
Minutes
Planning Commission Special Meeting
March 16, 2022

1. Opening ceremonies:

Planning Commission Chairman, Alan Paystrup, called the meeting to order at 7:01 PM. A Quorum was present.

Those in attendance:

Planning Commission Chairman: Alan Paystrup
Commissioners: Chris Chipping and Barbara Anderson.
Planning Commission Secretary: Susan Kendall
Town Clerk: Heather Poulsen

Also in Attendance: Mayor Bruce Rowley and Town Council Member and alternate Taryn Brooks

Prayer was given by Planning Commission Secretary: Susan Kendall
Pledge of Allegiance was led by Commissioner Chris Chipping

2. Action items:

- Approval of minutes from previous meetings:

- a) Barbara Anderson made the motion, seconded by Christ Chipping, to approve the minutes for the Planning Commission Public Hearing and Regular Planning Commission Meeting held on March 2, 2022.
All commissioners present were in favor.

3. Reports

-Office issued permits

Stowell – Shop/Garage

4. Discussion Items

- a) Accessory Dwelling Units – Ordinance 16.10.100
Questions from the last meeting were addressed concerning whether or not an EADU would need a separate address, septic tank requirements, and extra water use concerns. Address and septic tank issues were clarified by highlighting clarifications already in the ordinance. Water concern discussion will be continued in future meetings. Council members discussed pros and cons of leaving the EDU in the ordinance verses removing the EDU option and just allowing IDU. Taryn Brooks voiced her concern that by removing EADU we are taking away rights of property owners. She felt that we needed more information and to take time to understand it better before removing it from the ordinance. Susan Kendall was concerned that the ordinance on page 3, Number of ADU's per lot states that each lot could have one external and one internal unit per lot. Barbara Anderson said she was originally in favor of EDU's but after looking at the potential problems is no

longer in favor. Mayor Bruce Rowley said Spanish Fork has EDU's and that it has been a nightmare. He feels that they have regretted allowing EDU's in their city. Alan said we had time to study this out with the 6 month moratorium which the town council put in place on March 9, 2022. The Planning Commission decided to save this discussion for a future meeting when Jason Worwood, Town Utility Manager, could come and share his expertise, and that we would have more time once the subdivision ordinance was completed.

b) Subdivision Ordinance

Alan Paystrup felt we needed to add back into the ordinance 15.04.010. He felt that this paragraph which makes clear the difference between subdivisions versus town building lots where one house at a time is built. There was a discussion about the water of 1.5 ft per acre lot which would be required to be transferred to the city by subdivision builders. Building lots which are already a part of lots and block system and require no improvements would not be required to bring water in order to receive a building permit. The Ordinance states that 3 or more homes at a time is a subdivision and would have to have the water transferred to the city.

Commission requests that Susan and Heather make the following changes to the ordinance document.

Changes made during the meeting were:

- 15.06.040 change nice to notice
- 15.04.010 add back in
- 15.04.90 Change Juab County Development Committee to Levan Town
- Ask Jason whether streets in subdivision should be 66 ft or 99 ft and make corrections.
- 15.04.130 D&F write a paragraph on hammerhead Change in office
- Add in: 1.5 acre ft of water per lot to be transferred to Levan Town prior to Final Approval changed in meeting, Include Impact Fees in Document

Revised version will be ready for Planning Commission members to pick up at the office by Monday, March 21, 2022

The commission decided to hold another meeting on March 30, 2022 at 7 pm. This would give time for final changes to be made before the meeting. The commission could then make sure the Subdivision Ordinance is ready for the Public Hearing on April 6, 2022

5. Adjourn

Commissioner Chris Chipping made the motion, seconded by Commissioner Barbara Anderson to adjourn. All were in favor. The meeting was adjourned at 8:38 PM.

Susan Kendall, Deputy Clerk
Planning Commission Secretary