.

- e. **Resolution 2023-14 A Resolution Authorizing the Mt. Pleasant City Power Enterprise Fund to borrow funds for short term use to maintain a positive fund balance and meet obligations.**

Motion: Approve Resolution 2023-14 A Resolution Authorizing the Mt. Pleasant City Power Enterprise Fund to borrow funds for short term use to maintain a positive fund balance and meet obligations.

Moved by D. Lynn Beesley

Seconded by Paul C. Madsen.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: D. Lynn Beesley, Paul C. Madsen, Russell G. Keisel, Rondy G. Black, Samuel Draper.

8. Public Participation

None

9. Council Reports

D. Lynn Beesley

Spoke with Brittany and she has everything pretty much handled for the 4th.

Paul C. Madsen

Wondering if we can do something to help the old gym on state look better?
He will talk with Bridger.

Drainage issue in Industrial Park. We need to do something to keep it from flooding Vern's property.

Russell G. Keisel

Shane has Covid

Britanny reported the Splash Pad pump is down.

Stated the cemetery looks great.



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Rondy G. Black

When do we want to approve the bids for the roads? Open the 20th and approve the 25th in Council.

Samuel Draper

Have guys certified in Fire Dept.

The hydraulics on the ladder truck have gone out, so they are down a truck.

Had a complaint about the flower watering 4-wheeler not being licensed and that the waterer had a baby on it with her the other day. Jeanne will talk to Colter about this.

10. Mayor Report

Person approached mayor about fixing up the shooting range. They want to clean it up and put-up new targets. Eventually it will be underwater, but they can use it until then. The council doesn't care if someone wants to go clean it up.

He sent another sewer line proposal from the A & J project north of town. He wants the council to look at the proposal and see if they feel it will benefit the city. There was a lot of concern expressed, including how would they be billed?

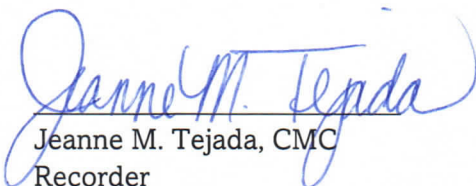
11. Adjourn 8:46pm.

Motion: Approve adjourning the June 27, 2023, Regular City Council Meeting.

Moved by Paul C. Madsen

Seconded by Samuel Draper

Motion passed unanimously.


Jeanne M. Tejada, CMC
Recorder

Chris and Diane Gardner

1. Water meter for lot 27.
2. Move the street light to the mailboxes. There is a pole there.

3. Density Mt. Pleasant City Ordinance 10.08.040.1 PURPOSE

The mobile home residential zone (R-MH) is established to provide a residential environment within the city primarily for the accommodation of mobile homes and modular housing units, within an established mobile home park under one ownership, or within a mobile home subdivision under multiple ownership.

The mobile home residential zone is intended to be characterized by attractively landscaped mobile homes and modular units with amenities comparable to that of any residential development. This zone is intended to have a residential density somewhat higher than that of a single-family residential development. The zone is also intended to assure a high degree of compatibility between mobile home parks and adjacent residential development of other types.

HISTORY

Adopted by Ord. 99.12.21 12/21/1999 eff. on 12/22/1999

No Planning and Zoning Commission minutes, Board of Adjustment minutes or City Council minutes indicate that any change to this planned community was ever voted on.

Aspen Village has 4.78 acres of total living/playing/parking space.

January 2008 the average 3 of people per household is 6.5. Today the average # of people per household is about 3.5. If the 40 lots fill that's 140 people or 34 people living, parking, playing per acre.

4. 10.08.040.8 LOT FRONTAGE

- a. **Mobile Home Subdivision Lot:** Each subdivided lot or parcel of land in the R-MH zone shall abut a public street for a minimum distance of thirty-five feet (35'), on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to city standards. Frontage on a street end which does not have a cul-de-sac improved to city standards shall not be counted in meeting this requirement.

HISTORY Adopted by Ord. 99.12.21 12/21/1999 eff. on 12/22/1999

b. 10.08.040.16 PARKING, LOADING AND ACCESS

Each lot, parcel space or site in the R-MH zone shall have on the same lot, parcel, space or site, paved parking spaces for two (2) automobiles.

There shall also be available, within two hundred feet (200') of the lot, parcel, space or site, one parking space for each bachelor tenant living on the lot, parcel, space or site. All parking spaces shall be paved with asphaltic cement or concrete, and shall be provided with a paved access from an approved street. Required parking spaces shall not be provided within a required front yard.

In addition to the above requirements, space shall be provided within the mobile home park or mobile home subdivision for the storage of boats, campers, trailers, etc. The spaces shall be provided at the rate of one space for each five (5) dwelling units within the park or subdivision. If within a subdivision, provisions shall be made for perpetual maintenance of the parking facilities.

HISTORY

Adopted by Ord. [99.12.21](#) 12/21/1999 eff. on 12/22/1999

10.08.040.22 STREET STANDARDS

In the R-MH zone:

1. **Park Standards:** Streets constructed within a mobile home park shall be provided in such a pattern as to provide convenient traffic circulation within the park. They shall be built to the following standards:
 1. All mobile home park streets shall have a width of not less than thirty feet (30'), including curbs;
 2. There shall be concrete rolled curbs on each side of all mobile home park streets;
 3. The mobile home park shall have paved streets in accordance with street paving standards of the city; and
 4. Streets shall be lighted in accordance with the requirements of the planning commission.
2. **Subdivision Standards:** Streets within a mobile home subdivision shall meet all of the public street standards established by the city.

