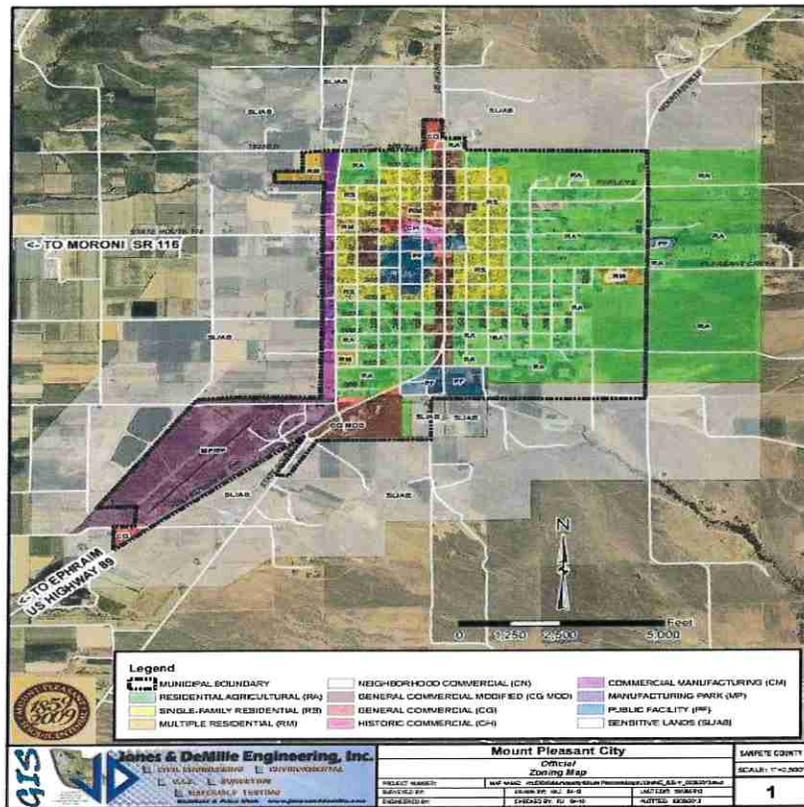


Mount Pleasant General Plan 2021 to 2031

We Invite your comments and recommendations
Remembering the Past, Preparing for the Future



Mount Pleasant Planning Commission
Connie Roper, Chair
With Lynn England
Lecturer in History and Political Science
Utah Valley University

Planning is not merely the writing of a plan; it is a process of civic engagement, visioning, deliberation, and preparation.

Workforce Services: Community Development Office. 2019 The State of Rural Utah 2019 Report. P. 26

Vision Statement

To provide a healthy, clean, safe environment to preserve our heritage and traditions as an affordable place to raise a family. To bring more industry and jobs to keep our families coming back while preserving our rural community. To promote recreational facilities, living conditions, and beautification that will increase our ability to pursue our chosen lifestyles. To plan and prepare our future through responsible economic growth and development in an orderly, sustainable manner.

The Plan: Seeking the Common good, not personal interest.

Table of Contents

Section 1.0 Introduction

Section 1.1 Purpose and Enabling Legislation

Section 1.2 General Plan Organization

Section 1.3 Community Description

Section 1.4. Community History

Section 1.5 Community and Services

Section 1.5.1 Government Services

Section 1.5.2 Businesses

Section 1.5.3 Education

Section 1.5.4 Industry

Section 1.5.5 Agriculture

Section 2.0 General Plan Development, Amendment, and Adoption

Section 3.0 Demographics and Physical Environment

Section 3.1 Physical Characteristics of the Mount Pleasant environment

Section 3.2 General Aspects of Current Land Use

Section 3.3 Demographic Characteristics of Mount Pleasant and projections

Section 3.3.1 Mount Pleasant Demographics

Section 3.3.2 Mount Pleasant Population and Projections

Section 4.0 The Vision Statement

Section 4.1 Creating the Vision Statement

Section 4.2 The Vision Statement

Section 4.2.1 Goals of the Community Vision

Section 5.0 Elements of the General Plan

Section 5.1 Land Use element

Section 5.1.1 Zoning

Section 5.1.2 Mount Pleasant Land Use Analysis

Section 5.1.2.1 Mount Pleasant Land Use: City Core

Section 5.1.2.2 Mount Pleasant Land Use: Industrial Park

Section 5.1.3 Land Use Planning for the Future

Section 5.1.3.1 Future Mount Pleasant Land Use: City Core

Section 5.1.3.2 Future Mount Pleasant Land Use: Industrial Park

Section 5.2 Transportation and Circulation element

Section 5.2.1 Current Conditions

Section 5.2.2 Future Transportation Plans

Section 5.3 Economic Development

Section 5.3.1 Current Conditions

Section 5.3.1.1 Commercial

Section 5.3.1.1 Industrial Park

Section 5.3.2 Future Economic Development Plans

Section 5.3.2.1 Commercial Developments

- Section 5.3.2.2 Industrial Development and Industrial Park
- Section 5.4 Community Facilities, Public Works and Utilities
 - Section 5.4.1 Parks, Recreation, and Community
 - Section 5.4.1.1 Current Conditions
 - Section 5.4.1.2 Future Parks, Recreation, and Community Development
 - Section 5.4.2 Electricity
 - Section 5.4.2.1 Current Conditions
 - Section 5.4.2.2 Future Development Plans
 - Section 5.4.3 Water, Irrigation and Potable
 - Section 5.4.3.1 Current Conditions
 - Section 5.4.3.2 Future Development Plans
 - Section 5.4.4 Roads
 - Section 5.4.4.1 Current Conditions
 - Section 5.4.4.2 Future Development Plans
 - Section 5.4.5 Sewage
 - Section 5.4.5.1 Current Conditions
 - Section 5.4.5.2 Future Development Plans
 - Section 5.4.6 public safety
 - Section 5.4.6.1 Current Conditions
 - Section 5.4.6.2 Future Development Plans
 - Section 5.4.7 Fire Department
 - Section 5.4.7.1 Current Conditions
 - Section 5.4.7.2 Future Development Plans
 - Section 5.4.8 Library
 - Section 5.4.8.1 Current Conditions
 - Section 5.4.8.2 Future Development Plans
- Section 5.5 Affordable Housing
 - Section 5.5.1 Current Conditions
 - Section 5.5.2 Future Development Plans
- Section 5.6 Finances and Planning
 - Section 5.6.1 Current Conditions
 - Section 5.6.2 Future Development Plans
- Section 5.7 Beautification
 - Section 5.7.1 Current Conditions
 - Section 5.7.2 Future Development Plans
- Section 6.0 Annexation Element
- Section 7.0 Implementation of the Plan

Section 1.0 Introduction

Section 1.1 Purpose and Enabling Legislation

Utah State law requires municipalities to adopt a General Plan. Section 10-9a-401 et. Seq. of the Utah Code Annotated requires municipalities to adopt a general plan. It delineates the form, preparation, and elements of the plan. Among the elements specified are land use, transportation, community services, environmental quality, and moderate-income housing growth.

The General Plan was described in the 2019 State of Rural Utah report as:

The general plan (sometimes called the comprehensive, or master plan) is an advisory policy document that outlines a city's vision for its future. A collection of maps, information, and policies designed to guide the city's future, the general plan describes where a community is, where they want to be, and priorities for how they will get there. The state of Utah requires every county and municipality to have a general plan in order to "provide for the health, safety, and welfare" of each municipality and its residents. Under state law, public infrastructure cannot be authorized or constructed if it does not conform to the general plan. The law further describes the general plan as "an advisory guide" to land use decisions. The general plan's visions, goals, and strategies guide the city council in enacting land use regulations, ordinances, approving annexations, and pursuing economic development. Comprehensive planning empowers communities to guide progress and change over time. It enables cities to direct how change will occur, such as where new homes or parks will be constructed. Planning is not a cure-all, but helps communities prepare for the future and proactively address changing needs. Planning also allows stakeholders to know what to expect. The general plan outlines a community's vision for the future, and describes how that vision will be achieved. Residents, developers, businesses, state government, and other interested parties should be able to see how the community will change by reviewing the general plan. P. 29

The plan is mandated to include a section on implementation assuming that the plan will guide and direct the growth and future development within the community.

The Planning Commission is the entity in local government that has three major roles: prepare general plan, seek legislation by city council, and make decisions based on the code and general plan.

Section 1.2 Organization of the General Plan

The Mount Pleasant General Plan is organized into six different sections to promote easy use and understanding. Each section is a key component of the General Plan. The following sections make up the plan along with implementation.

Section 1.0 Introduction The Introduction provides an overview of the purpose of the plan. It provides a brief description of Mount Pleasant, its history, and the community services to be focused on in the plan. It introduces the major themes of the plan.

Section 2.0 General Plan Development describes the process followed in developing this plan to assure that it truly represents the desires and hopes of the Planning Commission, the City

Council, and the People of Mount Pleasant. It outlines the process developed by the Planning Commission to arrive at a document that expresses the community's hopes for the next ten years and a pathway to reach those desired ends. We will describe the planning process, the procedures followed in adopting the plan, including methods used to amend the plan as needed, the roll of community decision makers, and the core planning principles followed.

Section 3.0 Demographics and Physical Environment This section analyzes the socio-demographic makeup of Mount Pleasant including descriptions of the present and projected changes based on the patterns of change occurring in the State of Utah, Sanpete County, and Mount Pleasant. We will examine current and projected land use patterns. Finally, we will discuss the limitations and opportunities posed by the physical environment.

Section 4.0 The vision Statement: its development and content. The vision statement provides the basic guidelines for the planning for the next decade. It is the outcome of a systematic effort to express briefly the type of community Mount Pleasant's leaders and residents would like to be living in at the end of the decade. The statement is the result of careful deliberations by the Mount Pleasant Planning Commission, discussions with the Mount Pleasant City Commission, and public meetings, and a survey of the city's residents.

Section 5.0 Elements of the General Plan This section covers the heart of the plan. The elements are those features of Mount Pleasant to be emphasized in the planning for the future of the city. Some of the elements are mandated by the State of Utah code, some are recommended by the code but not mandated, and others are concerns based on the experiences and desires of the Mount Pleasant Planning Commission, City Council, and residents. The general elements are:

1. Land Use element and Zoning: present and future
2. Transportation and Circulation: present and future
3. Economic Development: present and future including Commercial and Industrial Developments
4. Parks, Recreation, and Community: present and future
5. Community Facilities, Public Works and Utilities: present and future

Section 6.0 Annexation Element This section details issues and potential growth areas for the city.

Section 7.0 Implementation of the General Plan. This section will outline specific plans to move forward with an implementation of the goals and ideals of the plan.

Appendix. The appendix outlines the community survey, its methods, analysis, and results.

Section 1.3 Community Description

The United States Census and the State of Utah have some official ways of categorizing cities and towns. The Utah State Community Development Office assigns counties one of three classifications, each with unique pressures and opportunities. The classifications are

1. **Rural:** Counties with no city over 50,000 and that are not significantly affected by urban growth.
2. **Transitional:** Counties adjacent to urban counties with a main interstate connection to Urban counties, or remote counties with city populations over 50,000.
3. **Urban:** Counties with populations over 150,000.

Transitional counties are considered “rural” counties by many demographic and economic standards. However, the Community Development Office recognizes that the trajectories of transitional counties—and their future challenges—are trending away from rural to more urban characteristics. There are 16 rural counties, 8 transitional counties, and 5 are urban. The urban centers are along the Wasatch Front plus Washington County. Transitional counties border the urban counties and include Juab and Iron Counties. Sanpete County is considered ‘rural.’ The county level classification fails to take into account that there are very rural environments within the transitional and urban counties, for example, the West Desert area of Juab County.

In many respects Sanpete County is experiencing patterns more typical of ‘transitional’ counties than rural ones. Sanpete County population growth and commuting to employment on the Wasatch Front are more characteristic of transitional counties than rural ones. Sanpete County is the most rapidly growing rural county in Utah with an annual estimated population growth rate of 4.9% over the past six years. Its proximity to Utah County on its north and Juab County on its west with highway connections directly to Utah County via US 89 and to Nephi/I15 via state routes allow reliable commuting. The State of Rural Utah report notes that transitional counties and Sanpete County have a high probability of conflicts occurring between the rural values and lifestyle of the established residents and those of a suburban commuter. These differences include the desirability of large animals in city limits, vacant lots [pastures], curbs and gutters, shopping centers, etc. Sanpete County is the second most common commuting destination from Utah County, next to Salt Lake County and has the second largest number of commuters to Utah County. Sanpete County is also the most economically diverse rural county in Utah.

The United States Census has a set of categories that would also classify Mount Pleasant. The Census uses the categories:

1. Urbanized Area which has a population of over 50,000 inhabitants;
2. Urban Cluster has between 2,500 and 50,000;
3. Rural is any area that is not urban, a residual category.

Mount Pleasant is an urban cluster surrounded by rural communities including Fairview, Moroni, Fountain Green, Wales, Chester, and Spring City. In some ways this is consistent with Mount

Pleasant's self-characterization as the Hub City. Ephraim, Manti, Gunnison, and Centerfield are also urban clusters.

In our discussions within the Planning Commission and with members of the City Council, there was a good deal of dissatisfaction with the definitions that were based primarily on population. We wanted a definition of rural that is much more social and cultural. The local self-definition is described in the vision statement.

Mount Pleasant is a class five city with a population estimated at 3620 for 2020 with a Census estimated growth rate of 1.8%. It is the center of the north part of Sanpete County with North Sanpete High School located there. It is part of a long Sanpete Valley with branches of the Wasatch Mountains on the east and west. Runoff water from the mountains provides the major source of potable and irrigation water as well as recreation and summer range for livestock.

Section 1.4. Community History

Prior to 1847 the Sanpete Valley was a favorite home to the semi-nomadic tribes of central Utah. It provided excellent camping and hunting. The native peoples were ambivalent toward the early settlers, and conflicts between the natives and new settlers were common during the early years of settlement. When the first settlers of European descent established permanent settlements in the Utah area in the late 1840s, the vast majority were recent converts to the Church of Jesus Christ of Latter-Day Saints who saw themselves as participating in the "Gathering of the Saints" to a place chosen for them by their God. As people came to the Salt Lake Valley in the years following the initial groups in 1847, they scouted the region for promising places to establish communities of believers who would support each other in developing the Kingdom of God on Earth. One of the earliest areas selected for settlement outside the Salt Lake area was known as the Sanpitch Valley, named after the band of Ute Indians who lived there part of the year. Settlement was originally suggested to the Mormon leadership by the Ute Indian chief, Wakara, whose brother was the leader of the Sanpitch band.

In 1849, fifty settlers led by Isaac Morley entered the valley to establish a settlement. They chose the location that became Manti. The settlers struggled to establish a village, build homes and raise enough produce to survive. In the years that followed, a steady flow of settlers came into the Sanpitch area looking for land and a place to live. In the years between 1851 and 1854, a wave of settlers came into the Sanpitch Valley. Mount Pleasant, Spring City, Ephraim, and Wales were the settlements established after the original settling of Manti. Mount Pleasant was named for its beautiful fields and surroundings. As it grew and developed, it became a complex community, with its most notable features being religion, fertile land, agriculture, community, and its mountains. They combined to influence the lifestyles, education, and the economy of the people.

Mt. Pleasant was originally settled by members of the Church of Jesus Christ of Latter-Day Saints who arrived with the sense of divine calling to settle this area and create a community of saints. This established a foundation for a community focused on values of Christian churches, especially the Church of Jesus Christ of Latter-day Saints. The village was based on the Mormon leader Joseph Smith's view of community as an orderly place build by believers who were equal, cared for each other, and were willing to work together for the common good.

The community was laid out in grid-like fashion with streets running north to south and east to west. There were to be community buildings in the center surrounded by homes. The community was characterized by wide streets, irrigation ditches to provide water in the arid climate, large blocks divided into building lots with each lot having a house, garden, barn, and out-buildings. A big field was to surround the community and be divided into 5, 10, or 20 acre lots to support agriculture, especially raising wheat and livestock.

The original buildings were dugouts or small log cabins. Priority was placed on building community structures including meeting houses and schools. As time passed, the families constructed more and more adequate homes.

