

**Minutes of Mt. Pleasant City Planning Commission
January 16, 2007**

The Mt. Pleasant City Planning Commission held its meeting Tuesday, January 16, 2007 at 7:00 P.M. The meeting was held in the Mt. Pleasant City Council Room, 115 West Main, Mt. Pleasant, Utah.

1. Welcome

The Chairman welcomed everyone to the meeting.

2. Roll Call

Dixie Brunger – excused Justin Atkinson Robyn Munk Elliott Lund
Richard Hansen Sally East

Others present: Doug Neeley, Steven Neeley, Cheston Madsen, Doug Dennett, Del Ray Graves, Karl Rasmussen.

3. Approval of Agenda Items

Motion to approve the agenda as corrected: Robyn Second: Elliott
Question on the Motion All Aye

4. Acceptance of Minutes

Motion to accept the minutes of December 19, 2006 as written: Elliott Second: Richard
Question on the Motion All Aye

5. Conditional Use – D. Neeley

Doug Neeley was present to request a Conditional Use Permit for the property between 5th & 6th South on State. He would like to build a carwash at that location. This is the same property that Phillip Wood got a conditional use to build two four-plexes. Phillip has sold Doug the West ½ of the property that runs along State Street. The Mayor said that if the County Recorder would turn the lot split the other direction to run North and South instead of East and West, that they would not need a new survey and plat map. The Sanpete County Recorder will also need to assign new tax ID's to this property. The board reviewed the request Doug did not have proof of mailing.

Motion to allow a Conditional Use Permit to build a carwash on 550 South and State Street with the condition that Doug provide proof of mailing to Sally and complete all of the other items on the check list: Elliott Second: Robyn
Question on the Motion All Aye

6. Site Plan Review – C. Madsen

Cheston Madsen purchased a lot in the Industrial Park several years ago. He is planning to begin construction of the building. He came to the Planning Commission to discuss his site plan. He had not completed the Site Plan Application and did not have a drawing of the plat. The group asked what he intended to do at his business and he stated a showroom, shop and a couple of offices. He was told that he can not sell plumbing fixtures retail. They can only be done as wholesale to builders. Cheston asked to be put on the agenda for next months meeting.

7. Site Plan Review – Head Start

Karl Rasmussen, Doug Dennett and Del Ray Graves were present to give the Planning Commission a site plan and description of the building they are going to build to house the Head Start program. They have staked the site and are going to move forward as soon as the weather warms up. They asked if they could take some of the dirt and rocks from the lot behind them that is part of the Buck & Dan’s building. They need some fill dirt and that lot is sitting too high anyway. Sally instructed them to call Monte and talk to him about getting permission. They have some concerns about drainage and how it should be run. They asked the Planning Commission how they would like to see it run. They also need an easement for the lot where the Sanpete County Food Bank sits. They were told to contact the County Commissioner, Claudia Jarrett, to get an easement.

Motion to approve the site plan for D & G Land Development LLC to build a new Head Start School: Richard
Second: Elliott
Question on the Motion All Aye

8. Recommendation on General Plan

The Planning Commission asked Sally last month to check with the City Attorney and asked him if we are required to annex property into the city or if we can turn it down. Richard Chamberlain said that the annexation zone around the City is basically putting people on notice that if they live in that area they could be annexed into the city at some point. He feels that the city would have to approve the annexation if it met all of the requirements of the annexation law. The Mayor does not agree and he had Sally copy the code from the Utah State Law to give to the Planning members. The Mayor also spoke with David Church from the League of Cities and Towns, David opined that only in Counties of the 1st class are cities required to approve the annexations that meet the requirements. We are not in a county of the 1st class and therefore are not required to approve any annexation even if it meets the requirements. In fact, if we were to approve an annexation into the city then we would be required to provide services to that property because it would then be part of the city. Robyn & Justin are still not comfortable with the code and want the zone changed and want a letter from David Church stating that the City can deny an annexation and we are not bound to annex an area even if it is shown on the Land Use Map.

9. Annexation Petition - L. Christensen

Mr. Christensen was not present.

10. Adjourn 8:25 p.m.

Sally East, Secretary