

Planning Commission Meeting

**Levan Town Hall,
February 5, 2025, 7PM
Meeting minutes**

**In attendance: Planning Commissioners, Conner Lunt, Jesse Carter. Planning Chairman Nate Washer
Council member/Planning Alternate Rachel Goates
Town Clerk Christine Carrigan
Meeting Recorders Chantal Rowley, Eliana Jenson
Attendees: David Prince, Christie and Russ Mangelson, Aldan Cook, Janet Carter, Connie Dubinsky,
Austin Black, Haylee Lunt, Mike Royce, Kimberlie and Jesus Gonzalez, Linda Hanks, Todd Gagnon,
Ellen Gatlin, Darlene Kimball, Joel Winn, Carol Bennett, Justin Thomas, Amelia Jeffs**

Opening Business

Welcome

Chairman Nathan Washer called the Planning Commission Meeting to order on Wednesday, February 5, 2025. He welcomed all attendees and noted it was a regular meeting.

Meeting started at 7:14 PM

Prayer

Connor offered the prayer.

Pledge of Allegiance

Chairman Washer led the attendees in the Pledge of Allegiance.

Action/Discussion Items

Approval of Past Minutes

Chairman Washer introduced the approval of past minutes from December 4, which included both a regular meeting and a public hearing on land management and development code amendments. He explained that the purpose was to ensure the minutes were correct as remembered and to file them for future reference.

Conner Lunt made a motion to approve the minutes from the planning commission meeting on December 4 and the public hearing on December 4. Jesse Carter seconded the motion. The motion passed unanimously.

Ordinance Correction Recommendation

Chairman Washer discussed the recommendation to change the ordinance in section 16.10.060, section F. He proposed removing the period, adding "or," and making the "v" lowercase. This recommendation would be sent to the city council for review.

Jesse Carter made a motion to recommend the changes to section 16.10 Fences, Hedges, and Walls to the city council. Conner Lunt seconded the motion. The motion passed unanimously.

Permit Applications

Nick Childs' Building Permit

The commission reviewed Nick Childs' building permit application for a home located at 157 North, 100 West. Chairman Washer noted that the applicant was not present but had left contact information for questions. The location was described as between where the Paystrups and Dustin Phillips used to live.

The commission confirmed that the water and wastewater commitments were in place, and the building inspector had already approved the plans. They reviewed the plans and plat map.

Conner Lunt made a motion to approve Nick Child's plans. Jesse Carter seconded the motion. The motion passed unanimously.

Jared Rosquist's Building Permit

Jared Rosquist was present for the review of his building permit for a pole barn. The structure was described as having 4/12 trusses, 5/8 USB sheathing, and 8x8 and 12 poles placed every 10 feet with headers. The foundation would be a monolithic slab.

The commission discussed the location of the structure in relation to property lines, confirming it was well within the required setbacks. They also touched on the importance of accurate surveys and property line placement.

Jesse Carter made a motion to approve Jared's plans. Conner Lunt seconded the motion. The motion passed unanimously.

Aldan Cook's Building Permit

The commission reviewed Aldan Cook's building permit for a 40x40 shed. They discussed the placement of the shed. Cook confirmed he had the property surveyed before submitting the permit to ensure accurate placement.

The commission briefly discussed the ordinance requirements for sheds and setbacks. Cook mentioned he would be doing the concrete work himself, with a company likely building the structure.

Conner Lunt made a motion to approve Calvin Cook's permit for a shed. Jesse Carter seconded the motion. The motion passed unanimously.

Reports

Office Permits

It was reported that there were two office building permits: one for a reroof and one for gas service. These did not require commission review and were handled by the inspector.

After concluding the agenda items, the commission opened the floor for public comments. Connie Dubinsky expressed gratitude for the commission's service and emphasized the importance of public participation in meetings. The commission discussed various ways the public could access meeting information, including postings at local gathering spots, the town website, and the Utah Public Notice Website.

Chairman Washer encouraged residents to sign up for notifications about public hearings and meetings through the state website. He explained the process of accessing meeting information, agendas, and audio recordings through utah.gov.

Conner Lunt made a motion to adjourn the meeting. Jesse Carter seconded the motion. The motion passed.

The meeting was adjourned at 7:46 PM.

Christine Carrigan, Clerk