
Minutes
Planning Commission Meeting
June 2, 2021

1. Opening ceremonies:

Planning Commission Co-Chairman, Chris Chipping, called the meeting to order at 7:10 PM. A Quorum was present.

Those in attendance:

Planning Commission Chairman: Alan Paystrup, came a few minutes late
Commissioners: Barbara Anderson and Chris Chipping were present
Town Councilmember and Alternate: Jesse Richmond
Planning Commission Secretary: Heather Poulsen

Not in Attendance: Commissioner Heath Butler

Prayer was given by Commissioner Chris Chipping
Pledge of Allegiance was led by Jesse Richmond

2. Action items:

a. **Approval of minutes from previous meetings:**

Commissioner Jesse Richmond made the motion, seconded by Commissioner Barbara Anderson, to approve the minutes for the Planning Commission Meeting held May 20, 2021. With the contingent that instead of saying that the planning Commissioners made changes to pages 1-7 it says they reviewed pages 1-7 and made change to pages 8-10 of the general plan. All the commissioners present were in favor. Motion carried.

3. Discussion Items:

a. **Review the general plan**

The planning commission members worked on the rest of the general plan pages 11-30. See the attached pages

b. Secretary Heather Poulsen said she would forward all the changes to Tyler with 6 counties so he could help put it into a more user-friendly format before the next meeting. Everyone asked if Heather could send the red lined version of the general plan to them in an email so they could look through all the changes that were made.

4. Adjourn: Commissioner Chris Chipping made the motion, seconded by Commissioner Barbara Anderson to adjourn. All were in favor. The meeting was adjourned at 8:08 PM.

Heather Poulsen, Planning Commission Secretary

*ATTACHED CHANGES TO GENERAL PLAN PAGES 11-30

12. All development projects, ~~including individual structures on any current lot of record~~ must pay for the total cost of required extension of all utilities and services water and/or sewer services to their project, regardless of the distance required. ~~Such extensions may include pipelines, valves, fire hydrants, pressure regulation valves, pumping or boosting facilities, manholes, vaults, clean-outs and storage systems if needed.~~ All facilities must be built to Town standards and specifications and guaranteed as per any current Town codes. The costs of these extensions are in addition to any impact fees required for the development. Impact fees go towards developing general Town infrastructure impacted by growth and acquiring water rights.

The owner and/or installer of the facilities may enter into "aid to construction" agreements with the Town (at the Town's discretion) if the town decides that they need to participate and upgrade the size or capacity beyond that needed for the project. This enlargement would be for future service areas or capacities, and the Town would pay the costs of the added capacity as per the agreement. The minimum sizing of the system must however meet the current Town standards for that area.

The Town and the developer may also enter into agreements to recoup the cost of proportionate shares of the improvements as connections are made to the extension by future growth. The developer or the Town or a combination of the two, depending on which entity(s) paid for the improvements may enter into the agreements. The recovery period shall not exceed 7 years and only future connections, between the last termination of the Town facilities and the end of the new extension may be recovered. Extensions added to the end of the facilities (designed to extend the services in the same manner the previous extension) are contributable for the 7 year period to the original extension parties. Does this need to be in the general plan or covered in ordinances and annexation plan.

OBJECTIVE

Coordinate with Juab County officials to ensure that growth around Levan Town occurs in a manner which allows the phased extension of services so that the creation of overlapping service districts and inefficient delivery of services are avoided.

Policy

1. Enter into an agreement with the County to ensure that developments around the Town meet the intentions or objectives of this General Plan and will not jeopardize the servicing of Town residents in the future. It should be assumed that the area within a half mile of current Town boundaries could impact the Town or its quality of life, whether the Town has a schedule to annex that area or not. These areas should be jointly studied by the Town and the county to decide whether it would be desirable to annex the development territory.