Shortly after the initial settlement by members of the Church of Jesus Christ of Latter-day Saints, a Presbyterian minister and teacher chose to settle in Mount Pleasant in 1875. He soon obtained title to Liberal Hall, on Main Street, and established a school. He recruited 44 students to his first class which grew to 100 during the first year. This was the beginning of the Wasatch Academy which continues to be a distinctive feature of the city today. It led to a growing presence of Presbyterians, bringing greater religious diversity and understanding of distinct religious beliefs. The members of the two denominations worked energetically to make Mt. Pleasant a safe and wholesome city. The Church of Jesus Christ of Latter-day Saints and Protestant Churches preached higher values and the citizens pressured the city council to close some of the saloons. In their place, an opera house and a dance hall were built.

The people of Mt. Pleasant have always been aware of and ready to help those in need. The Church of Jesus Christ of Latter-day Saints sent men and supplies to new immigrants making their way to the territory. The Relief Society of the Church of Jesus Christ of Latter-day Saints looked after those in need within the community, donating eggs, butter, fruit, flour, and quilts for the poor or less fortunate. These efforts to improve the community, and the sense of strong Christian values made their way into many aspects of Mt. Pleasant's early development.

Education was extremely important to the people of Mt. Pleasant. The Church of Jesus Christ of Latter-day Saints and the Presbyterian Church preached the essential significance of learning and seeking knowledge. Wasatch Academy has come to be known as one of the best private schools in the nation. Even when it was first founded, it attracted attention and prestige from around the world. Wasatch Academy provided innovative programs and high-quality teachers. Students attended from across the state, nation, and foreign countries as well. The success of Wasatch Academy created competition between itself and the public schools in Mt. Pleasant, and the competition resulted in better education overall on both sides. At present, Wasatch Academy contributes to the community economically and culturally. Its campus is a major feature of the landscape of the area. A recent study by Utah State University's Department of Applied Economics found that every dollar the Academy brings to the community, results in an additional \$0.40 to the economy. For every employee at Wasatch Academy (There are currently approximately 100 employees.) an additional 0.54 jobs are created in the county. Its total economic impact is approximately \$15.5 million. Wasatch Academy and the public schools have developed a strong cooperative relationship which strengthens both.

In addition to education, Mt. Pleasant has always placed value on the arts and literature which reinforces education, and develops culture, and opportunities for everyone, especially the youth. Drama and theatre programs were launched in the first year that Mt. Pleasant was settled. A theatre house was built for regular community performances and traveling theatre companies

frequented the city. In addition, a social hall was built for music and dances, which became a staple for all community celebrations. Today Mount Pleasant continues to provide a large number of facilities and programs for all ages. The city has its Carnegie Library, a swimming pool, a recreation center, an equestrian center, and facilities for athletic leagues. The city continues to plan and develop ATV, biking and running trails. Mount Pleasant has a valued collection of public parks.

No matter which profession or type of job, the people of this community have a culture of valuing hard work leaving no room for idling. The economy of Mt. Pleasant has always been agrarian-based, but diversified as time went on. Because of the richness of the soil and the generally good climate, Sanpete County became known as the "Granary of Utah." Agriculture proved to be the key to Mt. Pleasants early success, quickly becoming a leading producer of grain, lumber products and wool within the county. In the 1890s, the sheep industry and the business sector combined with the agricultural base to make Mt. Pleasant the most important commercial area in Sanpete County. Some city residents became producers of Rambouillet sheep that were the best of their breed in the world.

Settling Mount Pleasant was never an easy effort. Mt. Pleasant faced many hardships in the early years after settlement, between grasshopper infestations, Indian conflicts, and difficult economic times, life wasn't always steady. Despite this though, Mt. Pleasant managed to prosper through hard work, preparation, and the ability to adapt. Mt. Pleasant continued to grow and prosper.

The city has been very successful in recent years in promoting the improvement of the community facilities and diversifying the economy. Wasatch Academy continues to be a major factor in the community. The people continue in their commitment to a strong set of values and cooperation. The city has been successful in obtaining a significant amount of grant money to be used in developing the industrial park on the south end of town and in developing community facilities. The industrial park has attracted businesses that provide employment to local residents making it possible for many of the young people to stay in the city. The city has received \$1.3 million dollars in grants from the United States Economic Development Agency (EDA) over the last few years to promote this development. Additionally, the city has secured a federal grant of over \$15,000,000 to improve the secondary water system by pressurizing and metering it. The more efficient use of irrigation water will also allow for more water in the culinary system. These impressive developments aren't common in communities the size of Mount Pleasant. The success can largely be attributed to the emphasis the residents place on the value of hard work and group cooperation. These values have been passed down from its founding generation, helping Mount Pleasant to develop into a self-sufficient and flourishing city.

The present, however, poses challenges in the form of pressures for new types of growth and development that must be managed carefully or the city will find its very essence changing beyond local control. The growth of Utah County, population and economic development, has led to increasing commute times and increased land and housing costs within Utah County. The hour commute from north Sanpete to Utah County isn't much longer than other commutes within Utah and Salt Lake Counties. Lower land and housing costs will attract more suburbanites as well as making it attractive to locals to establish homes in Mount Pleasant and commute to work in Utah County.

Goal: to preserve the Mount Pleasant traditions of rural life, cooperation, and hard work while accommodating the growth that appears on the horizon. Retain connection to the past while moving into the future.

Section 1.5 Community Services

Section 1.5.1 Government Services.

Mount Pleasant is governed by a six person city council , one of whom is elected as mayor, that meets at least once a month with two meetings on the schedule. The mayor acts as executive officer with the council as the legislative body with some individual responsibilities for specific community affairs. The city has a police force of four fulltime officers, one the chief of police, who provide policing twenty-four hours a day, seven days a week. They work with the county sheriff and other city police forces for backup. There is a volunteer Fire Department. A Public Works Department maintains most of the city services including roads, sewer, parks, recreation, garbage, cemetery, animal control, and water. The city owns an indoor swimming pool facility that hosts many regional swimming competitions, as well as meeting the needs of local residents. The Mount Pleasant Local Bonding Authority owns the Cleon Peterson Eccles Equestrian Center/Contoy Arena for equestrian events. Garbage collection is contracted out. The Recreation Department provides youth and adult leagues in soccer, baseball, football, wrestling, swimming, and basketball. These recreation leagues coordinate with the North Sanpete School District and Wasatch Academy in the use of facilities. Mount Pleasant City owns its own electrical company which generates some of its own electricity and is part of the state-wide power grid. There is a library with a director and library board.

The City Hall building is the location of the mayor's office, the Justice Court, office of the finance director, recorder, treasurer, and community development, public safety, and general services. It houses a museum/art gallery and the meeting space for the City Council and Planning Commission. Mount Pleasant is the home of the North Sanpete School District, North Sanpete High School, Pleasant Creek Alternative High School, Mount Pleasant Elementary School, and Wasatch Academy Boarding School.

Mount Pleasant has a commercial district, part of which is a heritage preservation area. It also has an industrial park which is home to several manufacturing enterprises. Agriculture remains an important part of Mount Pleasant's economy and culture with significant sheep and cattle operations.

Section 2.0 General Plan Development: Development, Amendment and Adoption

The General Plan is designed to be a dynamic document that can change as events and development demands. It is prepared with the recognition that there are many programs and projects now underway that promise to deal effectively with the current challenges in Mount Pleasant. Issues of water, electricity, and roads are actively being dealt with using innovative methods. The plan is also designed to build on the plans and programs developed in the past.

This is not a plan to undo, but to build on and maintain the positive progress that has made Mount Pleasant the desirable community it is today.

The plan was prepared following the guidelines of the Utah State Code and participatory planning techniques. State guidelines specify that the plan should include a proposed land use map which supports the policy statements presented in the plan. Participation of the citizens of Mount Pleasant and key organizations is essential in making the plan a community plan. The process is designed to be iterative starting with the Planning Commission and City Council, and including the citizens through various techniques at crucial phases in the plan development. The Planning Commission, Mayor and City Council, leaders of the various city departments and the local citizens were all sought in the early development of the plan, in intermediate phases, and in the final approval of the plan. It represents the combined insights of the Mount Pleasant Planning Commission, the Mount Pleasant Mayor and City Council, the directors and chiefs of the various city departments, and the residents of the city.

The actual process started with Mount Pleasant Planning Commission meetings to determine their concerns and desires for the future of the city. A key part of the early meetings was the drafting of a community vision statement and a set of general ideas. The vision statement was presented to the mayor and City Council for their comments and input. The statement was discussed in a public City Council meeting for recommendations and approval of the vision statement. The mayor and City Council were also consulted individually. At the same time, the directors of the city departments were interviewed by Dr. England to solicit their comments on the vision statement, the problems faced by their departments, and their future plans. Their comments were then integrated into the Planning Commission document and the planning commission discussed the comments, plans, and integrated the comments into the Draft General Plan. The revised document was returned to the City Council which approved the general ideas.

Public input was sought in two forms. First a public hearing was held in which the general public was told of the ideas being developed and the responses of the attendees were sought. These comments were recorded and taken into consideration as the plan was further elaborated. The plan was amended to respond to the sentiments of the attendees. At the same time a survey was prepared to be sent by mail to all Mount Pleasant residents for their input. The questionnaire was designed in collaboration with the Planning Commission, City Council and mayor to seek input on the general state of Mount Pleasant, concerns about the current zoning ordinance and planning, and to evaluate possible changes in Mount Pleasant. The survey was sent to every household on the Mount Pleasant utilities mailing list. The data from the survey were entered into a spreadsheet and the results are presented in Appendix A of this document. The relevant results are noted throughout this Plan.

Section 3.0 Demographics and Physical Environment

Section 3.1 Physical Characteristics of the Mount Pleasant Environment

Mount Pleasant is located in the Sanpete Valley on its north end. It is at an altitude of 5925 feet which is about 1200 feet higher than the Wasatch Front and results in a somewhat shorter growing season for agriculture. It is located at an intersection of highways US 89 and a state highway that connects it to I-15 in Nephi. The valley has branches of the Wasatch

Mountain Range on its east and west sides. These mountains reach an altitude of over 10,000 feet with Horseshoe Mountain being the prominent feature. Skyline drive runs through this area on the east and along with branching trails and roads provides popular local and state-wide attractions for ATV riding, camping, and hunting. The mountains to the west are not as dramatic, but do provide some recreational use. The mountains are important as summer range for cattle and sheep. They are also the source of water for Mount Pleasant and Sanpete County. They are the source of culinary and irrigation water. Sanpete County is part of the Intermountain West which is characterized by its aridity. These mountains' year-around springs and reservoirs make life possible as it is lived.

Mount Pleasant's valley location over 40 miles from the major population and industrial centers makes it so the city is characterized by low-density housing, little air pollution, and important rural life-style possibilities. The resident survey shows the importance of these features to the residents of Mount Pleasant. When they were asked to rate various features of the city in terms of its quality with ratings ranging from Exceptional to needing improvement, air quality was rated as exceptional by 71% of the residents and satisfactory by another 28%. The quality of rural life was rated as exceptional by 44% and satisfactory by another 51%. The quality of the city as a place to raise a family is rated exceptional by 42% and as satisfactory by 57%. Another indicator of the general physical value of Mount Pleasant to the residents is the rating in the resident survey of the community-as-a-whole. On a scale of 1-10 with 10 being exceptional and 5-6 average, and a 1 worst, 67% of the residents rate it above average, with 45% rating it 8-10. It is clear that one of the features of the city that is highly desirable to the residents is the natural and built environment as a rural, clean place in which to live.

Section 3.2 General Aspects of Current Land Use

A detailed analysis of current zoning and land use will be treated later, but some general characteristics can be mentioned here. The city has a commercial area along State Street and Main Street. This district consists of small businesses including fast food restaurants, banking, pharmacy, and services such as real estate and insurance. This area has been designated as a pioneer heritage site. At the south end of State Street is a hardware store, a supermarket and strip mall, hospital and medical clinic, and a motel. There are affordable housing units in two mobile home subdivisions, and near the commercial district. Residential areas are clearly defined with a combination of single resident and residential-agricultural areas of the city. The lots are large and disperse the population, while preserving the rural flavor of the community with allowances for large animals and pasturage, though it also contributes to weed patches and long-parked vehicles. An industrial park is located on the south end of town with several small industrial enterprises and some public facilities. The Contoy equestrian facility is near the Industrial Park. The south-east end of town is also the location of public school facilities, the high school, an elementary school, the school district offices, athletic fields, parks, and cemetery. A significant land use in the south west central part of town is the campus of Wasatch Academy, a boarding school with a significant number of foreign students. This school is well known outside the Sanpete area because of its academic achievements and the quality of its high school basketball program. The facilities provide a classical private school campus atmosphere with classroom, administration, and housing for students and faculty integrated on-site. The Academy has a significant economic and social benefit to the community. Another clear presence in local land use is areas for

religious worship. The centrally-located town hall is the home of city government services, facilities for public meetings, and a museum.

Section 3.3 Demographic Characteristics and Population Projections for Mount Pleasant

It is important to understand the demographic trends for the State of Utah to gain a sense of the next ten years for Mount Pleasant. The Kem Gardner Policy Institute at the University of Utah provides projections for the state. It describes this in terms of a pattern that is an extension of the trends of the past five years.

Utah's population is projected to grow more rapidly than the United States during the next 50 years. It passed three million residents in 2015, is projected to reach 4 million by 2032, and 5 million by 2050. Much of the growth will occur in Utah and Salt Lake counties. The population will continue to be centered along the Wasatch Front, with rapid growth also in Washington County. Four Counties are designated as Ring Counties, all of which are also expected to experience rapid population growth. The ring counties are Wasatch, Juab, Morgan, and Tooele Counties. Sanpete County is projected to be the most rapidly growing rural county in Utah growing from a 2015 population of 11,990 to 14,254 by 2025. It is expected to be the 14th most rapidly growing county in the state. Utah's population growth rate is 2.0% in 2020, which is expected to decline to 1.5% by 2025 and remain there until after 2030. Fertility rates are expected to decline, while life expectancy is projected to increase to 86 years for women and 85 years for men by 2065. One third of the state's population growth will come from net migration: more people will move into the state than move out. The Median age is projected to increase by 7.5 years, especially with increases in the over 65 age categories. Those of retirement age will increase in numbers twice as fast as other age categories.¹

Economically, the growth industries for the state are expected to be construction, professional and scientific services, health care, education, and the arts-recreation-entertainment, all mostly centered along the Wasatch Front.²

While rural areas are expected to be less impacted than urban counties by these growth trends, Sanpete County and Mount Pleasant are likely to experience a significant effect: increased population growth with a more suburban population, more retirees, and more commuting to

¹ Perlich, Pamela, Hollinghaus, Mike, Emily Harris, Juliette Tenners, and Michael Hogue. 2017. Utah's Long-Term Demographic and Economic Projections summary. Kem Gardner Policy Institute, The University of Utah

² Perlich, Pamela, Hollinghaus, Mike, Emily Harris, Juliette Tenners, and Michael Hogue. 2017. Utah's Long-Term Demographic and Economic Projections summary. Kem Gardner Policy Institute, The University of Utah

employment in the Wasatch Front. *The State of Rural Utah: 2019*³ report notes that commuting is becoming an increasingly important component of population and economy. The report indicates that commuting has long been a presence in the county as workers have commuted to the coal mines in Carbon and Emery Counties. However, employment in the mines has declined dramatically. Commuting is now primarily to and from Utah County. The report notes that next to Salt Lake County, Sanpete County is the most common employment destination for commuters from Utah County. In addition, Sanpete County has the second largest number of commuters whose employment destination is Utah County. Only Salt Lake County has more commuters with an employment destination in Utah County.

The State of Rural Utah 2019 report notes “Sanpete has great potential to deftly manage growth while retaining and improving the region’s quality of life. Now is the time for Sanpete to plan for growth that will steadily come ...population growth for Sanpete county is keeping pace with the state as a whole. (p. 20) The Sanpete Community Brief emphasizes “the strong relationship between Sanpete and the Wasatch Front, as well as the importance of commuting to Sanpete ‘s growth and economy. Many people live in Sanpete County and work in other counties, especially Utah and Salt Lake Counties.”

