

LEVAN TOWN
PLANNING COMMISSION
REGULAR MEETING
September 6th,
2023
7PM

1. Opening Business:

Welcome by Alan Paystrup

Invocation: Barbara Anderson

Present at Meeting: Alan Paystrup, Planning Commission Chairman,
Planning Commissioners: Barbara Anderson and Christine Carrigan.

Meeting Recorder: Chantal Rowley

Also Present: Mayor Bruce Rowley, Council Member Rachel Goates,
Council Member Ray Evans, Chris Chipping, Deana Ballow, Jessie
Ballow, Taelyn Ballow, Taylor Squire, Brent Ballow, Carol Bennett

2. Action Items:

a. Approve minutes for the August 2nd 2023 Regular Planning meeting.

Motion to approve made by Barbara Anderson, motion seconded by Christine Carrigan.

All in favor. Minutes approved.

b. Permit Applications:

Porch – Chris Chipping Motion to approve the Chipping Porch Permit made by Christine Carrigan. Seconded by Barbara Anderson. All in favor. Permit Approved.

Porch – Ray Evans Motion to approve the Evans Porch Permit made by Barbara Anderson. Seconded by Christine Carrigan. All in favor. Permit Approved.

3. Reports:

Office Issued Permits: Fence – Triston Worwood
Reroof – Ray Evans

4. Discussion Item:

a. Question on lot requirements for a new home – Brett Ballow

Brett Ballow has several acres behind his house and would like to build two homes on that property. His property is landlocked with a creek to the south and no road access along the east or west. Due to the unusual circumstances, there would not be enough road frontage per standard lot requirements to build the two additional homes. He would like to know if he could build a private road to access the property where he would like to build.

Alan Paystrup said these would be considered 'Flag Lots'. Town of Levan ordinance does allow flag lots if they have a conditional use permit.

Mayor Rowley said that if 500 East had been made into a road, Brett could have built several homes on the acreage behind his house. He suggested that part of the conditions on a conditional use permit would be that only two homes could be built on that property, the street would be considered a private road and would not be maintained by the town and that it would need to be designated as a right-of-way for access to those homes in the event the houses were sold to someone outside the family.

The commissioners discussed the special exceptions and variance procedure as it would apply to this property. (See Ord. 16.06.020.5) They also had a discussion on the width of the private road and the road would need a turn-around for emergency access.

Brett Ballow said he would get some plans drawn up and present those at a later date and apply for the conditional use permit.

b. Road Master Transportation Plan Hearing in October

The Planning Commission set the time and date for the Public Hearing for the Road Master Transportation Plan. The hearing will be on October 4th at 6:30pm.

c. Open discussion item:

A resident had asked the office if there was a time limit to complete construction of a home. Ordinance states that work must begin within six months of the permit issuance and that work must not stop for more than a six-month period during construction. If those requirements are not met the permit expires and there is an extension or reapplication process. There is no time limit for completion. The mayor and commissioners discussed potential problems with extended construction but concluded that there was no need to make changes.

5. **Adjourn:** Motion to Adjourn made by Barbara Anderson. Seconded by Christine Carrigan. All in favor
Meeting adjourned at 7:50pm

