
MINUTES
PLANNING COMMISSION PUBLIC HEARING
March 2, 2022
6:30 P.M.

Meeting was called to order by Chairman Alan Paystrup at 6:32 PM.

Those in attendance:

Planning Commission Chairman: Alan Paystrup

Commissioners: Chris Chipping and Barbara Anderson

Planning Commission Secretary: Jessica Shepherd (filling in for Heather Poulsen)

Town Council Members: Taryn Brooks, Amy Lowe

Town Youth Council: Barrett Brooks

Public: Josh Brooks, Brady Taylor, Mike Lloyd, Ellen Gatlin

The purpose of the Public Meeting was to take comment on proposed change to Ordinance 16.10.100 Accessory Swelling Units:

Regarding the proposed change to the ordinance under ADU design standards reads as follows G. External ADU's shall not exceed 750 square feet in size.

Questions were brought up by Mike Lloyd about the state ordinance. He was wondering if it gave us any guidance or limits for these. Alan explained that the ordinance says we are to allow an ADU as a separate unit from the main house. What the planning commission is doing is putting a size restriction on the ADUs, so people can't build another home and call it an ADU.

Amy Lowe asked how would these ADUs affect our town like water, septic tanks and separate address (for emergency vehicle entrance). Can our town handle having ADU's?

Josh Brooks asked to verify that the ordinance stops a developer coming in and buying a fixer upper. Then building an ADU and renting both the main house and the ADU. Taryn Brooks said that that can't happen. The ordinance states that the owner has to occupy the main house.

Amy is worried about the ordinances legally. She just doesn't want any lawsuit to arise.

Brady Taylor said that Levan doesn't have the utility structure to support a lot of growth.

Josh Brooks said that he thinks ADUs would be an asset in some ways to help the younger generation coming up. Housing is not cheap and when this younger generation can't afford housing the ADU would be a helpful

alternative for them. He also says that we need to make sure that the ADUs are built to strict standards set and make sure they follow those standards. Amy says that we need to make sure that we think of the Town, what is good for the town and not what may be good for our family. Water is a big issue for our town and she is really worried about the impact of the ADUs. Sewer systems are something that we don't want and this can be something that will come if we don't watch the growth and impact.

Taryn Brooks asked how many "mother-in-law" apartments or separate structures do we currently have. Alan says that there is only one that he knows of in his lifetime and is now gone.

Alan said that what he is gathering from the public comments is that the 750-size restriction is not the issue in question. It sounds like the entire ordinance is the issue.

Amy said yes that she thinks the ordinance needs to be completely redone.

Alan said that in his opinion he doesn't see that the ADU's will be a huge issue. He thinks that more basement apartments will be done than ADUs.

Mike suggested to think about a minimal size and a maximal size of an ADU. He also suggested looking into other communities that are similar to us and see what they are doing or allowing.

Taryn Brooks said she would like to look at the water usage for households to see how it would affect the water system when someone puts in an ADU.

Alan asked the public if they think that the ADU's should not be allowed.

Taryn said she thinks that they should keep it but the ordinance needs to be revised. Amy agreed she wants the ordinance redone.

Adjourn: Chairman Alan Paystrup closed the Public Meeting at 7:00 P.M.

Jessica Shepherd, Deputy Treasurer