Sanpete County has 89.2% of its residents who have high school diplomas and 19.5% hold bachelor’s or higher degrees. Major employment sectors are education, public administration, and manufacturing. In 2018, a little over 12 thousand people were employed in the county and the unemployment rate was between 3.5% and 3.9. In 2020 in April during the pandemic shutdown, employment was 11,524 with an unemployment rate at 5.9%

3.3.1 Mount Pleasant Demographics

The average household income in Mount Pleasant is \$55,514 with a poverty rate of 22.28%. The median rental costs in recent years comes to \$858 per month, and the median house value is \$149,500. The median age in Mount Pleasant is 32.7 years, 31.5 years for males, and 33.4 years for females. For every 100 females there are 119.6 males. Additional data are listed below:

Measure	Mount Pleasant
Households	884
Children in home	40.7%
Married couples making household	62%
Female head	7.6%
Living alone over 65	13.9%
Household size	2.99
Family size	3.56

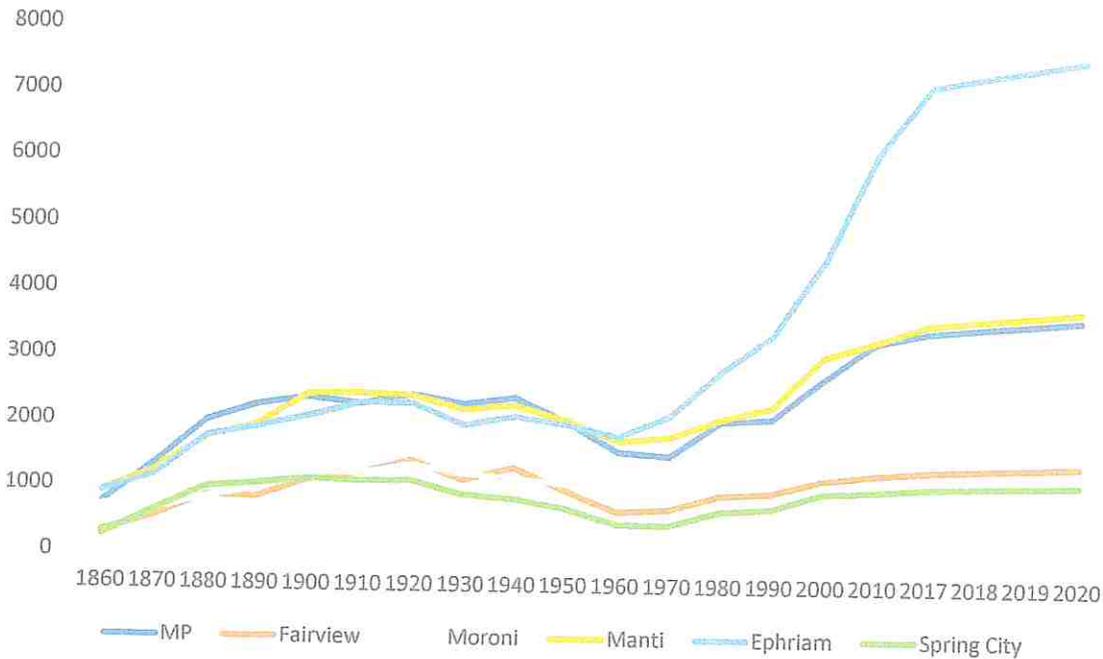
³ Community Development Office, State of Utah. 2019. *The State of Rural Utah: 2019. Work Force Services: Salt Lake City.*

Under 16	36.5%
Over 65	13.8
Median age	30 years
Sex ratio	100 female/96.6 males
Median household income	33,603 (2010) 54,745 (2016) 55,514 [2020]
Female/male income Ratio	17279/32697 =0.53
Poverty persons	22.28%
Median house value	164155 (2016)
Median mobile home value	63150
White	85%
Hispanic	10%
Indian	1%
Asian	1%
Black	1%
Two or more races	2%
High school +	90.2%
Bachelor	22.5
Graduate School	8.2
Unemployed	5.1 5.2 (May 2020)

3.3.2 Mount Pleasant Population and Projections: 2019 to 2030

The longitudinal trends for some of the cities in Sanpete are listed in the graph below. It shows that there are three patterns of population change in the county. Ephraim shows growth that has accelerated rapidly from 1960 to 2017, but the growth is estimated to have slowed. Mount Pleasant and Manti show very similar growth patterns with a growth spurt from the 1960's to 2017 followed by a slower growth. The three smaller cities in the graph are estimated to have relatively slow growth. All of the cities show three stages of population change, rapid growth at settlement, no growth during an agricultural period, and the post 1970 growth spurt for the larger cities.

City Population for Sanpete Cities



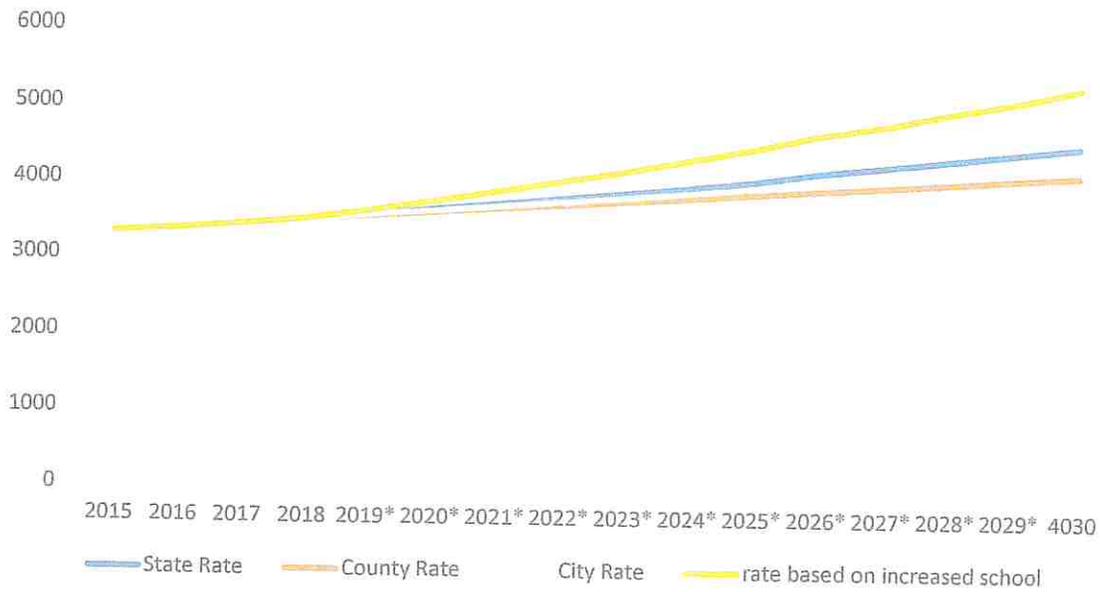
Mount Pleasant is growing at a fairly rapid rate. During the past two years the population has been estimated to be growing at between 1.9 and 2.1% annually. The University of Utah Kem Gardner Policy Institute estimates that the county will grow at an annual rate of 1.5%. If we use the current rate of change in Mount Pleasant (1.7), the Utah State rate of growth (2.1), and the Sanpete County rate (1.5), the population in Mount Pleasant will be between 4100 and 4500 by 2030. However, there are indications that these rates may be low. Public school enrollment in North Sanpete School District has grown at the rate of 3.6% between 2016 and 2017. The number of new residential water hook ups has grown as follows:

2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
1	6	3	1	2	6	14	12	27	29

So, we add a fourth rate (3.6) to provide a projection of a much more rapid growth rate. Some of Mount Pleasant’s characteristics make it an appealing location for workers from Utah and Salt Lake Counties. Land and housing are comparatively inexpensive. The land use analysis shows that there are many “vacant” areas within the city limits that could be developed, especially if zoning laws were changed to allow for smaller minimum lots sizes, as is typical of suburban living. The quality of life, air quality, lack of congestion all make the city an appealing location for the commute to Utah County.

The graph and table below propose projected population numbers for Mount Pleasant over the next 10 years based on the four rates.

Alternative Population Projections: Mount Pleasant



2018 population base of 3489

Year	State Rate (2.1%)	County Rate (4 year mean 1.5%)	City Rate (4 year mean: 1.7)	2018 increase in student enrollment (3.6%)
2019	3562	3541	3551	3614
2020	3637	3594	3614	3744
2021	3713	3648	3679	3879
2022	3791	3702	3745	4019
2023	3870	3758	3812	4164
2024	3951	3814	3880	4314
2025	4034	3867	3950	4469
2026	4159	3921	4021	4630
2027	4246	3975	4093	4786
2028	4335	4031	4166	4959
2029	4426	4087	4241	5108
2030	4519	4248	4317	5292

Section 4.0 The Vision Statement

Section 4.1 Creating the Statement

The Mount Pleasant Planning Commission started preparation of their vision statement in the Spring of 2018. It was to be the guiding statement for the General Plan, and maintain continuity with the two previous General Plan visioning statements. Neither the Planning Commission nor the residents of Mount Pleasant were desirous of major changes in their city. The two previous statements are:

Visioning Statement 1996-2006

“To Provide a well-planned, clean, safe, livable, and affordable community that is environmentally sound. Remembering the past and preparing for the future while maintaining the rural and historic atmosphere of the community.”

Visioning Statement 2007-2017

To be a peaceful, clean, beautiful, orderly, small town, inhabited by friendly honest, responsible, and educated neighbors who value the concept of moderate growth, affordability, and a strong local economy to provide jobs and make the City a better place to raise a family. Remembering the past and preparing for the future while maintaining the rural and historic atmosphere of the community.”

The Commission then drafted its statement for 2020 seeking to maintain continuity with the previous statements, but to reflect a changing time and place. After careful discussion, an initial draft was created and revised in commission discussions in an open public meeting. The draft that resulted was then taken to the City Council and mayor for feedback. They were presented the statement in a City Council meeting resulting in the Council’s general agreement on the statement. Subsequently, each individual council member and the mayor were approached individually for their opinions. The heads of several of the city departments were also interviewed to obtain their comments. The Planning Commission revised the statement, and approached the City Council, again, for comments. At this point a draft vision statement was presented in a public hearing for further feedback. The response in the meeting was positive and supportive.

Section 4.2 The Statement

Visioning Statement 2019-2029

To provide a healthy, clean, safe environment to preserve our heritage and traditions as an affordable place to raise a family. To bring more industry and jobs to keep our families here while preserving our rural community. To promote recreational facilities, living conditions, and beautification that will increase our ability to pursue our chosen lifestyles. To plan and prepare our future through responsible economic growth and development in an orderly, sustainable manner.

The Planning Commission, City Council, and mayor agreed that there was a need to elaborate on the language in the statement. The emphasis on ‘rural’ was not simply adopting the U.S. Census or state level definitions which either refer to rural as not-urban or a population less than some specified number. Rural, as used here, reflects the cultural and social meaning of ‘rural’. It is designed to be a Mount Pleasant definition of being rural. After members of the Commission and Council wrote their views of rural life, the following goals were agreed on as expressions of the Mount Pleasant rural community.

Section 4.2.1 Goals of the Community Vision

The primary goal is to provide a healthy, clean, safe environment to preserve our heritage and traditions as an affordable place to raise a family. One of most significant features of the history and traditions in Mount Pleasant focuses on the importance, to the residents, of family and friends which is promoted by a rural atmosphere. Here family is more than parents and their children, it is extended family, friends who are like family, and a sense of belonging, rootedness, and safety. For example, many of our high school students see the city as a safe, nurturing place that promotes their sense of worth and comfort through the support of family relations, friends, and their own individuality. The rural component for Mount Pleasant residents is not simply agriculture as planted fields and livestock, but it features a close relationship to the land, pride in raising crops and animals, and joy recreating in this home-place with family and friends. It is a heritage involving dedication to hard work and community solidarity.

The rural atmosphere desired is to be promoted by providing areas in the city where residential use is harmoniously integrated with agricultural pursuits by allowing farm animals, fowl, and gardens. It is intended at the same time to retain land in parcels large enough to provide efficient and attractive development so that growth occurs in an orderly manner.

Specific goals to promote this Mount Pleasant rural are:

1. To bring more industry and jobs to keep our families living here while preserving our rural community. Encourage moderate population and economic growth that remains consistent with the preservation of family connections, friendship, and community. Economic growth is to provide job opportunities for our youth to stay here. Those who obtain higher education should be able to work here or live here and commute reasonable distances to their employment. Those who seek blue collar employment should be able to find it here in a reliable and fulfilling setting.
2. To Encourage commercial and retail developments consistent with industrial and population growth.
3. To assure the moderate economic growth in a form consistent with the vision, Mount Pleasant will continue the development and expansion of the industrial park while promoting environmentally clean and sustainable businesses such as distribution and high tech companies that pay higher wages to support our families.
4. To promote recreational facilities, living conditions, and beautification that will increase our ability to pursue our chosen lifestyles. Specifically,
 - a. To strive for a cleaner and more organized city by implementing a Mount Pleasant Pride Month for the month of May. Extend the city dumpster availability for the month. Establish a committee to organize volunteers to help with beautification and clean-up involving students from Wasatch Academy, North Sanpete High School, and other church and youth organizations.
 - b. To Expand our recreational sites to include more bike, ATV, and hiking trails, maintain and improve city parks. Increase the diversity of exercise and recreation opportunities to reach a broader age and interest range. This is a continuation and expansion of efforts such as the building of the non-motorized trail from Mount Pleasant to Spring City.
 - c. State Street beautification and use management.
5. To provide affordable housing in a clean, pleasant, and accepting neighborhood.
 - a. Remedy Aspen Village infrastructure problems.
 - b. Remedy the J. Jackson trailer court located between Main and First North and Third and Fourth East.
 - c. Identify ways to develop additional affordable housing through the strategic, planned location of duplexes, fourplexes, and multi-family complexes.
 - d. Explore new concepts in housing including smaller lots, common areas, and HOAs.

6. To plan and prepare our future through responsible population and economic growth and development in an orderly, sustainable manner.
 - a. Land use and zoning
 - i. Make zoning ordinance and actual land use consistent
 - ii. Avoid annexation of critical environment until vacant areas in the city are filled.
 - iii. Revise zoning ordinances to make them more consistent, especially RA zone.
 - iv. Make the actual land uses on the west side of 5th West and the plan consistent.
 - v. Adjust the zoning for large animals in the RS zone to be consistent with actual practice and the ordinance.
 - b. Public Facilities
 - i. Transportation and roads: find solutions to the current problems with road maintenance [Note the current study of new surfacing techniques]
 - ii. Water
 - Expand both irrigation and culinary water systems. Much of this effort is underway to build an improved pressurized and metered secondary water system which will provide savings in water that can be transferred to the culinary system.
 - Construct a water treatment plant, new well, and additional storage pond.
 - iii. Improve recreation facilities to modernize them, especially dressing room facilities. Broaden offerings for a wider range of users.
 - iv. Electricity
 - Install micro hydro generators in city water system.
 - Add electrical vehicle charging stations at places like Maverick , Terrell's, Lodge. City will provide equipment and host space and maintenance.
 - Develop Solar power options for city and individual use.
 - v. Sewage
 - Explore the development of a sewer treatment plant.
 - Explore creation of wetlands facility.
 - vi. Safety
 - Improve storage for evidence maintenance.
 - Add officer(s).
 - Support officers' enforcement actions by non-interference by influential citizens.
 - Develop programs to deal with drug problems.
 - vii. Transportation and roads.

- Draft comprehensive road plan with alternatives- seek input and support from public. Both new build and maintenance.
- viii. Garbage.
Continue to meet growing needs.
- c. Historic Preservation
- i. Continue as the chair community for the Utah Heritage Highway 89 Alliance administering the Mormon Pioneer National Heritage Area.
 - ii. Continue to support and coordinate with the Mount Pleasant Main Street Committee.
- d. Finances and Planning
- i. Charge fees for new buildings, both residential and commercial. Determine how to fund growth demands on infrastructure by passing costs to new building rather than to the citizenry. Use impact fees, special use fees, and performance bonding.
 - ii. Seek funding for road maintenance.
 - iii. Expand grant seeking at both state and federal level.
 - iv. Coordinate activities with the three entities charged with responsibility for the pursuit of state and federal grants for various aspects of community development: The Local Building Authority, Community Development and Renewal Agency (CDRA), and Community Economic Development.
 - v. Funding for added police officers
- e. Sustainability: Assess sustainability of all new developments. Make a necessary component of all developments.
- f. Water conservation. Promote year-round awareness, education, and conservation (Slow the Flow). Engage in water saving in community facilities through landscaping and systematic scheduling of watering.
- g. Energy conservation.
- i. Expand use of led lighting beyond city building to other public facilities.
 - ii. Increase use of solar power. Individual units [10k Wasatch Academy, 5 kw residential, 50 kw commercial] and Community units.
 - iii. Promote resident conservation.
- h. Maintain current clean air standards as population increases and industrial park grows.

Section 5.0 Elements of the General Plan Introduction.