HISTORY

Adopted by Ord. [99.12.21](#) 12/21/1999 eff. on 12/22/1999

- c. Ordinance 8.08.030 Whatever is dangerous to human life or health shall be declared a nuisance. Clear acceptable uses in the RMH zone are defined in Mt. Pleasant ordinances in Chapter 17. Permitted uses 17.32.02 and Accessory uses 17.32.40 include accessory buildings, swimming pools, and pets. Conditional uses 17.32.50 includes telephone offices, transmitting and relaying stations, telegraph transmitting and receiving stations, radio/TV broadcasting studios, recording and sound studios, hospitals.
No other uses are permitted, including lots with no dwelling being used for storage.
- d. 4.06.010 Whatever is dangerous to human life or health and whatever renders soil, air, water or food impure or unwholesome is declared to be a "nuisance" and to be illegal. It is unlawful for any person, either as an owner, agent or occupant, to create or aid in creating or contributing to or maintaining a nuisance.

Nuisance conditions designated. It is the purpose of this chapter to establish a means whereby this municipality may remove or abate or cause the removal or abatement of injurious and noxious weeds, and of garbage, refuse, or unsightly or deleterious objects or structures pursuant to the powers granted to it by Chapter 11 of Title 10, Utah Code Annotated, 1953, as amended, and pursuant to its general power to abate nuisances. Formerly 8.12.010

A



B

lot 97 needs water meter





Photo taken in 2013

D

Lot 18 2018 fire #4 building still there



Fire #1 Lot 18. Fire #2 Lot 18. Fire #3 Lot 18

2018 bad 7 of 3 E



F





#



I



2

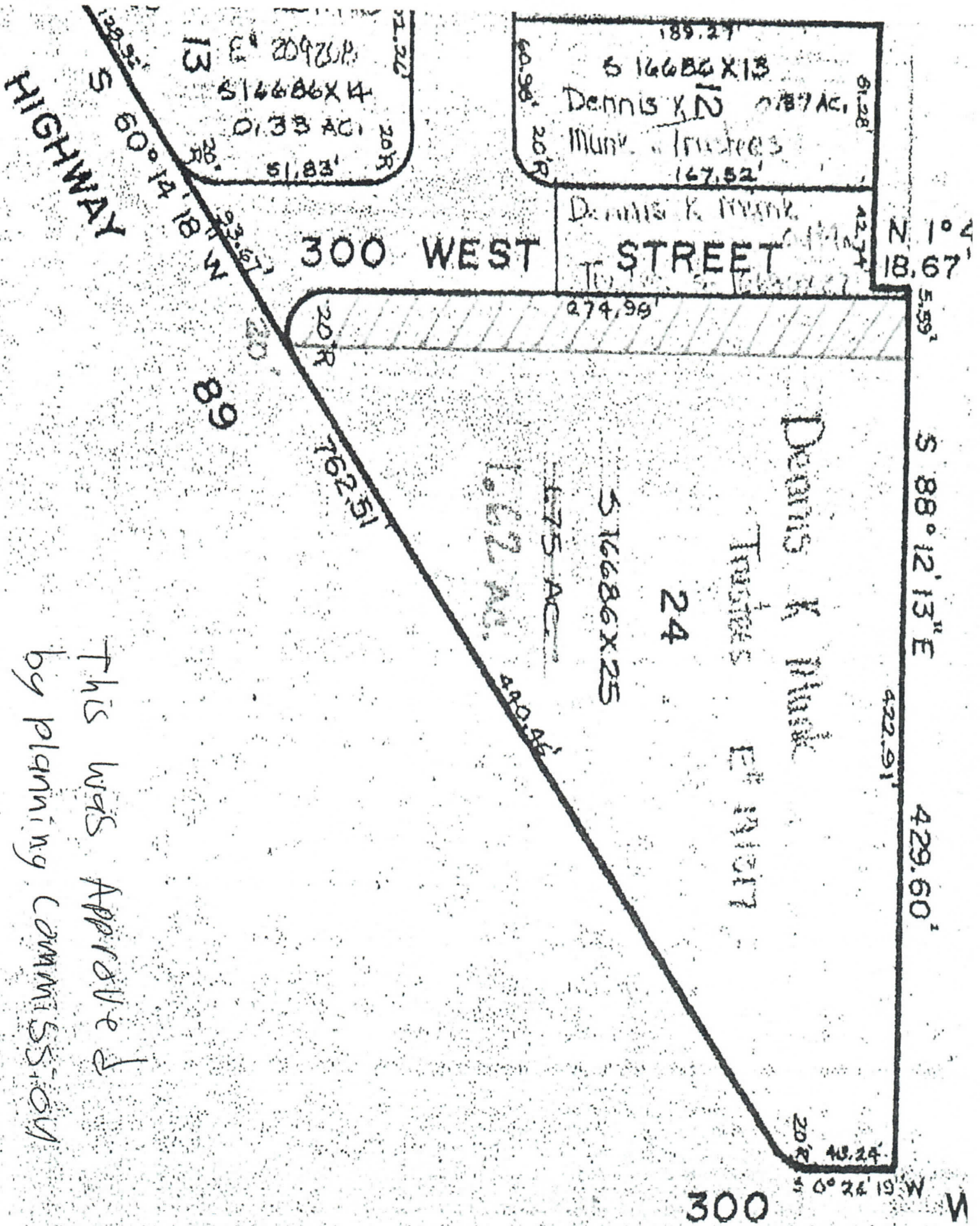


K



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This was Approved
by planning commission