
Minutes
Special Planning Commission Meeting
June 22, 2021

Levan Town is working on developing a new annexation policy. The purpose of this meeting was to help the consulting team (RCC) better understand the town's needs. The town council was invited to attend this meeting. Mike Hansen, who works with our engineering firm Jones and DeMille, set up this meeting through Zoom.

1. Opening Ceremonies:

Planning Commission Chairman, Alan Paystrup, called the meeting to order at 6:04 PM.

Those in attendance:

Planning Commission Chairman Alan Paystrup and Commissioners Barbara Anderson and Chris Chipping, joined by Councilmembers Ray Evans, Bruce Rowley, and Jesse Richmond (arrived late) and Town Clerk Elizabeth Hone were present in the Town Council Room. The others were at various remote locations, which included Deputy Clerk & Planning Commission Secretary Heather Poulsen, Councilmember Taryn Brooks, Mike Hansen, Ryan Robinson, Tyler Timmons

Not in Attendance: Commissioner Heath Butler and Mayor Corey Christensen.

Prayer: Commissioner Chris Chipping

Pledge of Allegiance: Chairman Alan Paystrup

2. Discussion Items:

- a. Team member introductions
- b. Overview of Levan's current situation
- c. Review of state statutes by Ryan Robinson (UCA 10-2-40l.5 Annexation Policy Plan)
- d. Discussion of next steps and timeline.

(See notes sent from Mike Hansen to fill in the details of the discussion)

3. **Adjourn:** Commissioner Chris Chipping made the motion, seconded by Commissioner Barbara Anderson to adjourn. All were in favor. The meeting was adjourned at 7:00 PM.

Heather Poulsen, Planning Commission Secretary

Levan Annexation Policy

Kickoff Meeting 2021.06.22

1. Introductions.

a. Levan Town Planning Commission + Council, Consulting Team, Six County AOG

2. Overview of Utah's Annexation statute.

a. [UCA 10-2-401.5](#) provides the procedural steps that need to be followed to create a policy.

3. Discussion of Levan's policy situation.

a. Moratorium is in-place, ends in October.

b. City doesn't have enough water rights to accommodate the ~100-200 building lots that are undeveloped within the boundary today. They definitely can't accommodate growth outside with the existing system.

i. Could be up to 25% short to supply existing lots.

c. Can the City ask that new developments provide "adequate" water shares, and that the water is "real water", not "paper water".

i. Need to define the specific types of water (culinary vs irrigation, confer with Tyler).

d. Applicants that meet the City's criteria for annexation can not be denied. (Cities need to define what "yes" looks like).

e. Need to define annexation declaration area, and confirm the County's policy.

f. City is working on an impact fee study: water, gas, electric (cable and internet into the future). Study is just getting started.

g. SixCo is working on the policy part of the GP, and will start on the FLU map soon-ish.

i. Plan needs to clarify housing, infrastructure, etc. RCC will review the draft.

ii. City is not interested in building a sewer system, therefore half-acre lots residential

min.

4. Discussion of the deliverable and next-steps timeline.

a. → insert link to working draft of the policy, application, and map

b. [Map at this link.](#)