The discussion of each of the specified elements will expand on the material in the 4.0 Visioning section. It will provide greater depth and more specific recommendations. Much of the material here is based on a set of reports formerly commissioned by the City of Mount Pleasant and interviews with Mayors Dan Anderson and Mike Olsen, City Council members Kevin Stallings, Russ Keisel, Justin Atkinson, and Keith Collier, Connie Roper and other members of the City Planning Commission, Colton Allen, Director of Public Works, Shane Ward, Power Superintendent, and Jim Wilberg, Chief of Police.

It is important to contextualize the plan presented here in several ways. First, As noted before, the resident survey shows that Mount Pleasant is viewed as a very good place to live and raise a family. The criticisms we have encountered are not about the need for profound changes or dramatic reforms. There is significant concern over the city's political problems in recent history, but the concerns do not seem to spill over into other areas of city administration. The recent municipal elections have brought in new faces into the city leadership who promise to help resolve much of the leadership conflicts. The other concerns we have encountered are very specific and targeted and concern issues such as water, road repair, and recreation facilities. In each case, the city is currently involved in efforts to deal with the problem and this plan is in support of those efforts and builds off of them.

Second, the city is growing fairly rapidly. Based on the rates used in this plan, the city is projected to double in population in about 35 years, though if the higher population growth rate is used it could double in 20 years. Part of the city's planning must cope with this issue. One could interpret this as a challenge posed by the success of the city.

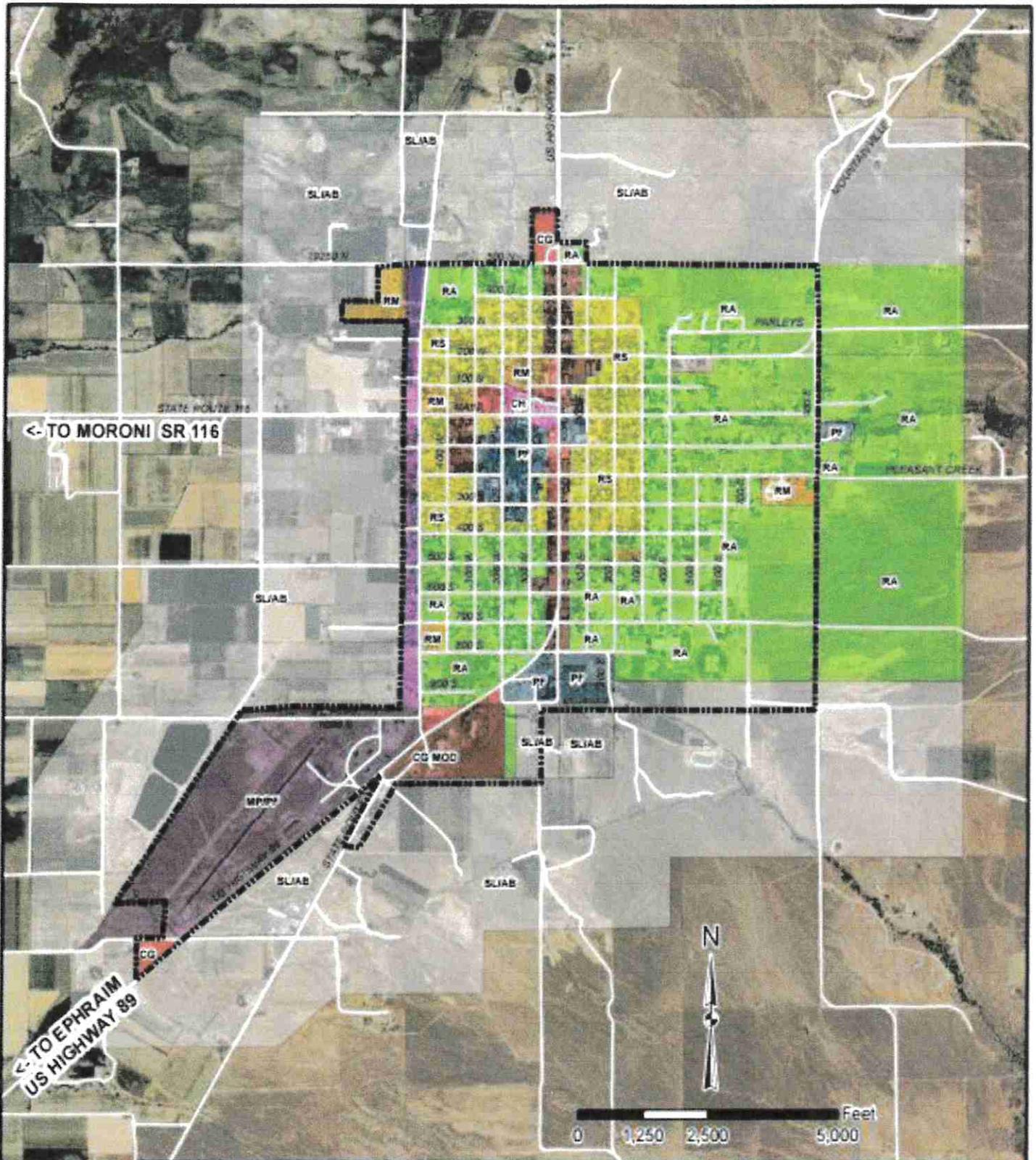
Third, the combination of problems such as scarce water and population growth will require prioritizing and make challenging decisions.

Fourth in dealing with the buffer zone we need to be more cautious about extending utilities beyond city limits.

Fifth, While we grow, we must preserve our small town atmosphere and the natural environment around us.

Sixth, throughout the history of Mount Pleasant, we have faced many problems. Our response has been to confront the problems with a willingness to explore alternatives, look for innovative approaches, and work as hard as needed.

Seventh, when developments occur, we need to assure that parking is adequate. Streets are restored, maintained, and re-built adequately. Drainage is one of the major issues.



Legend		
	MUNICIPAL BOUNDARY	NEIGHBORHOOD COMMERCIAL (CN)
	RESIDENTIAL AGRICULTURAL (RA)	GENERAL COMMERCIAL MODIFIED (CG MOD)
	SINGLE-FAMILY RESIDENTIAL (RS)	GENERAL COMMERCIAL (CG)
	MULTIPLE RESIDENTIAL (RM)	HISTORIC COMMERCIAL (CH)
	COMMERCIAL MANUFACTURING (CM)	
	MANUFACTURING PARK (MP)	
	PUBLIC FACILITY (PF)	
	SENSITIVE LANDS (SLIAB)	



Jones & DeMille Engineering, Inc.
 CIVIL ENGINEERING | ENVIRONMENTAL
 SURVEYING | NATIONAL TESTING
 Blufffield & Price Sts. www.jonesanddemille.com

Mount Pleasant City			SANPETE COUNTY
Official Zoning Map			SCALE: 1"=2,500'
PROJECT NUMBER:	MAP NAME: H:\GIS\MountPleasant\Map\Zoning\Map_1517_081610.dwg		1
SURVED BY:	DRAWN BY: KJL 04-08	LAST MOD: 08/06/10	
ENGINEERED BY:	CHECKED BY: RJL 04-10	PLOTTED: 03/30/10	

Section 5.1 Land Use element

Section 5.1.1 Zoning

The Mount Pleasant zoning ordinance is designed to provide for orderly development of the city, protections for property owners, and to protect the rural flavor of the city. The categories for zones as expressed in the city code are:

1. Residential Zones.

- a. The **residential agricultural zone (R-A)** is established to provide areas in the city where residential uses may be harmoniously integrated with agricultural pursuits. This zone is intended to allow single-family dwelling units in conjunction with the keeping of farm animals and fowl. **It specifies that 5 large animals or 25 smaller animals or fowl are allowed per acre.** It is intended to retain land in parcels large enough to provide efficient and attractive development as growth occurs in an orderly manner into those areas. Lot size must be at least $\frac{1}{4}$ acre. **It allows one duplex per block and no other duplex within 300 feet.**
- b. The **single-family residential zone (RS)** is established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one-family detached dwellings on individual lots. This zone is characterized by attractively landscaped lots and open spaces with lawns, shrubs and small gardens. Lot size is a minimum of 10,000 square feet. **It differs from the RA zone by prohibiting large animals. It allows one duplex per block and no other duplex within 300 feet.**
- c. The **multiple residential zone (R-M)** is established to provide areas of the community which shall be characterized by low density multiple-family and apartment residential development. This zone is intended to provide an attractive setting for multiple-family apartments, two-family and single-family dwellings, and institutional uses which may be harmoniously blended into each neighborhood. Minimum lot size is 10,000 square feet. **It is limited to eight dwelling units or 12 efficiency units per acre.**
- d. 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 ownerships. 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. Minimum lot size is 6,000 square feet if a subdivision and 4500 square feet if a mobile home park.

2. The **general commercial zone (C-G)** is established to provide a district primarily for the accommodation of commercial uses and commercial areas which have been established in locations other than the central business district of the city. Though this zone will be applied to areas which have developed as "strip commercial" developments along major streets and highways, it shall not be used to promote or establish areas in which such development can be prolonged or encouraged in violation of good planning principles.
3. The **General commercial modified zone (GCM)** is to permit increased commercial land use on and in the vicinity of State Street, while protecting the rights of the affected residential property owners and maintaining the guidelines set forth in the general plan.
4. The **historic commercial zone (C-H)** is established to protect the original downtown business area of the city. The C-H zone is designed to allow for the continuation of the visual character, scale and vitality of the originally established central business district. **The Historical Commercial zone was created to protect the original downtown character of the area around the junction of State Street and Main Street.**
5. The **neighborhood commercial zone (C-N)** is established to provide an area in which the primary use of the land is for commercial and service uses to serve the daily convenience needs of the surrounding residential neighborhood. The zone is intended to be located within neighborhood areas and to be integrated into the residential structure of a neighborhood in a manner that will create a minimum of detriment, hazard or inconvenience to surrounding residential development. Each neighborhood commercial zone will be small (containing from 1 to 5 acres) and will be located within convenient walking distance from the edge of the surrounding residential area it is designed to serve.
6. The **commercial manufacturing (C-M)** zone is established to provide an area in which a congruous mixture of retail commercial, warehousing, heavy commercial and light manufacturing uses may be established. The zone is to be used primarily as a transitional zone between industrial areas and residential areas and/or lighter commercial districts. Minimum lot size is 10,000 square feet.
7. The **industrial/manufacturing park zone (M-P)** is established to provide an environment conducive to the establishment of quality laboratory, processing, and light manufacturing uses in a park-like atmosphere. The zone is, therefore, more restrictive than a conventional manufacturing zone to provide for architectural excellence and an abundance of attractive green landscaping. This zone is intended to be located in the fringe areas of the city in open, readily developable land. **The zone was created to increase the tax base and jobs. The development area includes commercial and public facilities uses in addition to light industry.**
8. The **public facilities zone (P-F)** is established to provide areas for the location and establishment of facilities which are maintained in public and quasi-public ownership and which use relatively large areas of land. This zone is intended to provide immediate recognition of such areas upon the official zoning map of the city, and to reduce the

effect which the location of these facilities may have upon zoning statistics in residential, commercial or industrial areas.

9. The **historic district overlay** zone (HD) is established to provide for the preservation and rehabilitation of historically significant structures and sites in the city which are located in a harmonious and distinguishable district.
10. The **sexually oriented business overlay** is to regulate the secondary effects of sexually orientated businesses in the following areas, and to afford reasonable opportunities for the siting of sexually oriented businesses in part of but not all of the city
11. The **planned unit development overlay** zone (PUD) is established to allow for diversification in the relationship of various uses and structures, to permit more flexibility, and to encourage new and imaginative concepts in the design of neighborhood and housing projects. To this end, the development should be planned as one complex land use rather than an aggregation of individual unrelated buildings located in separate unrelated lots.

In the community survey, questions were asked regarding zoning, specifics of the Mount Pleasant zoning ordinance, and desired changes. The majority of the residents who responded expressed support for zoning and for the ordinance as it is currently written. They agree with the zones currently included in the ordinance and support the lot sizes and restrictions as they are expressed. The most common suggestion for changes centered on enforcement of the zoning ordinance, not its modification.

Section 5.1.2 Land Use Analysis

Current land use in Mount Pleasant was assessed by surveying every street in Mount Pleasant, noting the approximate location of all housing, classifying the current use of the plots of ground and recording them. The categories used and the judgements made were sometimes difficult due to the indefiniteness of the primary use. In some cases, there were multiple uses. The current analysis will be divided into the core city and the Industrial Park extension. The land use is presented by the Mount Pleasant Land Use map. The industrial park and neighboring area land uses are presented on the second Land Use Map which is the Industrial Park area.

Section 5.1.2.1 Mount Pleasant City Land Use: City Core

In the core area, land use was divided into use categories that make sense of the meaning of the land to the residents rather than imposing some outside set of categories. The land outside of Mount Pleasant City limits is placed in two zoning categories, sensitive land and residential agricultural. Sensitive land use borders the city on the north, west, and south sides. The residential agricultural use is on the east side and consists of highly dispersed residences with agriculture dominating, but mixed with some city maintenance facilities, water treatment and retention, recreation, and power generation in the area. Land use categories in the city limits include a set of residential categories (residential agriculture with low density housing, residential agriculture with moderate density, residential high density, trailer court, duplex, fourplex, and multifamily apartments. Other uses include religious, education, city owned



- Agriculture (low density housing)
- Agriculture (moderate density housing)
- Residential (high density)
- Trailer Court
- Duplex
- Fourplex
- Multi-family Apartment
- City Government



- Religious
- Commercial
- Education (Public/Private)
- City Recreation
- City Facilities/Cemetery
- Health Care
- Sensitive Lands



recreation, city facilities, city government, commercial, and commercial industrial park. The last category is located on a "peninsula" on the southwest end of town along highway 89.

The map titled **Mount Pleasant Land Use** is a general map of land use, except that the industrial park is not included, nor are the uses along the Spring City highway. The map, in shades of green shows the dominance of agriculture/residence within the city. [It should be noted that there is no effort to indicate a distinction between open space and actual productive agriculture, because of the ambiguity of the distinction. A weed patch may be a pasture from another perspective. Similarly, trash may be a parts storage pile.] The key is that there is a significant amount of open space to promote the rural/ agricultural vision of the city and to allow for some of the projected growth. Each black dot on the map indicates the approximate location of a residence. The interior of many of the city blocks designated in green shades are open space as indicated by the location of the black dots.

In addition to the residential uses in the dominant green-shaded areas, the map indicates three mobile home areas. One is on second south and 800 East which is Aspen Village. It has been the source of some concern and need for improvements. The city has been involved in attempting to remedy some of the problem with services to this area. Water lines and fire hydrants have been installed, but water drainage and other problems remain. The second is located north of Main Street between Third and Fourth East. It is a gravel street through the block and along Fourth East. The third is an RV park on the south end of town on Tenth South and Second West near the city recreation facilities. Duplexes and fourplexes are scattered around the city. Multi-family residences are located in the north-west side of the city, mainly near Main Street within three blocks of State Street. Three areas of the city are classified as high-density residential areas. Two are on the south west side of town. The third is located on the northeast end. High density is mitigated in all three by the proximity to significant open-space.

Religious uses of the city land are scattered throughout the city. Three are large structures owned by the Church of Jesus Christ of Latter Day Saints. One is located in the extreme north-west side of town and two along State Street. Additionally, an educational facility for high school students is located next to the high school. Three other religious places of worship are located around the city: they are a Jehovah's Witness chapel located Third South and Sixth East, a Baptist chapel next to the hospital, and a Southern Baptist chapel along Spring City road. The Episcopal Church presence is evident adjacent to the Wasatch Academy campus, though it is not presently active. Educational facilities are located on the south end of town [North Sanpete High School and Mount Pleasant Elementary School, near the center of town [Wasatch Academy, and a correctional school in an old former elementary school building.

The city has two largely commercial areas, one around the intersection of Main and State Streets and the other on the south end of town near Highway 89 which includes a modern super market and a hardware store. Dental and medical care is concentrated on the south end adjacent to the hardware store with a hospital and clinic. Dental care is offered nearby along with others more in the city center. Two residential facilities for Seniors are available located near State Street.

City government facilities are located on the south end of town (the cemetery), a town hall located on Main Street near State Street, , and a maintenance facility on North State Street. The city's heritage is celebrated with museums on State Street, the Liberal Hall, and an art display in the City Hall. The city has public recreation in a park next to the cemetery, ball fields by the high school, a gym shared with Wasatch Academy on State Street, and a swimming pool, recreation center, and splash pad concentrated near the intersection of State and Main.