ECONOMICS GOALS

While Levan Town is still a relatively small community, the value of a strong local economy cannot be over emphasized. There must be some place for local residents to work and contribute further to the buildup of the Levan economy. Many residents are concerned with the prospects of their children having to work in Utah County to find even a near minimum wage job. A healthy commercial economy starts by cutting a lot of "red-tape" and not making business licensing a major task or financial burden for small business and ends with some local jobs and a healthy tax base for the Town.

GOAL:

PROMOTE NEW BUSINESS AND LIGHT MANUFACTURING OR INDUSTRIAL USES AND PROVIDE OPPORTUNITIES FOR THE PRESERVATION AND ENHANCEMENT OF SUSTAINABLE AGRICULTURAL AND OTHER SMALL BUSINESS OPERATIONS IN AND AROUND THE TOWN.

OBJECTIVE

Provide appropriate land use opportunities for commercial, light manufacturing or industrial, service related and tourism businesses that will result in a diversity of economic opportunities for the Levan area. Also, provide additional employment and meet the service needs of the Town. **General Plan?**

Policy

1. Create at least one light industrial or manufacturing area or a commercial area and develop zoning regulations governing the acceptable uses associated with small retail/service businesses and manufacturing industries.

(Do we need this in general plan or annexation plan)

OBJECTIVE

~~Preserve and enhance compatible businesses and/or provide incentives for the relocation of existing incompatible business operations to appropriate areas that will ensure compatibility with surrounding land uses and increase the economic vitality of the business.~~

Policy OBJECTIVE

- ~~1. Set appropriate commercial areas in the Zoning and Development Code that are central to the Town and that do not interfere with residential zones or other business uses. Minimize spot zoning throughout the Town for commercial uses.~~
- ~~2. Encourage the creation of planned commercial centers exhibiting the qualities of good design and efficient function on all new projects.~~
- ~~3. Restrict or prevent commercial areas in neighborhoods that would be detrimental to the character of the residential or agricultural community.~~

OBJECTIVE

~~Promote the development of small home based businesses or clean cottage type industries that have very minimal impact on Town services or land uses, i.e. traffic, noise, parking, etc.~~

Policy

- ~~1. Allow certain areas to be developed for small environmentally clean industries that can be compatible with agricultural or rural type land uses.~~
- ~~2. Make **Allow** small home businesses that require no off-street parking, signs, visible and audible characteristics a permitted use in most residential and zones.~~

Objective

~~Regulate the development, as much as practical, of commercial areas for improved appearance. Protection of adjacent property, preservation of street function, provision of off street parking, and efficient use of municipal services.~~

Policy

1. ~~Establish and regularly update strong architectural controls and site planning standards for all new commercial areas.~~
2. **3. Deny non-compatible and disruptive land uses in commercial areas.**
3. ~~Regularly examine and update parking access regulation to meet present and future needs.~~
4. ~~Provide adequate infrastructure sized to support commercial development and anticipated needs.~~
5. ~~Coordinate commercial development with Town, County and State transportation planning.~~
6. ~~Encourage all commercial development on major streets in the Town to reflect and promote Levan's identity and character.~~
7. ~~Commercial development located adjacent to each other should blend harmoniously together, promoting a oneness and unity.~~
8. ~~All ordinances and commercial standards adopted by the Town should reflect the Town's identity and personality, and work to eliminate or improve cluttered, aesthetically unpleasant commercial areas.~~
9. ~~The Town should adopt a strict sign ordinance, regulating the size and placement of all signs in the Town. The ordinance should also specify aesthetic standards that will fit the rural character of the Town.~~
10. ~~Encourage the placement of all utilities underground in commercial areas.~~

DEVELOPMENT BEYOND TOWN BOUNDARIES

In 1998 Levan should adopted an Annexation Policy. The Town council has determined that the designated area around the Town may be suitable at an unspecified time for annexation, if in the Town's opinion, the land would benefit the Town and would not result in increased taxes to existing residents.

A concern of the Town is that rapid unincorporated growth around the Town may eventually rob the Town of its rural character and may be annexed in the future by a Council more intent on receiving the higher Tax Base. Rapid growth may effect the Towns water quality and quantity as well, even though no direct connection is made to the Towns infrastructure. Also, rapid incorporated area growth could drive the Town to a sewer construction project.

