
Minutes
Planning Commission Special Meeting
March 30, 2022

1. Opening ceremonies:

Planning Commission Chairman, Alan Paystrup, called the meeting to order at 7:02 PM. A Quorum was present.

Those in attendance:

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

Also in Attendance: Mayor Bruce Rowley

Prayer was given by Planning Commission Chairman: Alan Paystrup
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 Chris Chipping, to approve the minutes for the Planning Commission Public Hearing and Regular Planning Commission Meeting held on March 16, 2022. With one typo to be corrected by Sue Kendall.
All commissioners present were in favor.

3. Reports

Sue Kendall presented particulars of an email sent from Six Counties regarding a Regional Growth Summit on May 10th at the Sevier Valley Center in Richfield. Dinner is served at 5pm followed by a General Session at 5:45. Break out Sessions are at 6pm. Summary Session at 7:45. Individual consultations will be at 8pm for any towns wishing to bring ordinances or other questions. Heather thought it would be beneficial for the planning commission as well as Sue, Jessica and herself to attend. The following breakout classes are: Annexation, Conditional Use Permits, Zoning/Subdivisions, Moratoriums, TRT/RAP Tax, Budget/Finances. All council members would like to attend. Chris would like to attend as long as he is still here in town by then. Sue offered to register everyone for the conference.

4. Discussion Items

- a) Subdivision Ordinance

The following corrections were found by council members and will be corrected by Sue.

- 15.04.090 the extra "by the" is still there and needs to be deleted
- 15.06-N Cross out 6 and type in three
- 15.06.010 Change Zoning Officer to Levan Town Office
- 15.06.040 Cross out five and replace with 3 copies
- 15.08.030 Concerns were discussed and council decided not to change
- 15.10.010 Change "relates" to "release"
- 15.10.070 20% and 15.10.030 15% Council was not sure if this was regarding the same thing. It was decided that Sue should consult with Heather. (Heather response is that it is regarding two different things.) It stands as written

Alan was concerned that the 1.5 acre feet per lot was appropriate. Was it too much to ask, or not enough? He did some calculating and came up with the following:

$$\begin{aligned} 1 \text{ acre} &= 488,777.1 \text{ gallons} \\ &= 40,731 \text{ gallons per month} \\ &= 1,399 \text{ gallons per day} \end{aligned}$$

Alan came up with the conclusion from his research that the 1.5 acre feet of water per building lot was a fair figure both for the developer and the town.

The commission would like to have a look at the corrections before the Public Hearing on April 6th, 2022. Sue promised to get the corrections made by next week and make a copy available to them. Everyone is hoping after the public hearing to make the decision to pass the ordinance on to the town council in their 7pm meeting that night.

5. Adjourn

Commissioner Chris Chipping made the motion, seconded by Commissioner Barbara Anderson to adjourn. All were in favor. The meeting was adjourned at 8:15 PM.

Susan Kendall, Deputy Clerk
Planning Commission Secretary