Section 5.1.2.2 Mount Pleasant City Land Use: Industrial Park

The analysis for the Industrial Park includes the Utah Highway 117 extension along the road to Spring City. The map indicates five basic uses. There is a short residential corridor along highway 117 with several single-family dwellings. It also includes the site of a construction company. In the industrial park proper there is a major National Guard facility with Guard offices and equipment parking and maintenance space. There are also some civic service facilities including the local food bank, child care, search and rescue facilities. The Contoy Equestrian facilities are also included in the map. The main industrial part of the park consists of light industrial enterprises which include a trailer manufacturing facility, a veterinary care facility, and wood construction manufacturing. The area in red is operational at the present. The green area will also provide future space for light industry development, almost all of which is purchased and uses planned.

Section 5.1.3 Land Use Planning for the Future

Section 5.1.3.1 Mount Pleasant City Core

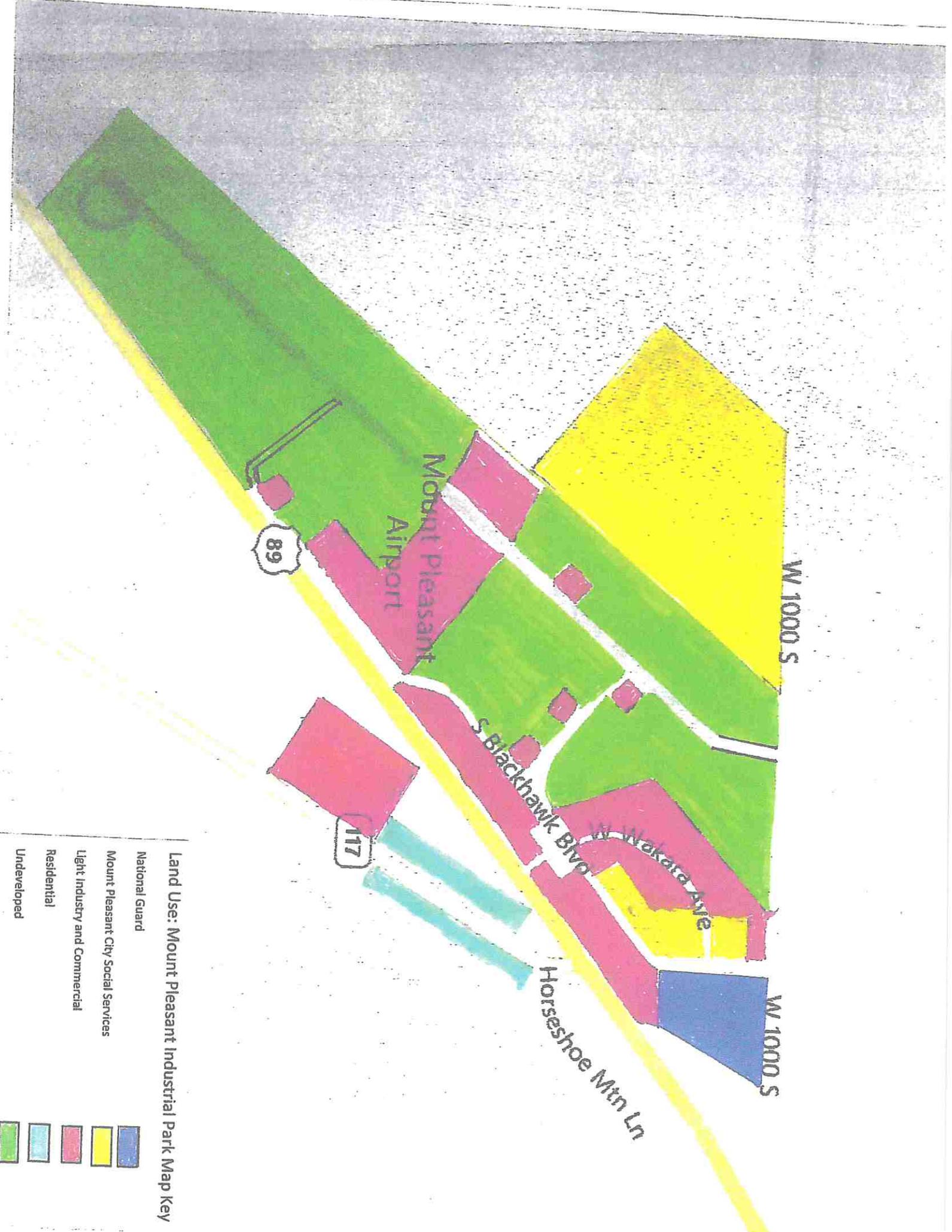
In the first months of the General Plan, the Planning Commission will explore some changes to land use that preserves the vision statement, but allows for more affordable housing, and promotes beautification. These explorations are described in the other elements and will include possibilities of area with more dense housing in the form of HOAs and planned developments with common areas.

Future zoning and land use changes are to be undertaken with an emphasis on preservation of the ideals of the visioning statement, the heritage designations, economic development consistent with the nature of the community, and the creation of additional affordable housing.

The discussions with all levels of local government and the results of the survey suggest that the major changes that need to be considered in the zoning and land use center on enforcement of the existing code and uses, not substantial changes.

Section 5.1.3.2 Industrial Park Future

The industrial Park has now entered phase five of development. The plots in the final phase have been committed. If the city is to increase light industry, it must encourage development of undeveloped plots and decide where to locate more developments. The people in the survey favor more expansion, even a second park, but the land to expand the current park or opening a new sight require more planning and development.



Land Use: Mount Pleasant Industrial Park Map Key

- National Guard
- Mount Pleasant City Social Services
- Light Industry and Commercial
- Residential
- Undeveloped

Section 5.2 Transportation and Circulation element

Section 5.2.1 Current Conditions

Roads in Mount Pleasant are categorized⁴ as:

- **Arterial Streets are** for the movement of through traffic between areas of the city and across town. They are designed for the efficient movement of traffic. The major arterial street for Mount Pleasant is State Street which is U.S. Highway 89 connecting Mount Pleasant to the north and south of the city. The minor arterial is Main Street which is State Road 116 connecting Mount Pleasant to Moroni, Fountain Green, Nephi and I-15.
- **Collector streets** provide traffic movement between arterial streets and local streets. The design is for efficient vehicular movement and access to community land, dwellings, and commerce. Major collectors are 700 South, 200 South from State Street east, 200 North, 500 North, 500 West, and 900 East. The minor collectors are 400 South, 200 West, and 300 East. These streets have a limited number of traffic stops except at the arterial streets and their shared intersections.
- **Local streets** provide direct access to abutting land and for local traffic movement. Through traffic circulation should be restricted by stop signs and other slowing mechanisms. The local streets must be constructed to avoid land-locking any property. All streets not designated Arterial or collector streets are local streets.

One semaphore is located at the intersection of State Street and Main Street.

The accompanying map is a map of the Mount Pleasant streets

Section 5.2.2 Future Transportation Plans

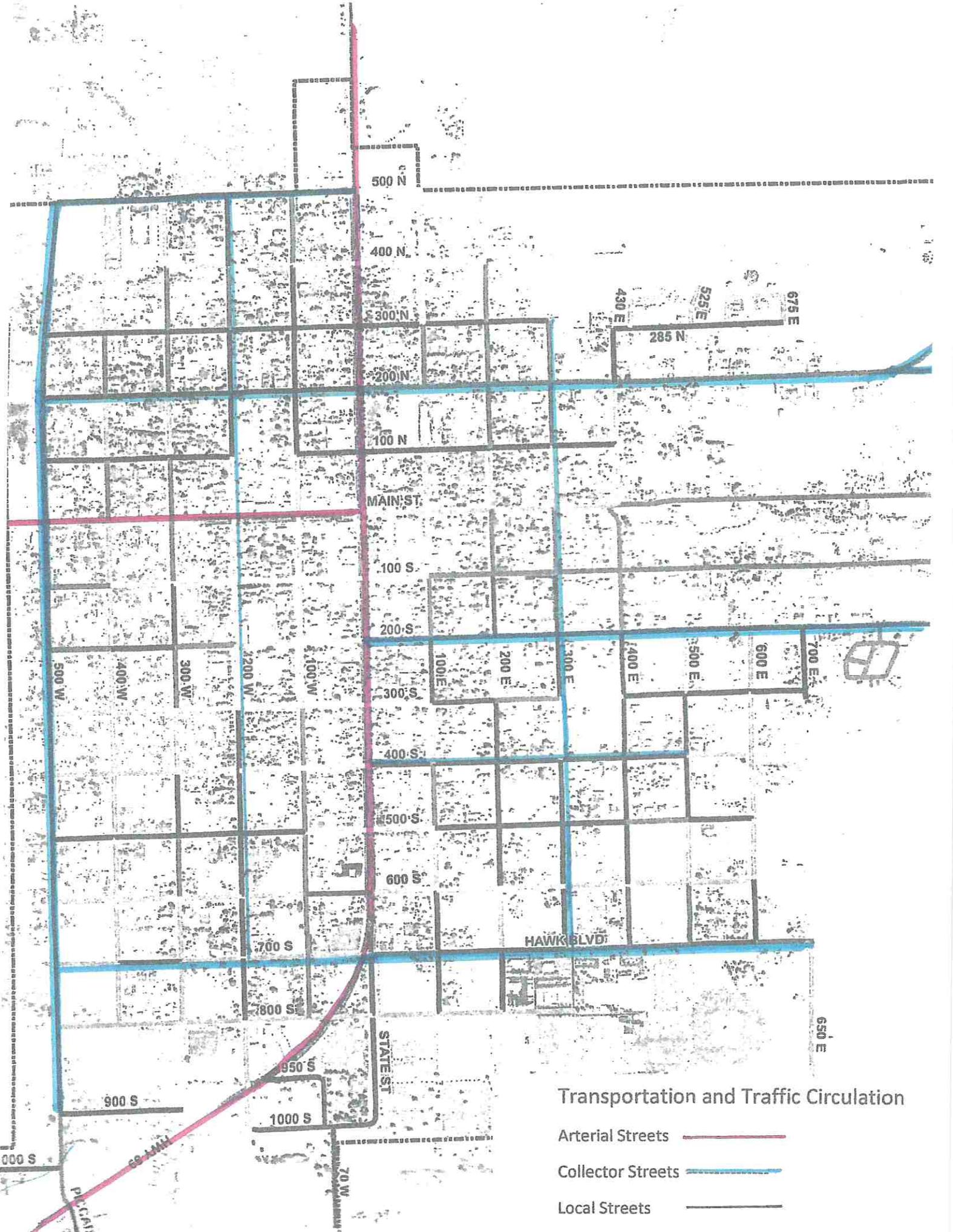
The transportation system is adequate for current needs. The collector streets are strategically placed and allow for a smooth flow of traffic under most circumstances. The future challenge will be to monitor developments and plan carefully to avoid bottle necks to traffic and allow for the smooth movement traffic under most circumstances. The most likely problem to be dealt with in the near future is the intersection of State Street and Fifth West which has become a dangerous, congested area at certain times and probably needs of traffic light. There is some traffic congestion at the high school before and after school.

Section 5.3 Economic Development

Section 5.3.1 Current Conditions

Historically, education, public administration, mining and employment at Norbest have been the reliable sources of employment for local workers. They have become unreliable because of

⁴ Based on Mount Pleasant City, Impact Consulting Inc. and Utah Department of Transportation Roadway Plan: Mount Pleasant City. November 17, 2000.



Transportation and Traffic Circulation

- Arterial Streets ————
- Collector Streets ————
- Local Streets ————

changes in the mining industry [automation and declining demand for coal) and the changes in turkey processing. In order to adapt to the changes and to assure livable wages for residents, Mount Pleasant City has been developing the industrial park located on the south end of town and looking for ways to support expansion of the commercial sector.

Section 5.3.1.1 Commercial

This is discussed in the land use segment. The closing of the Wells Fargo leaves the city with two banking institutions [Cache Valley Bank and Utah Heritage Credit Union). The city has a generally adequate array of commercial enterprises, including the banks, a supermarket, motel, auto repair shops, pharmacy, fast food restaurants [locally owned], and construction facilities. There are real estate offices, insurance agencies, gasoline stations, convenience stores, and furniture stores.

A new development is the train depot which includes a coffee shop and will provide lodging in repurposed railroad cars.

Section 5.3.1.2 Industrial Park

The Industrial Park has been expanding. It has gone through four phases of development and is now in Phase V. Details are presented in the land use segment.

Section 5.3.2 Future Economic Development Plans

Mount Pleasant needs to pursue alternative forms of employment, perhaps through development of commercial and recreational enterprises. Also, attract employment through home-work and promote commuting. As we look to the future plans are needed to provide more livable wage employment through the Industrial Park and the Main Street commercial area. Wasatch Academy should be supported and the public/private partnership promoted. Wasatch Academy is a key element of the educational system here with students from 27 foreign countries and many places in the United States. It is also a significant economic resource. It attracts visitors. The Academy/city partnership makes facilities sharing with the high school and community possible.

An opportunity exists to become more of a tourist destination. People are attracted by Wasatch Academy, Contoy, and mountain recreation. The Arapine Trail brings i visitors to the city. We need to build more and more amenities for them beyond the initial attraction. We are a potential destination for hunting, fishing, hiking, ATVs, and other outdoor recreation.

As we grow we need to provide employment opportunities that will pay livable wages and provide benefits. We need to strengthen the Industrial Park and Main Street commercial areas. Best solutions for employment may be in-home employment and commuting.

Our youth need to have the opportunity to learn to be skilled craftsmen or professionals. Strengthening technical education at Snow College is a valuable resource. There are employment opportunities in the Industrial Park, but it is hard to find qualified workers. High-tech companies

need to be sought to provide employment to employ our workers without relocating their manufacturing facilities here.

We plan to continue to promote the Hub City notion based on our location and the hospital, hardware store, and super market facilities we have here.

Adequate knowledge of the codes by the public, users, contractors, and staff levels is essential. Too often developers and contractors know the code, but adequate inspection and enforcement isn't available.

Section 5.4 Community facilities, Public Works, and utilities

Mount Pleasant community facilities and public works are maintained by a work force of five employees. It makes it so that when they are working on a project, like water service or sewer service, other projects have to wait to be accomplished. Two or three new employees are needed to bring the capacity of the city to provide the necessary services. When parks are being maintained, street can't be repaired.

Additionally, the seasonal nature of work maintaining city facilities makes it so that at times in the year there is a work overload, but at other times there is not enough work to keep all of the workers busy. The policy of Public Works is try to keep work crews busy and employed in the full year. This is necessary to keep good, skilled workers. The city owns triangle apartments. They have become run down. During the slack time the city has used workers to help remodel them and make other improvements to city facilities. However, funds are often lacking for the remodeling and other projects. The work crews are also underpaid. Good workers are often lost to other cities.

Section 5.4.1 Parks, Recreation, and Community

Section 5.4.1.1 Current Conditions

Mount Pleasant City has a wide array of parks and recreational facilities. There is a city park on the south end of town. We have programs that rely on the parks such as the summer school lunch program which offers lunch to school age children daily in the park. We have sports facilities for soccer, baseball, basketball, and football for our youth as well as high school athletics and intramural programs. We have a swimming pool, and splash pad. We have access to the gymnasium. We run programs for AA and rent space for a pre-school. The gym is used for volleyball, indoor soccer, and basketball. Trails for jogging, biking, and ATVs are being promoted. A feasibility study for the development of the non-motorized trail beginning at the intersection of highways 117 and US 89 connecting Mount Pleasant to Spring City is currently underway. The Cleon Peterson Eccles Equestrian Center/Contoy Arena brings a number of visitors to the city. Many of our facilities are available because of a cooperative arrangement with Wasatch Academy. The public library provides books and periodicals, videos, and other learning resources. The facilities meet the needs and interests of a wide variety of residents: children, youth, adults, and the elderly.

Population here is outgrowing our facilities. The parks are over capacity much of the time. Recreation facilities cannot keep up with demand. Many are over-used such as baseball and soccer fields. The recreation center is over-loaded with use starting at 5:00 am and going most of the day. The safety of the pool and dressing areas should be up-dated. Park restroom facilities are inadequate and often unsanitary. There is a splash pad north of the swimming pool. Activities such as dance classes, karate, archery, aerobics, and spinning take place in our facilities. The safety of the pool and the dressing area is substandard based on state and federal standards.