If areas are annexed, it would be better to annex them in an undeveloped state, so that the Town's Zoning and Development Codes may have a greater effect on the future destiny of the land uses. The property owners would also pay very little in taxes to the Town when the land is in green belt status. Land with homes and businesses already developed, when annexed, cost the Town in lost building permit fees and some impact fee type revenues that may have gone toward enlargement of services or purchase of water rights for the new territory. This would make the new annexation a burden on existing residents and may cost both existing and future customers some service capacity.

It is evident that joint cooperation with Juab County is an essential goal when development is proposed around the Town to ensure that proper impact reviews and analysis are performed before approval or annexations of subdivisions are granted.

GOAL:

ENCOURAGE COORDINATION WITH JUAB COUNTY AND OTHER LOCAL GOVERNMENTS IN THE EAST JUAB AREA TO ENSURE THAT THE TOWN'S GENERAL PLAN GOALS ARE MET AND THAT DEVELOPMENT BEYOND THE TOWN'S BORDERS THAT MAY HAVE A GEOGRAPHIC OR ECONOMIC IMPACT ON THE TOWN ARE KEPT COMPATIBLE WITH THE CHARACTER OF LEVAN.

OBJECTIVE

Improve communication with Juab County, the School District, Fire Protection District and other local jurisdictions if necessary, to assure that development occurs in an orderly manner and protects the interests of the Town of Levan.

OBJECTIVE

Work with the County on joint planning efforts for future annexations to Levan Town.

OBJECTIVE

Coordinate the planning efforts of Levan Town, with Juab County and Juab School District to assure the achievement of planning goals.

OBJECTIVE

Coordinate with property owners to explore ways in which the Town could participate to insure growth which will meet the goals and objectives of this plan.

Policy

1. Provide this general plan as well as other information to owners of property around the borders of the town and start a line of joint communication with them in the planning process. Should this all be in annexation plan?

COMMUNITY CHARACTER ELEMENT

Community design is the process by which the functional and visual relationships between people and their physical environment are planned and implemented. Community design standards are usually established and implemented through a Town's zoning and development ordinances, sign regulations, site plan review, and other review and permitting procedures. Developers usually retain the greatest influence over the design of their projects. However, the Town government can directly influence land use, architecture, open space, street and transportation improvements, and landscaping of private development through design guidelines. The goals and policies of the various elements of the Levan General Plan have been established to encourage, via the planning process, orderly growth and development and high standards for community design.

TOWN IMAGE

Although the concepts of beauty and aesthetics are very subjective, establishing certain basic guidelines can contribute to a functional, desirable, and pleasing environment (see General Plan goals and policies). The effective coordination of uses such as buildings, agricultural open spaces, streets, and walks or trails can improve the total living experience. Levan's physical image and convenience of travel can be greatly enhanced through the application of sound community design concepts established in local ordinances and policies. The desirability of Levan, as a pleasing residential community, can be encouraged through appropriate community design standards. An organized and pleasing environment will attract and retain high quality development even when other factors may not be as favorable.

ELEMENTS OF RURAL COMMUNITY DESIGN

The Levan Planning Commission studied certain aspects of community design which, if implemented, would greatly enhance the identity and aesthetic appeal of Levan. Maintaining a western flavor to architectural design is desired, especially around the central commercial district of the Town. Certain "gateway" improvements on entry streets would serve to identify Town boundaries and create a favorable "first impression" of Levan. Through the use of appropriate landscaping and markers on highway rights-of-way, Town entrances can promote a positive image and sense of community pride. The proper design of streetscapes with enhancement corridors, where appropriate, can also foster an appealing environment and a progressive attitude. This could be accomplished through the use of setbacks, and creative landscaping and screening techniques. Incentive programs sponsored by the Levan Planning Commission can encourage "above average" property design and maintenance. Town ordinances should also require site compatibility with respect to signs, building setbacks, landscaping and parking areas. Proper subdivision design can encourage buffering of residential neighborhoods from major travel corridors as well as improve the aesthetics of these corridors for the motorist and pedestrian.

