
Minutes
Planning Commission Meeting
August 4, 2021

1. Opening ceremonies:

Planning Commission Chairman, Alan Paystrup, called the meeting to order at 6:58 PM. A Quorum was present.

Those in attendance:

Planning Commission Chairman: Alan Paystrup
Commissioners: Chris Chipping and Barbara Anderson were present
Planning Commission Secretary: Heather Poulsen
Town Council Member: Jesse Richmond
Others: Jeffery Kay and Kerry Lynn

Not in Attendance: Commissioner Heath Butler

Prayer was given by Commissioner Chris Chipping

Pledge of Allegiance was led by Commissioner Barbara Anderson

2. Action items:

A. Approval of minutes from previous meetings:

Chris Chipping made the motion, seconded by Commissioner Barbara Anderson, to approve the minutes for the Regular Planning Commission Meeting held on July 7, 2021. All commissioners present were in favor. Motion carried.

B. Building Permits:

Steve Stanley and Jamie Esquivel-200 N 451 E- New Home
There are two garages on the plans. One is detached and one is attached. The building permit application only had square footage for one garage. Kelly Lynn from JMK Construction verified that the 600 square feet on the application was for the attached garage and the detached garage would be 28x28 size building. After this clarification Commissioner Chris Chipping made the motion to approve the building permit. It was seconded by Commissioner Barbara Anderson and all were in favor. Motion Carried.

C. General Plan:

The commissioners made a few changes to the general plan.
Page 18-add that water will be one of the requirements in order to annex.
Page 21-add south to the areas that would be considered for annexation
Page 27-Strike out townhomes and add that they don't want more than 3% of the town dwelling units to be multifamily

Page 41- Find out if we can change the map to have the commercial zone extend to the edge of town on the south and square up the mixed-use zones to run along 1st east and 1st west and go for a full block width out of town to the north.

Page 42- Change the colors so the you can see the second phase better. Square up the phases so they don't take funny jogs on the south west corner. Continue the commercial phases out. Add on a third phase.

The commissioners would also like the east side to stay more residential and any commercial growth be to the west running along the highway out towards the freeway.

Commissioner Barbara Anderson made the motion to recommend the general plan to the town council once the amendments have been made. Commissioner Chris Chipping seconded this motion and all were in favor.

D. Accessory Dwelling Units:

Secretary Heather Poulsen presented the planning commissioners with a rough draft of code to address accessory dwelling units. The state of Utah passed a code that made it legal for single family homes to build internal accessory dwelling units. The commissioners will look it over and make changes next month.

3. Reports:

Office Issued Permits:

-Gus Rowley was issued a fence permit

4. Discussion Items

A. Terry Lynn- Multifamily housing unit

Mr. Lynn would like to build an apartment complex on a one-acre piece of property that he owns in town. He was wondering what the requirements are and if that would be a possibility. Chairman Alan Paystrup explained that as of right now Levan Town does not allow for multifamily unit development. That is something that is being considered by the planning commission but the code has not yet been changed. The big thing that they are trying to figure out is how it will work with septic tanks. They are hoping to have it done by the end of the year.

6. Adjourn:

Commissioner Chris Chipping made the motion, seconded by Commissioner Barbara Anderson to adjourn. All were in favor. The meeting was adjourned at 8:53 PM.

Heather Poulsen, Deputy Town Clerk
Planning Commission Secretary