Section 5.4.1.2 Future Development Plans

The major future problem for this feature is keeping up with the population growth and resulting increased demand for use of the facilities. As noted above, most of the facilities are currently at or near capacity. In addition, trends indicate the recreational visitors will increase in numbers and place added pressure on the facilities and related facilities such as lodging and restaurants. In our planning for the future we need to take into account current resident needs, the needs of those who move in who may be more urban in preferences, and visitors: we need to consider both the local needs and the needs of visitors.

Discussions are currently underway to build new restrooms at the swimming pool and city park.

Section 5.4.2 Electricity

Section 5.4.2.1 The Present Conditions of Electrical Services

Mount Pleasant City Power was honored with an award from the Utah Associated Power Systems (UAMPS) for system improvements. Emphasizing the importance of safety, quality, and productivity, the system has made major improvements since 2017. We have two major emphases: enhancing customer communications and infrastructure improvements. The infrastructure improvements have focused on the Triple "T": a three year deployment of a new Landis Gyr power-line carrier metering system known as the PLX (Powerline Express). It has installed 2200 meters in the new system. The new metering system reads meters in 15 minute intervals, detects outages, service disconnect and load limiting capacities. The system has prevented the loss of thousands of dollars in revenue and has reduced delinquent billing in half. It reduces time of delinquent shutoff from two days to one hour. The construction of a one mile stretch of a 46 KV transmission line from the new switch yard to the Contoy substation with collaboration with Manti, Ephraim, Fairview and Spring City has been completed.

Section 5.4.2.2 Electricity Development Plans

The Mount Pleasant Power Department has a project list that has a two year framework and a five year framework. The plans focus on maintenance of the system as it currently exists and an upgrading specific parts of the system. The up-grading focuses on taking some of the lines underground, the installation of LED lighting in the Recreation Center, library, and street lights, and new maintenance equipment. There are also plans to extend street lighting.

Section 5.4.3 Water, irrigation and potable

Section 5.4.3.1 Current Conditions

Our culinary water and irrigation water systems are inadequate for the current population, especially under present drought conditions. The city has two separate systems, potable and irrigation, but recognizes that the two are related and constrained by the total amount of water available to the city. Mount Pleasant is searching for additional potable and secondary water and for ways to conserve the current supply. Summers are often characterized by requirements to reduce or restrict water use in both the primary and secondary system. Water for outdoor use in gardens and lawns is often rationed in the summer months. For example in the current year (2020) outdoor watering was limited to one day a week in August. The culinary system came very close to a crisis. The wells were operated continually.

A new pond is needed for secondary water storage and a new treatment plant for culinary water. Funds for the water treatment plant and a new well will bring the potable system up to standard for the needs of the current population. It will not meet the needs created by new population growth. Mount Pleasant is above the maximum population for the amount of culinary water available.

As the industrial park continues to expand and more people move in, more demands will be made on the water system.

Section 5.4.3.2 Future Development Plans

One part of dealing with demand for water is to develop and promote water conservation by educating current users and encouraging our new builders to do more dry landscaping and efficiently using our limited water resources. Adopting a “slow the flow” campaign will be necessary. Water savings can be achieved by dry-scaping city lands where feasible. Some of this work has been done at the aquatics center and the rec center. City can add new areas of xeriscaping.

A new pressurized, metered secondary water system is planned, funded, and will soon be under construction. The hope is that this will make irrigation uses less wasteful and the residents more aware of their use in order to reduce demand. The planned pressurization of the irrigation, secondary water system will free some water for culinary use and make the water for irrigation last longer into the year. The city also has plans to create an additional water storage facility east of town.

A water treatment plant and a new well are planned and funding is being sought with the project to be completed in 2022 if funding is granted.

Section 5.4.4 Roads

5.4.4.1 Current Road Conditions

Roads are in serious need of repair. We can't keep up with pot hole repair. Many of the streets need major repairs and we are only able to do 'emergency repairs. Grants are difficult to obtain. We allow new hook-ups for water and sewer to contract for the street repair. We lack inspectors to assure the work is done well and does not degrade. Major repairs and up-dates to our roads are a major problem based on the survey results.

A second issue is that the wide right of way for roads leaves space not covered by asphalt and not private. These road shoulders are designed to promote drainage during storms, but the residents tend to see them as extra parking, especially RV parking.

5.4.4.2 future road development plans

In the City Council meetings for April and May, a new technique for re-surfacing the roads using current road material and a hardener and sealant was considered and a test area on 4th East and the airport road authorized. An initial assessment is being made to determine the effectiveness of the technique. If it is viewed as a success, funding will be pursued. Otherwise, other innovative approaches will be developed.

Section 5.4.5 Sewage

Section 5.4.5.1 Current Conditions of Sewage

The sewer facilities are more than adequate to meet current demand. There are four ponds for processing the sewage and only two are actually in use. The ponds need periodic dredging, and the ponds contain hazardous waste requiring special techniques to dredge. The facility is adequate for the near future, even as the industrial park expands and the population increases.

New headworks are being installed to remove non-organic material such as plastics, condoms, tampons, and disposable diapers before they enter the ponds. There is enough capacity to cover the next ten years.

Section 5.4.5.2 Future development plans for sewage

The greatest need here is to add a treatment plant that will clean the water so that it can be returned to community use for agriculture.

Section 5.4.6 public safety

Section 5.4.6.1 Current conditions in public safety

The city is served by four police officers including the chief of police. It is difficult to cover all of the demands on the force with that number of officers, especially when one may be testifying in District Court. It is almost impossible to provide backup in dangerous situations. We need an investigator to prepare evidence for trial. We don't have an evidence room and are forced to store evidence in one of the jail cells or in a trailer that freezes in winter.

Section 5.4.6.2 Future Development Plans

The public safety department needs additional officers and an improved storage facility for evidence storage. If the Wells Fargo building becomes available to the city, as planned, it will make additional space available and remedy some of the problem.

Section 5.4.7 Fire Department

Section 5.4.7.1 Current Conditions

The fire department is highly rated by the residents.

Section 5.4.7.2 Future plans for development of Fire Department

The Department is in need of a new truck, hopefully funded by grant money. The new truck will require a new building which is now under study.

Section 5.4.8 Library

Section 5.4.8.1 Current Conditions

The library is well equipped and offers a major resource for all citizens.

Section 5.4.8.2 Future Plans for Library

The operation of the library and staff should be maintained.

Section 5.5 Affordable Housing

Section 5.5.1 The Present situation of Affordable Housing

Affordable housing is available in Mount Pleasant in several forms. The locations of the affordable housing is indicated in the accompanying map. At present there are three mobile

home parks in the city. They are scattered in three separate locations. Each has units that are rundown. Aspen Village is a serious problem. Services are antiquated. Power, water, and sewer lines are present, but their exact locations in parts of the Village have been unknown and they are out of code. Water has been brought in by containers. Grant money is being used to improve conditions and meetings have been held with the residents of the area to improve conditions. The water lines are currently being replaced and fire hydrants installed. Aspen Village has units that are vacant. The road and other facilities are in need of repair and water drainage is a problem.

The other mobile home developments have almost no landscaping. The J. Jackson site is privately owned with residents renting space for their homes. Most of the area is graveled. The RV camp has large propane tanks that are out of code.

The second form is fourplexes and duplexes. These are scattered throughout the city. While there are not many, they are located in several areas and not clustered. Duplexes are limited as to density and in the residential zones the duplexes must be at least 300 feet apart.

Third, small apartment complexes are located near the center of town. The Community Development and Renewal Agency (CDRA) owns Triangle Apartments. They have been upgraded through a Community Development Block Grant (CDBG). The CDBG has also played a major role in the conversion of the Wasatch Block Building into six affordable apartments. Twenty Four apartments for seniors have been developed at 105 East 100 North through cooperation with the CDRA and Community Housing Services, Inc.

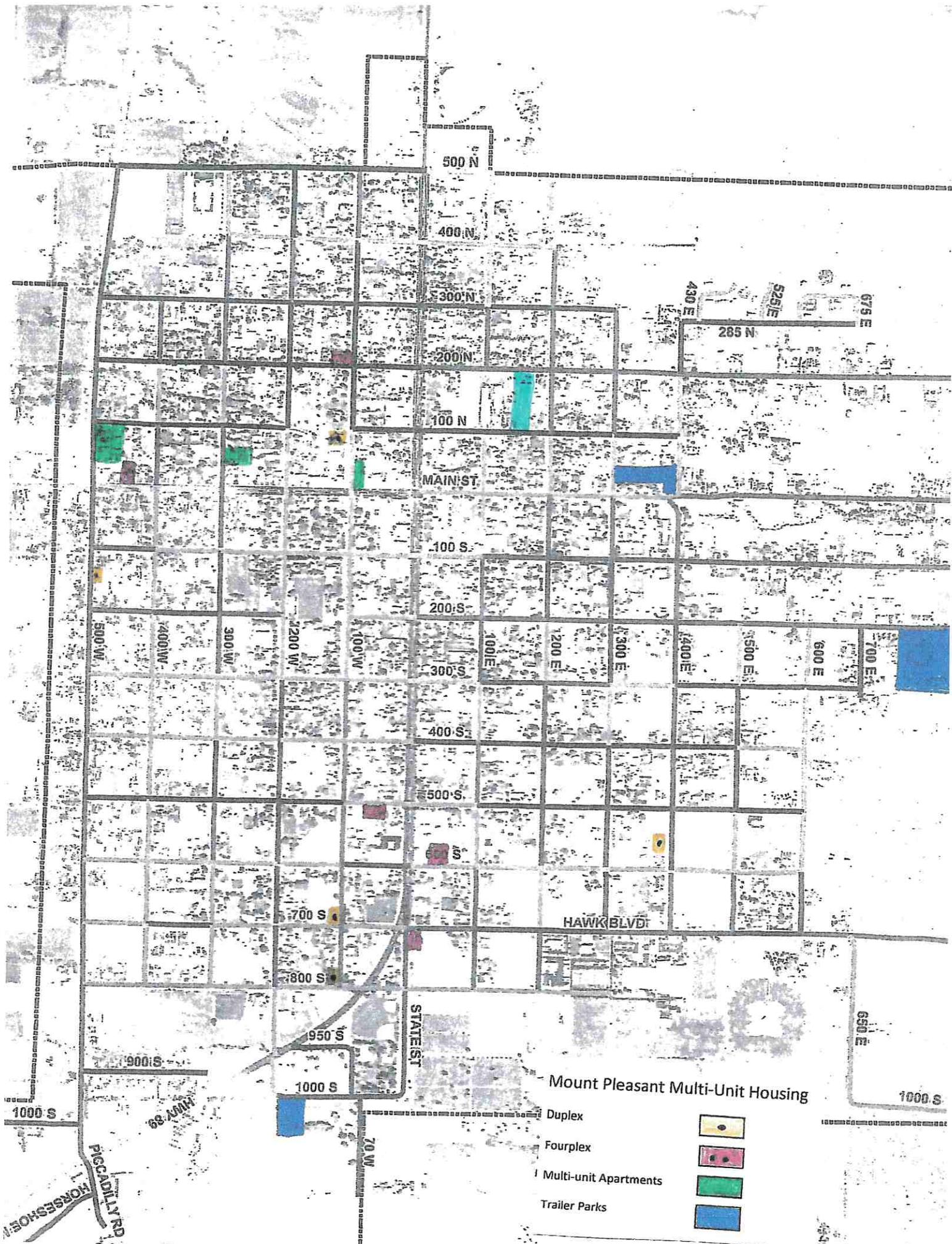
The fourth form is single and double-wide prefabricated housing. These units are common and scattered throughout most of the community.

Additional affordable housing is badly needed. We do not have enough and what we have is often low quality, set in uncomfortable and unsanitary neighborhoods.

Section 5.5.2 Planning for Affordable Housing

One of our major problems concerns multi-family units and what to do with them. Definitions of types need to be clarified. The fit of fourplexes and their role in development will be explored. The city needs to be more involved in the planning of and development of larger projects. We have the codes in place, but need to improve enforcement.

Innovative ways of providing affordable housing are essential to the vision statement. Housing for young people and preserving the rural character of the city should guide the effort. Blight present in some of the areas needs to be cleaned up. The location of affordable housing near commercial areas to make access to the facilities should be explored. The same with the Industrial Park. Duplex location and zoning enforcement are serious issues. The possibilities are to improve the housing now available as well as adding new facilities. We need to explore creating a new zoning category that will allow for homes on smaller lots. The current lot size makes land expensive for single family housing on ¼ acre lots. We need to designate some parts of the city for a small lot alternative. We will explore the feasibility of HOA and other cluster developments with shared open space and 1,000 to 1200 sq ft houses w/ garage.



Mount Pleasant Multi-Unit Housing

- Duplex
- Fourplex
- Multi-unit Apartments
- Trailer Parks



Section 5.6 Finances and Planning

Our local tax base needs to be expanded. There are many financial demands on the city that can't be met with current revenues. Additional tax revenue could make a major difference, but the survey of residents shows very little support for tax increases, except to improve roads. The Industrial Park is being developed to expand the tax base. ***

- Explore the ways in which the State Street and Main Street commercial areas can provide more tax revenues for the city.
- Zoning ordinances and the plan need to be made consistent. The guidelines for site approval should also be strengthened. Enforcement is too lax.
- Examine the use of impact fees and other development fees. Impact fees must be balanced with increased rates for services.
- Conduct a systematic financial analysis.
- A major problem is that we are not always transparent enough about our efforts in city government. The people don't know what we are doing or that we are working on city problems. The city is often dealing with problems but the residents don't know of our efforts. We need to seek better ways to inform the citizens and gain their participation.
- Residential growth should be concentrated on the east side of town.
- Clarify lines of authority in city government.
- Index and codify the city code.
- Explore and develop the further use of impact fees, and other fees to balance making the new-comer pay and raising fees.

Section 5.7 Beautification

5.7.1 Current conditions

- Off-street parking, especially in the city right of way, needs to be restricted. Existing codes need to be enforced.
- The city has a tradition of Spring Clean-up. The City Council is making an effort to cover more needs through the clean up.
- We have flower beds (5) with volunteer watering and care.

5.7.2 Beautification Planning

- Enforce nuisance codes.
- Promote more effective Spring clean-up. Consider two week-ends next year. Seek more participation through Just Serve.
- Xeriscaping should be used by the city and encouraged for use by citizens.

Section 6.0 Annexation Element

There are no plans to annex additional lands to the City. We will fill in the city's vacant areas before additional annexations.

Section 7.0 Implementation

The Planning Commission, coordinated with the City Council, will take the following steps to implement this plan:

- Establish a sub-committee to set priorities for implementation.
- Based on survey the most significant problems to be dealt with are use and development of water resources, especially potable water, affordable housing, new jobs in industry and home-work, and planning for the population growth. These problems are not independent of each other, but are closely related.

Appendix A- Mount Pleasant Survey of residents and analysis

Mount Pleasant Plan: 2020-2030 Community Survey Results Mount Pleasant City Planning Committee

The statistical tables in this document form a report of the survey conducted by the Mount Pleasant Planning Committee during the months of January and February, 2020. The survey was designed to provide input from the citizens of the city to the Mount Pleasant Planning Committee and the City Council. We will first describe the purposes of the survey, the construction of the questionnaire, the administration of the questionnaire, and the data analysis. Once the details are presented, we will describe the actual findings.

I. Introduction.

The planning committee of cities and towns in Utah is required to establish a ten year planning document to guide their decisions. The plan may be modified in response to circumstances that may arise, but the requirement is that the commission is to have a vision of the future for the city. They make their planning and zoning decisions on the basis of the plan. The statute that mandates the creation of the plan also mandates areas of concern that must be covered, though other issues may also be included. It is to reflect citizen desires, the City Commission's perspective, and the planning commission's own vision for the future.

The survey was designed to provide one measure of the feelings of the citizenry. It is one of several levels of assessment to make the ten year plan a meaningful, useful, and democratic expression of the hopes for the future of Mount Pleasant. It is paired with a public hearing where the people were able to express their opinions as well and a second public hearing after the plan is prepared in draft form.

The process began with the Mount Pleasant Planning Commission meeting and preparing a vision statement that is a brief statement of the type city the Commission would like to see in a decade. They

examined the past two statements and constructed their own vision statement based on the others and their contemporary responses. Once the statement was prepared it was taken to the mayor, individual members of the Mount Pleasant City Council, the heads of several of the departments seeking their suggestions and comments. These comments led to minor adjustments. The revised vision statement was presented to the City Council which voted to accept it. The questionnaire was designed to gain public input into the vision statement and details that would make the statement an operable document. The questionnaire was also taken through several steps in its construction to assure usefulness in making decisions about the ten year plan. An initial draft was prepared by Lynn England, Lecturer in Political Science and History at Utah Valley University. It was prepared after meetings with the Planning Commission where they expressed their information and opinion. Members of the commission were consulted for their suggested revisions to the draft. It was then modified and taken to the mayor, the individual members of the city council, the chief of police, the acting head of public works, the superintendent of the North Sanpete School District, and the director of the city electric department. Their comments were then integrated into the final draft of the questionnaire which was agreed upon by the planning commission and the city council.