SCALES OF COMMUNITY DESIGN

To be effective, good community design must be achieved at each of three scales. At the Town scale: Community design should have features and characteristics that will unify and help provide a sense of the physical and social community. At the neighborhood scale: Community design should offer many opportunities for improvement of neighborhoods and of institutional, light industrial, and commercial district. Opportunities will be provided to create many new unifying focal points, to strengthen boundary features, to recapture and recall elements of historic or natural importance, to maintain the character and attractiveness of older neighborhoods and farms, and to introduce desirable interest and variety. At the individual project scale: Rural country and community design standards can be applied to private or public buildings, streets, landscaping and parks, fences, signs, etc ..

STRATEGIES FOR IMPROVED COMMUNITY DESIGN

The strategies for achieving a good community design and enhancing the physical small Town image of Levan must deal with problems and opportunities at all three scales of the community design. The strategies that follow may impact the design at one, two, or three scales.

1. The Development and Adoption of a Levan Community Design Plan

This would include an inventory and assessment of existing natural and man-made physical features which help shape a positive image. The plan would help identify rural design objectives of the Town, neighborhood, and project scales and establish a framework for the development of neighborhood and sub-area plans to meet these objectives. A rural community design plan could also recommend means whereby individual projects might respond to design objectives at all three scales and provide policies for refinement and implementation of the plan.

2. Neighborhood and Sub-area Planning

Neighborhood and sub-area plans should include design recommendations within the framework established by the Community Design Plan. The neighborhood plans provide a tremendous opportunity to obtain good design and accomplish the important tie between individual project proposals and the accomplishment of Town and neighborhood design objectives. This plan would most likely be developed in conjunction with a Master Planned Development type of project and would assure that land use would blend into the plan.

3. Community Design and Review

The larger public and private projects have a significant impact upon the environment. These projects have the potential to greatly enhance the environment if properly developed and to set a positive example for future projects. In addition to being attractive and functionally sound, such projects have an important role as a means of carrying out Town design objectives.

4. Regulatory Measures

Good Community design should be fostered in the standards employed in zoning, subdivision, and other regulatory codes and in design standards for certain public and private improvements. Rigid, insensitive codes and standards can stifle efforts to achieve good design standards all together. Continued updating of the zoning ordinance provides an opportunity to encourage improved Town design. Existing standards, criteria, and design practices need to be examined closely for their impact on design, and they should be supplemented and refined. This would include the standards applied in site plan review, street, sidewalk and sign design, and in the design of all public buildings.

5. Public Awareness.

Increased public awareness of design concepts can have the effect of encouraging good community design.

6. Maintenance

Maintenance or "housekeeping" is another area of concern in achieving good design. A positive Town image and attractive and functional facilities are dependent upon proper maintenance. Facilities must be maintained, refuse must be picked up. Mowing of the public parks and facilities must be undertaken and upkeep and maintenance of roads and other surfaces should be promptly accomplished. Well designed and maintained public facilities should help influence others to maintain private property.

Levan's physical image and enhancement of that image through good design are important to the economic well-being and the quality of life within the community. For Levan, good community design plan should be formulated, even if it is a simple one at first. Neighborhood plans and public and private projects must reflect community and rural small town values and objectives. The following goals and objectives should be implemented through ordinance revision or design, site and plat review and capital improvement planning. Not needed on general plan but would okay to reference in something else.

