
Minutes
Planning Commission Meeting
May 20, 2021

1. Opening ceremonies:

Planning Commission Chairman, Alan Paystrup, called the meeting to order at 7:04 PM. A Quorum was present.

Those in attendance:

Planning Commission Chairman: Alan Paystrup

Commissioners: Barbara Anderson and Chris Chipping were present

Town Councilmember and Alternate: None was present

Planning Commission Secretary: Jessica Shepherd filling in for Heather Poulsen

Not in Attendance: Commissioner Heath Butler

Prayer was given by Commissioner Chris Chipping

Pledge of Allegiance was led by Alan Paystrup

2. Action items:

a. Approval of minutes from previous meetings:

Commissioner Chris Chipping made the motion, seconded by Commissioner Barbara Anderson, to approve the minutes for the Planning Commission Meeting held May 5, 2021. All the commissioners present were in favor. Motion carried.

b. Building Permits:

i. Carrigan – New Home

The planning commission members reviewed the house plans and the hammerhead plans for Carrigan. The waste water permit has not been submitted yet.

Commissioner Chris Chipping made the motion, seconded by Commissioner Barbara Anderson, to approve the building permit contingent on the approval from the Town Council of the hammerhead and receiving both the waste water permit and payment for the hammer head. All the commissioners present were in favor. Motion carried.

i. Kay – New Home

The planning commission members reviewed the house plans for Kays. The waste water permit was brought and presented to the commission.

Commissioner Barbara Anderson made the motion, seconded by Chris Chipping to approve the house plans as presented and the waste water permit for Kays. All the commissioners present were in favor. Motion carried.

Alan signed building permit application

c. Reports:

i. Office Issued Permits:

-Shephard-fence 5/5/2021 The commission reviewed the applications.

3. Discussion Items:

a. Review the general plan

The planning commission members reviewed the changes that were made on pages 1-7 of the general plan. They then went through pages 8-10 making changes as they felt needed. See the attached pages

b. Alan said that an individual that is building west of town talked to him. He knows that he can't be provided water by the town but was wondering if he surrendering his well water rights to the Town and then be able to be supplied water by the town. The commission discussed their concerns and issues about it. They know it would have to be presented to the Town Council and approved by them before anything can be done.

4. Adjourn: Commissioner Chris Chipping made the motion, seconded by Commissioner Barbara Anderson to adjourn. All were in favor. The meeting was adjourned at 8:30 PM.

Heather Poulsen, Planning Commission Secretary

*ATTACHED CHANGES TO GENERAL PLAN PAGES 8-10

BASIC PUBLIC SERVICES

GOAL:

~~Promote And Encourage Expansion And Development Of Public Service Facilities And Infrastructure Within The Levan Area That~~ **Basic Public Services will support first the existing residents and businesses safely and secondly the planned growth of the community. Also, To Encourage Future Patterns Of Development And Land Use That Reduces The Infrastructure Construction Cost And Operation And Make Efficient Use Of Existing Or Planned Facilities.**

OBJECTIVE

~~Require development to be timed and sequenced in a manner consistent with the capacity of available public services and facilities.~~

Policy

1. All development including all of its futures phases must ensure that all services required for the development are in place or constructed concurrently with the timing of the project. All required service must be active by completion of the development. Procedures are to be outlined in the ~~Land Use Code~~ **Zoning and Development Code**.
2. All on-site and/or off-site improvements must be insured that they will be completed satisfactorily and on schedule and adequate guarantees must be in place before the final plat(s) are approved by the Town.

OBJECTIVE

~~Determine the impact of new development on the infrastructure and services that are required.~~

Policy

- ~~3. A public infrastructure review and study process is to be included in the~~
~~—— Zoning and Development Code. A review process by the public service~~
~~providers of the impacted services may be required to assure availability~~
~~of services.~~
- ~~4. Define the development review process in the Zoning and Development Code~~
~~—— so that the availability of service can be assured for permitted as well as~~
~~—— conditional and discretionary uses of land or developments.~~

OBJECTIVE

~~Require Development to pay its fare share of the impacts created or~~
~~public facilities required for the development.~~

Policy

4. All on-site public infrastructure and related facilities required by a development will be constructed **following** ~~wider~~ Town standards and specifications and paid for by the developer.
5. All off-site public facilities required exclusively to achieve capacity, or supply for the new development will be paid for by the developer through impact fees or special assessments.

6. A fee resolution or ordinance will be developed by the Town to pay for costs associated with review, outside planning, engineering, planning and zoning, conditional use permits and other planning related costs, copies of codes and general plans. Also, impact and development fees for water, sewer, public safety, roads, other infrastructure and schools may also be included and adopted. This resolution will be updated or reviewed on an annual or regular basis.
7. ~~Involve interested and affected agencies in~~ The Town review process for new developments **should include all affected agencies**. These agencies should be on a sign off list or on a signature block on any plats to ensure that they have enough data to plan for **the** required improvements to their service(s).

OBJECTIVE

~~Require developers and/or public service providers to attain adequate capacity to serve the community through planned capital improvement programs.~~

Policy

8. ~~Develop a Town capital improvement program for water, sewer, roads, parks and recreational facilities. Establish detailed criteria, service priorities and responsibilities of establishing and implementing the program. Use this plan as a device to formulate and regulate impact fees, and improvement standards for new developments.~~
2. ~~Build closer working relationships between the various entities that provide services to the Levan Area to ensure that their service capabilities match the Town's growth expectations. A full range of services, including education, police and health should be considered.~~
8. Work with other service providers, including the Juab School District, Fire District and Juab County to facilitate the collection and distribution of impact fees for their respective services. ~~Work with them in planning as well as implementation of their services to better serve existing and future customers of the town.~~
9. ~~Coordinate with service entities to~~ **Develop Create** long range plans for the sequencing of development so that development **that does** is not allowed to **the creation** a patchwork or island(s) of service facilities ~~that are inefficient and expensive to service or operate.~~

10. Require developers ~~to that require their own water for their development or are transferring~~ **culinary well or spring** water to the Towns water sources. ~~to prove the availability of "wet" water.~~ **Developers** This proof should insure that the water is not seasonal water and is in a quantity and quality that meets State health department and Town standards for delivery of water service.

OBJECTIVE

~~Develop a Water Master Plan and a Wastewater Management plan to meet future predictions of growth in the Town.~~

Policy

11. ~~Prioritize and begin a capital improvement plan for the next 10 years to develop the~~ **Maintain a** Water and Wastewater system improvements detailed in the Water Master plan and developed Wastewater Management Plan. Improvements should be accomplished as needed currently and by **in the** future needs on a schedule that would not overburden existing customers of Town Services.

OBJECTIVE

~~Design services so they do not create a heavy operational and financial burden on the Town, either currently or in the future.~~

Policy

1. ~~If small developments would be better served by wells instead of connecting to the Town water system and the well would not jeopardize the quality or quantity of the Towns existing or future planned sources of water or rights, then they may be allowed. Development projects may be required to furnish water rights to the town for the needs of their project.~~