II. The questionnaire

The questionnaire used in the survey can be divided into parts, seeking citizen inputs on several issues, including attitudes about zoning. The first questions ask the residents to indicate their rating of the city in general and then ratings of a list of specific characteristics including the social environment and specific services offered. The second set of questions examine ask the resident to visualize the next ten years and express their desires in terms of population change, community growth, and preferences for specific aspects of planned change. A third set of items focus on zoning and the various zoning categories. Residents were asked for changes they would like to see in the categories and application of the ordinance. The Industrial Park was one of areas of focus. A fourth set deal with specific types of developments and preferences for them. Affordable housing developments were included here. The fifth set assessed the quality of services offered by the city including the planning, but covering most aspects

of city government and services. They also ask about expansion of some services and the willingness of the residents to pay for change through taxation. The final items requested demographic information.

III. The Mailing

After a discussion of the merits of a random survey versus a mailing to all residents, the decision was made by the planning commission and the mayor elect that it made most sense to mail a questionnaire to every resident of the city. The reasoning was that this would give every person a chance to provide input into the process, making it more democratic. Each resident could choose whether to provide this input. The decision was also made, mainly by Lynn England consulting with the commission members to send the survey by mail rather than dropping it at each residence. The list of addresses used was from the Mount Pleasant Utilities mailing list. It was hoped that this list would be current and accurate. The results suggest that this was an accurate assumption with only 18 mailings returned due to undeliverable addresses. The list included businesses as well as residents. The business listings, where obvious, were eliminated. If there was a question whether it was a business or residence, it was included. There were 1236 listings and that number of questionnaires were sent out. The mailing included the survey, a letter of introduction signed by the new mayor and the chair of the planning commission. It explained the purpose of the survey and the importance of public input in the development of the ten year plan. It also indicated the significance of each person's input. A second letter from Lynn England explained the mailing and importance of the response. A copy of the questionnaire and a return stamped envelope were included in the mailing. It was recognized the some areas of the city might be omitted from the mailing due to renters whose names might not be included in the utility list, so the mailing content was hand-delivered to these residences and to the faculty of Wasatch Academy. A total of 311 completed questionnaires were returned for a response rate of 25%, which provides some very usable results.

The data were entered into an Excel database for analysis. Each entry was verified for accuracy. The statistical analysis was conducted on a common statistical package called SPSS [Statistical Package for the Social Sciences]. The data were examined for the distribution of responses to the items on the

questionnaire. We will now present a summary of the basic findings and the tables constructed from the statistical analysis. The results are presented in tables following the general discussion.

I. Survey Results.

Rating Mount Pleasant. The first question asked to rate Mount Pleasant as a place to live on a scales from 1 'Worst' through 5 'average' to 10 best'. The community was given a general rating of 6 or above average by 67% of those responding with 7.7% rating it below average. It was rated average [5,6] by 21.9%.

The second item sought an assessment of the rating of change over the past five years. Over twenty-seven percent rate it as having improved, 46.6% the same, and 24.4% rate it as having become worse. In other word, there is very little consensus about the value of the changes in the last five years.

The third general question asked whether the respondent felt they had a voice in what goes on in Mount Pleasant. 44% responded they felt they had some voice, while 53.7% feel they do not. This may signal a problem area.

In order to refine the general results and identify areas of strength and weakness, A collection of items was included asking the residents to rate the quality of various features of Mount Pleasant . The ratings went from 'Exceptional' down to 'Badly needs improvement' on a seven point scale with four labeled 'Satisfactory'. Table 4 below lists the features and the ranking of their means. They are ordered in Table 4 from the highest rating to the lowest. Two clear results emerge from the data. First, over 50% of the residents are satisfied or better with all but one item: road maintenance. This signals a general satisfaction with the way things are at present in the city, in spite of the controversies surrounding elected leadership of city government. Items include those reflecting the environment of the city as a place to live and raise a family and city services. 70% or more are satisfied or rate as exceptional the following features of the city: air quality, a place to raise a family, quality of rural life, friendliness, cooperation, and participation in the city. City services that also receive these high ratings include trash collection, library, electricity, health care, fire protection, law enforcement, schools, youth recreation, affordable housing, parks and

playgrounds, emergency preparedness, beautification, water resources, and zoning ordinances. Road maintenance stand out as the only item with negative ratings calling for improvement. The specific ratings show up more positively than the general rating.

Taxation. In addition to rating the quality of the facility, the people were asked if they were willing to have their taxes raised to pay for improvements. Table 4T shows that only road maintenance (20.9%) and Water supply (12.9%) receive more than a ten percent willingness. The next highest is law enforcement at 8.4%. Generally, people expressed an aversion to taxing to improve conditions, but this is understandable given the level of satisfaction with the current quality.

Growth. The survey also asked opinions about the preferred growth rates for various forms of community and economic growth. There is a general sentiment in favor of growth in the four areas examined: population, residential, commercial, and industrial growth. About 80% of the residents favor increased rates of commercial and industrial growth, including almost 50% in both areas who favor significant increases in the growth rate. The general sentiment concerning population and residential growth is to keep the rate as it is or increase it slightly.

To further refine the attitudes about population growth, the people were asked what actual population they would like to see in Mount Pleasant in ten years. They were told that the current population was estimated to be 3562 people. They were also told that the official Utah State Government prediction is that will reach 4518 in 2030. If growth continues at it currently estimated rate. The majority of the residents' responses (72.3%) favor populations between 4,000 and 5,000. Fifteen percent would like no population growth or a small decline. Eight percent prefer growth to over 8,000 residents.

Zoning and Planning. The remainder of the survey is focused on zoning and planning issues directly.

Planning Areas. Ten areas for planning were identified by the commission, the mayor, city council, and Lynn England. The residents were asked to rate each in terms of its priority. It was possible to rate all

items the same or for there to be ties. It was not a forced ranking. The items were scaled from 1 (none), through 3 (moderate) to 5 (essential). Table Seven lists the distribution of scores and the mean. Consistent with the preceding results, Road improvement and water resource preservation received mean ratings of 4.44 and 4.36 respectively. In both cases over 55% of the residents rated them as essential. At the other extreme, increasing the number of parks, providing affordable housing, beautifying the city, and protecting open space were given the lowest priority, though all but increasing the number of parks were rated as being at least moderately important by over eighty percent of the residents. Only providing affordable housing, increasing the number of parks, and city beautification received below 50% of the residents rating them below high priority. The residents generally see preserving the rural atmosphere, preserving agriculture, keeping the small town feeling, and economic development as a set of qualities most important to preserve.

Residential Zones. Tables 8-15 focus on the residential zones, Residential Agricultural (RA) and Residential Single (RS), and their differences, lot sizes, and duplexes in these zones. The basic finding is that the residents favor keeping minimum lot sizes as they are (RA 63% and RS 75%), keeping animals as listed in RA (69%), and keeping the RA/RS distinction (63%).

There is some lack of agreement concerning duplexes in the RS and RA zones. In RS zones 43% favor prohibiting duplexes or increasing the minimum distance between duplexes to at least 400 feet. (The current minimum is 300 feet). In RA zones 35% favor prohibiting duplexes or increasing the distance. However, in RA zones 57% favor keeping the 300 foot requirement or doing away with minimum distance. In the RS zone 61% favor keeping the 300 foot requirement or doing away with minimum distance. Allowing a second smaller residence on the RS or RA lot is favored by about 55% regardless of whether it is RA or RS. However, most residents favor limiting occupancy to family members.

Multiple Unit Housing Zone RM. The multiple unit residential zone is designed to provide housing as low density multifamily housing and residential apartments which limits developments to 8 dwelling units or 12 efficiency units per acre. The survey sought opinions from residents as to the preferred uses of these

developments. The majority favor it as a way to provide affordable housing (52%) with retiree housing(24%) and low-income housing (25%) are other uses favored by 20% or more. Only 8% are opposed to use of the zone, but 23% oppose the creation of additional RM areas.

The RMH zone is a zoning category for **mobile home** developments. It allows for mobile home parks with single or multiple ownership. An questionnaire item asked for preferred uses of this zone that was the same as the RM zone. The creation of new RMH zones is opposed by 33% of the residents and 14% oppose the use of this zone. Residents favoring the use of this zone to provide affordable housing make up 33% of the residents with 25% favoring its use for low income housing and 24% favoring its use for retirees.. The residents could choose multiple uses.

General Commercial Zone. The general commercial zone was created to encourage commercial development along State Street. Residents were asked if they favor the use of this zone. Results show that seventy percent of the residents agree or strongly agree with the use of this commercial zone. Nine percent oppose its use.

Historical Commercial Zone. This zone was created to preserve the historical flavor of downtown Mount Pleasant along State Street and Center Street. The support for the Historical/ Commercial zone is higher than support for the General Commercial zone with 79% agreeing with the use. Only 3.5% oppose the use.

Historic District Overlay. The Historic District Overlay was created to preserve and rehabilitate historically significant structures and sites. The use of the overlay is not supported as a way to protect all historically significant sites, only 205 favor its expansion to all significant sites. Expansion at the owner's request is favored by 33%. The highest percentage of responses (38%) want to keep the overlay as it is currently.

Industrial Park Zone (MP). The industrial park was created to provide jobs for residents and increase the city's tax-base. It is often mentioned as an areas of concern for zoning and planning. It is used for

industrial developments to provide employment and as a location for community facilities such as the National Guard Armory, Head Start pre-school, and the food bank.

Residents were asked if they felt it was succeeding in providing employment for locals with 64% seeing it as a success and only 21 percent rating it as unsuccessful. Sixty-one percent rate it as successful in creating tax revenue, while 21% rated it as unsuccessful. When asked about the future of the development, 41% want to keep the park sized as at present, while 44% favor expansion of the zone.

The respondents were also asked if they would prefer to have a second industrial park located in a different part of town. The results present a divided community, though the issue does not seem to be considered seriously at this time. Twenty-five percent would like to have one developed, 28% have no opinion, and 39% are opposed.

The Industrial Park, as it developed historically, became the location of several public facilities such as the National Guard Armory, a Head Start facility, and the local food Bank. and search and rescue. When asked 35% of the respondents favored keeping it as it is, while 53% favor adding more.

As a summary question, the residents were asked whether they support changes in the zoning ordinance. Consistent with other questions specific to aspects of the ordinance, 29% favor keeping the ordinance as it is and 50.2 would only like to see minor changes. The sentiment for major changes is limited to 14% of the residents, while even fewer (1.6%) would do away with it.

Affordable Housing. One of the major features of the ten year plan is to deal with affordable housing. Residents were asked to rank three options for affordable housing: multiple unit structures, modular homes [described as having no axles with a foundation], or mobile homes. The ranking were '1' most preferred', (2) 'second', and (3) 'Least preferred'. Many residents rated some options as being equal in ranking. Table 27 shows that the least preferred option is mobile homes which is ranked third by 75% of the residents. The most preferred is the modular home ranked first by 46.5% and second by 40.6%.

Multiple unit structures ranked a close second to the modular homes by 42.1% ranking them first and second by 34.7%. Both are rated favorably, while mobile homes are clearly ranked last.

Residents were asked the degree to which they agreed with statements favoring more modular home developments to deal with affordable housing. Fifty-six percent either agree or strongly agree with adding more modular housing developments while 23% either disagree or strongly disagree. The same question was asked about mobile home developments with very different results. Those who agree with the statement are 12% of the residents, while 68% disagree. I would suspect this is due to the problems the city has had with Aspen Village.

Public Meeting Attendance. The residents were asked if they had attended public meetings in the last twelve months. Forty-three percent claimed to have attended at least one meeting. Fifty-eight said they had not attended any. Thirty seven percent said the public meetings are well advertised in advance and 27% feel the results are well-publicized.

Community Development. Several options were listed as approaches to housing and commercial development in Mount Pleasant. Residents were asked to report the degree to which they support or oppose the developments on the list, duplexes, mobile homes, condominium, townhome, multiple unit apartments, big box stores, fast food franchises, and chain motels. Table 33 shows the results. Town home developments were supported by 57% while 13% oppose. Duplex developments were supported by 53% while 15% oppose. Condominium developments were supported by 48% while 21% oppose. Multiple unit apartment developments are supported by 47%, while opposed by 20%. Mobile homes receive a very different response with 10% supporting them and 70% opposed. This latter result is consistent with other responses reported above.

The commercial development options received mixed support. 64% favor developing a fast food franchise with 13% opposed. Big box stores are supported by 45% with 25% opposed. Chain motels received 41% support and 20% opposed. Big box stores have 24% with no preference, while the chain motels have

32%. In fact with the exceptions of Mobile homes and fast food franchises, a quarter or more of the residents have no preference.

Work Quality of Mount Pleasant Services. Table 34 reports the results of a rating of the quality of work performed in several areas of the city's responsibilities. The categories the residents could use were 'unacceptable,' 'poor,' 'Fair,' 'good,' 'very good,' 'excellent.' The table presents the services ranked by their mean scores. Over 60% of residents rated the Library, fire department, electric maintenance, cemetery maintenance, sewer maintenance and law enforcement as good to excellent, though only the library and fire department received 'very good' or 'excellent' ratings by above 30% of the residents. Mayor and council, animal control, zoning and planning enforcement, and streets were rated good or better by less than 35%. Street Maintenance stands out for its unfavorable rating. It is important to note that these areas of service are not all separate departments and that the same department is responsible for several areas. The variability in the rating of the services provided by the public works suggests that they are understaffed and forced to make undesirable decisions about which service to provide.

The residents were also asked to indicate which of the areas they would be willing to pay **increased taxes** to improve the service. Streets received 19% support for increased taxes, irrigation maintenance 9%, and water maintenance 9% as those areas with the greatest support for tax increases. It is clear that there is almost no support for tax increases to improve services.

This was followed by a question asking **support for adding city employees** in several departments and willingness to be taxed to do so, Support was expressed in categories ranging from 'strongly Oppose' through 'No Opinion' to 'Strongly Support' increases. Support in increasing number of employees is greatest in Public Works with 42% supporting an increase and 13% willing to be taxed to add them. Police increase is supported by 36% with 13% favoring a tax increase to accomplish it. There is little support for increases or for increased taxes.

Support for specific Codes. Four questions about enforcement of specific codes were included. The items asked about enforcement of code against junk vehicles stored on private property, cars for sale parked on State or Main, zoning laws in general, and building code enforcement. The basic question was whether the city should enforce each of the four. Table 37 presents results. There is a strong support of enforcement of the code against junk vehicles with 66% favoring enforcement. There is also support for enforcement of the zoning code and enforcing the building code, but there is also about 1/3 of the residents with no opinion. The residents are evenly split on the question of vehicles for sale parked on State and Main.

Table 37 also shows significant support for North Sanpete School District and Wasatch Academy working together, something which both have been working on. Preservation of the Mormon Heritage Area also has significant support. The final item in this set concerns Contoy Arena and whether it should be turned over to a non-government operator. Thirty three percent agree, but 40% have no opinion.

Demographics. The demographic data show the responding residents were typically married, own their home, are fairly well educated with 80% having some college or more. Thirty percent have bachelor's degrees or higher. Thirty six percent of the respondents are retired with others spread over a wide variety of occupations. Fifty-four percent are employed. The residents indicate that only five percent own no land in Mount Pleasant. Over 80% of the responding residents have lived in Mount Pleasant for over ten years. Fifty-five percent have lived there for more than 20. Mean income for the residents who responded is \$50,800 with seventeen percent earning less than \$25,000. Thirty three percent earn over \$75,000 annually. The responding residents are not completely representative of the citizenry of Mount Pleasant. [Will use Census data to spell this out.]

Table 1
Community Rating
Percent

No response	Worst 1	2	3	4	5	Average 6	7	8	9	Exceptional 10
3.5%	0.6	1.0	1.6	4.5	8.4	13.5	21.9	25.4	12.9	6.8

Median=7.00

N=311

Table 2
Community Better or Worse over last 5 years
Percent

No Response	Much Worse (5)	Worse (4)	Same (3)	Better (2)	Much Better (1)
1.9%	2.9	21.5	46.6	22.8	4.2

Median=3

N=311

Table 3
Do you have a voice?