GOAL:

~~TO PROMOTE AND FOSTER THE CONCEPTS OF GOOD COMMUNITY DESIGN AT THE TOWN, NEIGHBORHOOD AND INDIVIDUAL PROJECT LEVELS, AND TO STRENGTHEN THE RURAL, SMALL TOWN IMAGE.~~

OBJECTIVE

~~As an item of public policy adopt a community design at the Town, neighborhood, and individual project levels.~~

Policy

- ~~1. Establish, and regularly review, strong and adequate procedures for improving the quality of roadside appearance, including signs, litter, weeds and abandoned and dismantled vehicles, farm equipment and trucks and trailers and other related equipment.~~
- ~~2. Establish and regularly update architectural controls and site planning standards for all areas of the Town.~~
- ~~3. The Town should sponsor, support and participate in beautification and design competitions for Town residents and property owners.~~
 - ~~— Encourage high quality design throughout the Town.~~
 - ~~— Vigorously enforce all Town ordinances that seek and promote an attractive community development.~~
 - ~~— Adopt and vigorously enforce ordinances requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris.~~
- ~~4. Continue support for the Town Beautification Committee and involve them in community design or beautification issues or programs addressed in this element as well as planning and annual competitions.~~

OBJECTIVE

~~Through the development review and site plan approval, processes require quality developments that improve the livability of the Town and its quality of life for its residents.~~

Policy

- ~~1. Strive for harmony and unity between individual development projects. Landscaping and coordinated tree plantings can do much to unify adjoining developments.~~
- ~~2. Incorporate good planning principles into future developments that result in some "public good" by clustering lots so as to provide generous common open space, making land more farmable or optimum for agricultural uses, minimizing the number of driveways on public roads, building the most suitable sites and minimizing the visual impact of the development by using generous setbacks and trees and shrubs as buffers.~~

3. ~~All efforts should be required to screen mechanical equipment, parking, and storage areas from public view.~~
4. ~~Improve the visual quality of developments throughout the Town by requiring the use and maintenance of generous natural landscaping areas that require little water or irrigation. More specifically:~~
 - ~~Develop and update design standards for all commercial developments.~~
 - ~~Improve the visual quality of all commercial areas by requiring the use and proper maintenance of generous landscaping area or open spaces.~~
 - ~~Development on major thoroughfares should blend harmoniously together promoting a county theme of oneness and unity.~~

OBJECTIVE

~~Apply all appropriate rural countryside community design techniques to create a unique and powerful community identity and sense of place for Levan.~~

Policy

1. ~~All development within the Town should recognize the open view amenities of the Town and should not degrade public views and vistas.~~
2. ~~The Town should immediately commence a tree planting program to beautify and give "image" to the Town. This could be facilitated through the Beautification Committee.~~
3. ~~All signs allowed in Town should be high quality and promote a positive theme for the Town.~~
4. ~~Buildings throughout the Town should promote western design and interest and be imaginative in design and statement.~~
 - ~~All ordinances and standards adopted in the Town should reflect the Town's identity and personality, and eliminate cluttered aesthetically unpleasant commercial areas.~~
 - ~~Utilize the western country type physical setting to the Town to promote a strong community identity for the Town of Levan~~

~~— Encourage high quality country design throughout the Town.~~

OBJECTIVE

~~For all developments recognize that street improvements and streetscape play an important role in the Town's identity.~~

Policy

- ~~1. Building setback, park-strip requirements and treatments should be sufficient and appropriate to create an aesthetically pleasing and functional streetscape.~~
 - ~~2. The design of streets and street improvements should be evaluated from both aesthetic and functional perspectives.~~
 - ~~3. All Town street signs should be attractive, well maintained and functional, being clearly visible both day and night.~~
 - ~~4. Major gateways into the Town or developments in the Town should be identified, protected and enhanced in order to emphasize and preserve the character and appearance of the community.~~
- ~~— Require street side tree plantings for each lot in new sub-division areas.~~
~~— Implement and monitor a sign control ordinance capable of protecting the Town from the negative impacts of visual blight.~~
~~— Provide adequate, visible, and attractive street signs.~~
~~— Recommend street design standards for each street classification.~~
~~— Develop, maintain, and recommend a standardized streetscape for Levan.~~
~~— This streetscape should set "the" standard and address the items of street lighting, tree planting, signs and set-back requirements for each street classification.~~
~~— Provide attractive, landscaped entry treatments at all gateway entrances to the Town.~~

OBJECTIVE

~~Recognize that the people of the Town of Levan are the greatest asset and define the most important quality and character of the Town.~~

Policy

- ~~1. Encourage citizen participation and civic organizations to participate in Town planning and development activities.~~

GOAL:

~~TO PROVIDE AN ADEQUATE, SAFE, AND HEALTHY RESIDENTIAL COMMUNITY FOR ALL CITIZENS OF THE TOWN AND TO ENHANCE THE COMMUNITY'S IDENTITY AND MOLD ITS COUNTRY CHARACTER. ALSO, TO ESTABLISH HIGH STANDARDS FOR RESIDENTIAL DEVELOPMENT AND MANAGE GROWTH OCCURRING WITHIN THE TOWN AND TO PRESERVE THE IDENTITY OF LEVAN AS A FAMILY-ORIENTED COMMUNITY WHILE PROVIDING A RANGE OF HOUSING TYPES, STYLES, AND PRICE LEVELS IN ALL AREAS OF THE TOWN.~~

OBJECTIVE

~~Adopt the country neighborhood concept of Town planning and development as the basic pattern of growth for Levan.~~

Policy

- ~~1. Locate public buildings, such as elementary schools, churches, etc., so they form the nucleus or center of each neighborhood.~~
- ~~2. Neighborhoods should be bounded by major thoroughfares or natural features such as agricultural open space.~~
- ~~3. Residential areas should be grouped into neighborhoods and planned in relation to schools, playgrounds, parks, and other facilities.~~
- ~~4. Major thoroughfares and other man-made barriers should not disrupt neighborhoods.~~

OBJECTIVE

~~Develop and implement standards and policies that promote desirable characteristics in residential areas.~~

Policy

- ~~1. Discourage subdivisions that create "pockets" of development too small or too isolated to be served conveniently or economically by residential services and facilities.~~
- ~~2. Schools, churches, libraries, fire stations, and other public buildings and structures, located in residential areas, should provide attractive and well-maintained landscaping.~~
- ~~3. Protect and enhance residential amenities when possible by reducing conflicts with adjacent uses.~~
- ~~4. Separate residential and non-residential uses by permanent, easily maintained walls, solid fences, and combinations of space and landscaping.~~

- ~~5. Heavy commercial, industrial, and other non-compatible activities should not be permitted in or allowed to expand or encroach upon residential developments.~~

OBJECTIVE

~~Provide safety in and accessibility between all residential areas.~~

Policy

- ~~1. Design of new residential areas should maintain a quad type pattern for streets.~~
- ~~2. Require street lights rather than yard lights in new subdivision areas.~~
- ~~3. Provide safe and convenient pedestrian routes from home to school.~~
- ~~4. Require developers to study and provide protection for development in areas of potential flooding by using environmentally sensitive subdivision layouts and building designs and remediation measures.~~
- ~~5. Require adequate off-street parking in residential areas. Any multiple unit dwelling must have two parking spaces for each unit.~~

OBJECTIVE

~~Increase community pride by improving the appearance of all residential areas.~~

Policy

- ~~1. Require street-side tree planting for each lot in new subdivision areas.~~
- ~~2. Develop and implement a shade tree and landscape ordinance to encourage a quality rural environment.~~
- ~~3. Town-wide beautification programs should continue to be encouraged and supported by the Town to strengthen citizen pride.~~
- ~~4. Promote compatible, aesthetically pleasing architecture and western countryside design in residential areas.~~

OBJECTIVE

~~Enhance the visual character of residential areas and provide for the preservation of environmental constraints.~~

Policy

1. ~~Encourage the creation of residential areas which are sensitive to natural features and environmental constraints.~~
2. ~~Protect environmental values by using master planned developments which provide and maintain permanent open space, are harmoniously integrated with agricultural areas and preserve overall density requirements.~~
3. ~~Encourage the preservation and enhancement of areas that should be maintained for scenic, historic, conservation, or public health and safety purposes.~~
4. ~~Require the use of underground utility lines where feasible.~~
5. ~~Encourage western design dwelling unit types and densities in residential areas.~~