No Response	Definitely No (4)	Maybe No (3)	Maybe Yes (2)	Definitely Yes (1)
2.3%	20.9	32.8	37.9	6.1

Median= 3

N=311

Table 4
Quality of Facility

Facility	Mean Score	Improve	Satisfactory	Exceptional
Air Quality	5.88	1.3	27.9	70.7
Trash Collection	5.24	3.5	47.0	49.5
Place to Raise Family	5.16	2.6	56.6	41.8
Quality of Rural Life	5.00	5.5	50.8	43.7
Friendliness of Neighbors	4.97	3.9	58.5	37.3
Library	4.76	5.5	61.4	33.1
Electricity	4.69	5.5	64.0	30.5
Health Care	4.64	10.3	56.6	33.1
Fire Protection	4.46	8.4	65.0	26.6
Community Spirit/Cooperation	4.37	4.5	65.4	23.2
Law Enforcement	4.31	11.9	66.6	23.5
Schools	4.15	13.2	69.5	17.3
Youth Recreation	3.97	21.2	59.8	18.6
Affordable Housing	3.92	14.1	72.0	13.9

Parks and Playgrounds	3.78	19.3	68.6	12.3
Emergency Preparation	3.69	18.6	68.5	12.8
Community Beautification	3.64	24.1	63.6	12.2
Water Supply	3.52	28.0	60.4	11.5
Zoning Ordinances	3.39	25.7	67.9	6.1
Shopping facilities	3.38	31.5	60.2	18.3
Citizen Participation	3.27	28.6	67.6	3.9
Entertainment	3.13	33.8	62.1	4.2
Quality of Local government	3.01	40.2	55.0	4.8
Trails	2.95	39.9	53.7	6.5
Opportunity to Earn a good Living	2.91	37.3	60.8	1.9
Zoning Enforcement	2.90	39.2	55.6	4.2
Road Maintenance	1.99	70.7	28.3	0.9

Table 4T

Quality of Facility and willingness to be taxed

Facility	Mean Score	Tax to improve %
Air Quality	5.88	0.6
Trash Collection	5.24	1.0
Place to Raise Family	5.16	1.9
Quality of Rural Life	5.00	1.0
Friendliness of Neighbors	4.97	1.0
Library	4.76	5.1
Electricity	4.69	2.9
Health Care	4.64	1.0
Fire Protection	4.46	6.4
Community Spirit/Cooperation	4.37	0.3
Law Enforcement	4.31	8.4
Schools	4.15	5.2
Youth Recreation	3.97	3.9
Affordable Housing	3.92	2.3
Parks and Playgrounds	3.78	7.4
Emergency Preparation	3.69	1.0
Community Beautification	3.64	7.1
Water Supply	3.52	12.9
Zoning Ordinances	3.39	0.0
Shopping facilities	3.38	2.9
Citizen Participation	3.27	0.6
Entertainment	3.13	2.9
Quality of Local government	3.01	0.6
Trails	2.95	6.8
Opportunity to Earn a good Living	2.91	2.6
Zoning Enforcement	2.90	3.5
Road Maintenance	1.99	20.9

Table 5
Preferred Growth of Mount Pleasant

Sector	Mean	Reduce Rate greatly	Reduce Rate Slightly	Keep as is	Increase slightly	Increase Greatly
Population Growth	3.38	4.5	7.7	30.9	36.3	15.8
Residential Growth	3.41	4.2	7.7	29.6	35.4	18.0
Commercial Growth	4.19	2.3	2.3	8.4	35.0	46.9
Industrial Growth	4.19	2.6	2.9	10.9	31.5	47.2

Table 6

Preferred Population in 2030

Median	3000	3562	4000	4518	5000	8000	10000	15000
4518	3.2	12.2	26.0	28.0	18.3	5.8	1.0	0.6

Table 7

Priority of Options

Item	Mean	None (1)	Very Little (2)	Moderate (3)	High (4)	Essential (5)
Preserve Rural Atmosphere	3.83	1.6%	3.5	25.4	35.0	31.5
Provide Affordable Housing	3.36	4.8	8.4	35.7	34.1	14.1
Preserve Agricultural Land	3.84	1.9	5.5	23.5	35.4	31.8
Keep Small Town Feeling	3.86	1.9	5.5	22.2	35.7	32.8
Increase Number of Parks	2.87	12.5	28.0	35.4	15.8	6.4
Protect Open Space	3.48	2.3	10.6	31.2	26.4	25.1
Preserve Water Resources	4.36	0.0	0.3	9.0	30.5	57.2
Promote economic Development	3.80	2.3	6.8	24.1	33.1	31.8
Improve City Streets	4.44	0.3	1.9	10.3	23.2	63.3
Beautify City	3.59	3.5	8.4	39.5	25.7	20.6

Table 8 The Residential Zones

Minimum lot size	Percent
Reduce lot size	6.5
Keep as is	74.8
Increase size	10.0
Increased only in RA zone	5.2
No response	3.5

Table 9

RA Zone Number of Animals

Response	Percent
Prohibit large animals in city limits	7.4
Reduce maximum number allowed	13.2
Keep as is	69.1
Increase maximum number	4.5
Do away with maximum	2.6
No response	2.9

Table 10

RA minimum Lot Size

Response	Percent
Prohibit large animals in city limits	7.4
Reduce minimum lot size to 1/6 acre	3.9
Keep as is	63.0
Increase minimum lot size to 1 acre or more	21.9
No response	3.9

Table 11

RA zone and duplexes

Response	Percent
Prohibit duplexes in RA zone	14.8
Eliminate minimum distances between duplexes	15.8
Keep as is	43.
Increase distance to 400 feet	8.0
Increase distance to 500 feet	12.9
No response	4.8

Table 12

Allow primary and secondary homes on same lot in RA zone (2d)

Response	Percentage
No	16.4
No opinion	19.0
Family	21.9
yes	35.4
No Response	7.1

Table 13

RA and RS zones have same lot size, but no large animals in RS

Response	Percent
Keep as is	63.0
Eliminate RS zone	18.3
Eliminate RA zone	9.0
No response	9.6

Table 14

RS zone and duplexes (2f)

Response	Percent
Prohibit duplexes in RS zone	13.5
Eliminate minimum distances between duplexes	14.8
Keep as is	46.3
Increase distance to 400 feet	9.3
Increase distance to 500 feet	10.9
No response	5.1

Table 15

Allow primary and secondary homes on same lot in an RS zone (2g)

Response	Percentage
No	18.0
No opinion	19.3
Family	20.3
yes	33.8
No Response	8.4

Table 16

Uses preferred for RM zone (2h)

Use preferred	% Yes Responses
Affordable housing	52%
Retiree housing	39.5
Low income housing	29.9
Temporary housing	9.0
Oppose use of zone	8.0
Oppose creation of new RM areas	22.8

Table 17

RMH (Mobile Home) zone preferred uses

Use	% a Preferred use
Affordable housing	32.5
Retiree housing	23.8
Low income housing	24.6
Temporary housing	9.3
Oppose use of this zone	14.5
Oppose creation of new RMH zones	32.5
Only for single owner parks	14.1
Multi-owner subdivisions	4.8

Table 18

Agree with Commercial Zone (CG) on State Street

Response	Percent
Strongly Agree	19.3
Agree	50.2
No Opinion	17.4
Disagree	7.4
Strongly Disagree	1.3
No Response	4.5

Table 19

Historical Commercial zone State and Center to protect old downtown

Response	Percent
Strongly Agree	36.3
Agree	42.8
No Opinion	12.9
Disagree	2.9
Strongly Disagree	0.6
No Response	4.5

Table 20

Historic Overlay preserves and rehabilitates historically significant sites.

Response	Percent
Expand to all historically significant sites	19.9
Expand only on owner request	33.1
Keep as is	37.6
No Response	9.3

Table 21

Industrial Park is providing employment to Mount Pleasant residents

Response	Percent
Highly Unsuccessful	5.1
Unsuccessful	15.8
Successful	64.3
Highly Successful	5.5
No Response	9.0

Table 22

Industrial Park is providing tax revenue to Mount Pleasant residents

Response	Percent
Highly Unsuccessful	3.9
Unsuccessful	18.6
Successful	61.4
Highly Successful	3.9
No Response	12.2

Table 23

Enlarge, Keep Same or reduce size of Industrial Park

Response	Percent
Greatly Reduce Size	1.6
Reduce Size	1.6
Keep as is	41.5
Increase Size	39.2
Greatly Increase Size	4.8
No Response	11.3

Table 24

Locate Another Industrial Park in other location

Response	Percent
Strongly Agree	5.1
Agree	20.6
No Opinion	27.7
Disagree	25.1
Strongly Disagree	14.1
No Response	7.4

Table 25

Locating Public Facilities in Industrial Park

Response	Percent
Keep as Is	35.4
Add a few more	42.4
Add Many More	10.9
No Response	10.3

Table 26

Preference for changes in zoning ordinance

Response	Percent
Keep as Is	28.6
Make Minor Changes	50.2
Make Major Changes	13.8
Eliminate Zoning Ordinance	1.6
No Response	5.8

Table 27

Ranking of options for Affordable Housing

Option	Mean Ranking	% Rank 1	% Rank 2	% Rank 3	No Rank
Multiple Unit Structures	1.53	42.1	34.7	13.8	9.3
Modular Homes	1.45	46.5	40.6	5.8	7.1
Mobile Homes	2.50	3.2	9.3	75.9	11.6

Table 28

City Should allow more modular home developments to provide affordable housing

Response	Percent
Strongly Agree	9.6
Agree	46.0
No Opinion	14.5
Disagree	16.4
Strongly Disagree	6.4
No Response	6.8

Table 29

City allow more mobile home developments as affordable housing

Response	Percent
Strongly Agree	3.5
Agree	8.7
No Opinion	13.5
Disagree	30.2
Strongly Disagree	37.3
No Response	6.4

Table 30

Frequency of Attendance at Public Meetings last 12 months

Frequency	PERCENT
0	58.2
1	11.3
2	11.6
3-5	11.2
6-10	6.1
10 +	3.2

Table 31

How well are public meetings advertised in advance

Response	Percent
Very well	3.5
Well	33.8
Poorly	35.7
Very poorly	12.9
no repose	13.2

Table 32

How well are the results of public meetings advertised

Response	Percent
Very well	1.6
Well	25.7
Poorly	39.5
Very poorly	16.7
no repose	15.8

Table 33

Support of use of the following to promote housing and commercial development

Development	Mean Rating	Strongly oppose	Oppose	No preference	Support	Strongly Support
Duplexes	3.28	7.7	7.7	27.7	42.1	10.6
Mobile Home	1.86	42.1	28.3	14.8	8.4	1.9
Condominium	3.11	10.6	10.0	26.7	39.2	8.7
Town home	3.31	6.8	5.8	25.1	47.3	9.6
Multiple unit appts	3.05	8.4	11.9	26.4	40.8	6.1
Big Box Stores	3.13	9.3	15.4	24.4	29.3	16.4
Fast Food Franchises	3.51	5.5	8.0	17.7	43.4	20.6
Chain Motels	3.04	8.0	11.9	32.2	30.5	10.6

Table 34

Rating of work quality in Mount Pleasant

Area	Mean	Unaccept	Poor	Fair	Good	Very good	excellent
Library	4.08	0.3	0.3	9.0	43.4	28.9	10.0
Fire department	3.88	0.6	2.3	10.3	44.4	26.7	6.4
Electric maintenance	3.74	1.3	3.9	16.5	42.6	21.6	5.8
Cemetery maintenance	3.71	1.3	3.2	18.3	39.5	23.5	5.1
Sewer Maintenance	3.64	1.0	2.6	23.5	43.4	17.4	4.2
Law enforcement	3.61	2.6	7.1	16.1	41.5	19.0	5.5
City Office staff	3.50	1.6	6.4	23.2	37.3	18.6	3.5
Parks and recreation	3.42	2.3	9.4	19.7	42.9	14.5	2.6
Water Maintenance	3.38	4.2	8.7	24.4	37.0	14.8	3.2
Beautification	3.09	7.4	12.5	25.7	37.3	6.4	2.6
Irrigation Maintenance	3.04	5.5	14.1	25.4	35.4	7.7	1.9
Mayor and council	2.76	10.3	18.6	26.7	27.0	4.2	2.9
Animal control	2.71	11.9	17.0	24.8	27.7	6.1	1.3
Zoning and planning enforcement	2.66	11.3	18.4	24.8	28.7	4.2	1.0
streets	2.13	31.2	27.7	18.6	12.5	2.9	0.6

Table 35

Willingness to be taxed to improve facility in Mount Pleasant

Area	Percent for tax increase
Library	3.2
Fire department	6.1
Electric maintenance	4.2
Cemetery maintenance	1.6
Sewer Maintenance	3.9
Law enforcement	4.2
City Office staff	2.6
Parks and recreation	5.8
Water Maintenance	8.7
Beautification	6.1
Irrigation Maintenance	9.3
Mayor and council	2.3
Animal control	4.5
Zoning and planning enforcement	4.2
streets	19.3

Table 36

Support for adding city employees and for Tax Increase to fund it

Increase employees	Strongly oppose	Oppose	No Opinion	Support	Strongly Support	Favor Tax increase
Police	8.7	15.1	29.9	29.3	7.1	12.9%
Public Works	5.5	12.9	28.9	35.4	6.4	12.5
Zoning Enforcement	6.1	17.0	37.9	18.0	9.0	6.1
Animal Control	6.1	14.5	35.7	23.5	9.0	9.0
Nuisance Enforcement	6.4	13.2	35.0	25.1	9.0	6.1
Building Inspection	7.7	11.9	42.4	19.3	7.1	5.8

Table 37

Enforce the codes

Item	Strongly agree	Agree	No opinion	Disagree	Strongly disagree	No response
code against junk vehicles on private property	35.4	30.9	12.5	10.9	7.4	2.9
Code against selling vehicles on State and Main	13.5	20.3	32.8	22.8	8.0	2.6
Enforce zoning code more strictly	18.6	36.3	32.5	6.8	1.9	3.9
Increase enforcement of building codes	17.4	34.1	37.6	5.1	1.0	4.8
Wasatch Academy, Sanpete Schools and City work closely together	37.6	44.7	8.7	3.5	2.3	3.2
Preserve Mormon Pioneer Heritage	32.5	39.2	18.0	5.8	1.6	2.9
Privatize Contoy Arena	13.2	19.9	39.5	13.8	7.7	5.8

Table 38

Gender

Male	Female	Both responded
37.0	55.6	3.2

Table 39

Marital Status

Married	Single	Divorced	Widowed	Cohabing	No response
78.5	7.4	4.5	5.1	0.3	4.2

Table 40

Own Home

Own	Rent	No response
88.7	6.1	4.2

Table 41

Education

Level	Percent
Grade school	0.6
Some high school	1.6
Graduated high school	14.1
Some college	27.7
Associates degree	18.6
Bachelor's degree	17.4
Masters degree	12.9
Doctorate	3.5

Table 42

Occupation

Occupation	Percent
Retired	36.0
Education	4.2
Agriculture	2.3
Self employed	5.5
Business owner	6.8
Construction	2.6
Others	24.6
No Response	18.0

Table 43

Employed

Yes	no	No response
54.3	35.0	10.6

Table 44

Acres Owned around Mount Pleasant

Acres Owned	Percent
None	5.1
¼ acre or less	16.7
About ¼ acre	32.8
1-4 acres	28.0
5-10 acres	3.5
11 or more acres	6.4
No response	7.4

Table 45

How long in Mount Pleasant

Time	Percent
1-3 years	9.7
4-6	9.9
7-9	5.1
10-15	14.3
16-20	10.4
21-25	10.3
26-40	14.6
40+	30.6

Table 46

Distance commuted

Distance	Percent
One mile or less	69.5
2-5 miles	9.7
6-10	2.8
10-20	6.0
21-60	7.7
OVER 60	4.8

Table 47

Age

Age	Percent
Mean	55.7
22-30	12.3
31-40	11.9
41-50	12.6
51-60	15.1
61-70	23.3
Over 70	24.8

Table 48

Income

Income	percent
Median	\$45001-55000
Mean	\$50800
Under 5000	4.2
5001-15000	4.5
15001-25000	7.7
25001-35000	10.6
35001-45000	7.7
45001-55000	10.3
55001-65000	8.4
65001-75000	7.7
75001-85000	6.8
85001-100000	7.1
100001-200000	10.0
200001+	1.3
No response	13.5