OBJECTIVE

~~Encourage single family detached, owner occupied housing that meets minimum standards for new developments.~~

Policy

1. ~~Develop minimum design standards in the Zoning and Development Code to address densities and aesthetics in housing design and construction.~~

OBJECTIVE

~~Manage the timing of residential development so that adequate services can be economically provided.~~

Policy

1. ~~Permit development to the degree that it can be served by the Town's resources without impairing them or existing residents.~~
2. ~~Subdivision of land will be in accordance with the General Plan and Zoning and Development Code as well as applicable infrastructure master plans in effect and directed by the standards set.~~
3. ~~Area studies should be prepared by developers showing the relationship of the subdivision to the neighborhood or which it is a part. Access to the general street system, school, recreation sites, and other facilities and services should be shown.~~

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4. ~~All development projects must be sequenced and built concurrently with infrastructure or services required by the development.~~

OBJECTIVE

Control the quantity and quality of multi-family housing units.

Policy

1. The proportion of multi-family housing allowed will not exceed 3 percent of the Town's total dwelling units, unless otherwise recommended by the Planning Commission and approved by the Town Council.
2. Locate multi-family developments in or near major activity centers and adjacent to streets. (Do we need this in here or in zoning)

OBJECTIVE

~~Require the highest standards of design, function, and appearance for all multifamily developments.~~

Policy

1. ~~Building styles of multi-family developments should be compatible and harmonious with surrounding and adjoining buildings.~~
2. ~~Multi-family developments will be required to have a large proportion of brick, stone, or wood construction.~~
3. ~~Condominium projects are not desirable in the small Town of Levan and will only be permitted in special circumstances in master planned development areas not to exceed 4 unit condominiums and duplexes.~~

OBJECTIVE

~~Ensure by bond that both existing and future Town residents, as well as developers, have security in their actions and decisions and that there is developed and maintained an atmosphere of stability and confidence in all decision making.~~

Policy

1. ~~Decisions involving housing and housing policies should be made within the framework of the goals and objectives of the General Plan.~~
2. ~~Town revenue needs, economic pressure, or developer "whims" should not be allowed to compromise housing policies or standards.~~

3. ~~Discourage the intrusion of non-compatible uses which could lower residential values.~~
4. ~~Discourage division of existing subdivision lots which may be detrimental to housing character or housing values.~~
5. ~~A major consideration for approval of subdivision and residential projects should be their effect on adjoining and surrounding uses.~~
6. ~~Development should always pay its own way.~~

OBJECTIVE

~~Maintain flexibility in land development standards consistent with good design and efficient function.~~

Policy

1. ~~Continually review and revise zoning and subdivision ordinances to assure that creative solutions to development are not precluded.~~
2. ~~Encourage high quality country design throughout the Town.~~
3. ~~Encourage use of vacant lots within existing residential areas.~~

OBJECTIVE

~~Provide a reasonable choice of residential types throughout the Town.~~

Policy

1. ~~Mobile home parks will only be allowed where conflicts do not occur with surrounding residential, commercial, industrial, open space, or other uses.~~
2. ~~Manufactured housing will be permitted in all areas of the Town provided it meets all house size requirements, standards and codes.~~
3. ~~Group homes will not be permitted.~~

PARKS AND RECREATION ELEMENT

It is the intent of the Levan General Plan that parks and recreational facilities and programs be developed and operated in a responsible manner. The following goal, objective and policy statements were established by the Town as a guide in acquiring and developing park property and open space and in developing and maintaining an appropriate and comprehensive recreational program in the Town.

GOAL:

TO PROVIDE FACILITIES FOR A BALANCED PROGRAM OF PHYSICAL AND CULTURAL ACTIVITIES FOR THE RESIDENTS OF THE TOWN.

OBJECTIVE

Recognize that parks and open spaces are essential ingredients of both the physical and sociological environments. These areas not only provide opportunities for both active and passive recreation, but also increase the provision of a valuable Town amenity.

Policy

1. Continually expand and develop the Town's park and recreational facilities to and encourage Town residents to stay within the Town to participate in recreational pursuits.
2. Sites for parks and recreational facilities should be identified and acquired prior to development in all areas of the Town.
3. The Town will reserve park and open space sites in developing areas while land is still available. Park development can come later but only if the land is there to be developed. At this time, emphasis must be placed on acquisition to ensure the availability of future park sites.
4. Develop new and existing parks that meet the needs of young children, youth, families, groups, and the elderly.
5. In developed areas, the provision of park, recreational, and other sites should occur on vacant land parcels or be provided as development takes place.
6. Work with the school district, when appropriate, for the development of joint Town-school recreational facilities.

OBJECTIVE

Strive to meet the present and future recreational demands of all sectors of the Levan community.

Policy

1. ~~Identify and utilize a cost-effective method to provide high quality recreational planning for the Town of Levan.~~
2. ~~Develop and maintain a parks and recreation master plan for the Town of Levan. This plan should identify the location, purpose, and function of each facility.~~
3. ~~Employ progressive and suitable zoning and development techniques to acquire park and recreation sites in appropriate locations. These techniques may include required park dedications, density zoning, property options, joint venturing with developers and property owners, and other techniques.~~
4. ~~Cooperate and participate with Juab county for the coordination of recreation planning within the Levan area.~~
5. ~~Strengthen and expand the recreational opportunities offered in the Town by encouraging the county to locate recreational facilities near Levan.~~
6. ~~Open communication channels with surrounding communities to encourage intergovernmental cooperation to meet the recreational needs of area residents.~~

OBJECTIVE

~~Identify, pursue, and utilize all funding sources and development techniques that are available for park acquisition and development.~~

Policy

1. ~~Funding alternatives used to acquire and develop parks and recreation programs should include, but not be limited to, federal, state, and county funds. Community Development Block Grants, impact fees, user fees, donations, revenue bonds, general obligation bonds, special Improvement districts, and special service districts.~~
2. ~~Seek out and utilize all available federal, state, and county funds to purchase and develop park and open space areas.~~

3. ~~Assure that land and/or funds reserved for parks, open space, or other recreational facilities are not diverted to other community uses.~~
4. ~~Set and continually update a realistic parks impact fee based on park development costs and the recreational needs of Levan residents. The parks impact fee should make a significant contribution to the cost of park acquisition and development. The park impact fee should be used to meet the recreational demands of Town residents by:~~
 - ~~Providing park areas concurrently with development in new residential areas, and~~
 - ~~Providing "Town-wide" recreational facilities.~~
5. ~~Promote and solicit the donation of recreation and parks equipment by private and corporate organizations and recognize their support.~~
6. ~~Encourage the private development of park and recreation facilities.~~
7. ~~Encourage and coordinate the improvement of neighborhood and sub-neighborhood park areas by Town residents and community groups.~~
8. ~~Establish user fee schedules when an individual or group has exclusive use of a publicly owned recreational facility, including the Town Hall. These fees should be sufficient to operate, maintain, and restore the facility to its condition prior to use. Provide a higher rate for use of facilities by patrons living outside of the Town limits.~~

OBJECTIVE

Ensure that all Town parks, buildings, land and recreational facilities are useful and attractive.

Policy

1. ~~Park and recreation facilities should be planned and designed to meet their proposed purpose. Park design and improvement must recognize the continuing need to provide high levels of safety in park areas.~~
2. ~~Protect park and recreation areas, including the Town property from incompatible developments and uses on adjacent properties.~~
3. ~~Develop a Town property recreation development plan to construct recreational type uses on a phased or annual basis as funds become available.~~

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4. ~~Increase park development standards to ensure that parks provide a quality recreational experience.~~
 5. ~~Enhance the appearance and "recreational viability" of existing parks and facilities.~~
 6. ~~Continue to establish high standards for park maintenance to ensure parks are well maintained and foster an attractive recreational environment.~~