

Planning Commission Meeting

Levan Town Hall,

May 7, 2025, 7PM

Meeting minutes

**In attendance: Planning Commissioner Conner Lunt, Planning Chairman Nate Washer
Council member/Planning Alternate Rachel Goates. Absent: Jesse Carter**

Town Clerk Christine Carrigan

Meeting Recorder Chantal Rowley, Elaina Jensen

Attendees: Carol Bennett

Opening Business

Welcome, Prayer, Pledge of Allegiance

The meeting was called to order at 7:01 pm. Connor gave the opening prayer, expressing gratitude for the day and asking for blessings on the community and the meeting. Rachel led the Pledge of Allegiance.

Action/Discussion Items

Approval of Past Minutes

The board reviewed the minutes from the April 2, 2025 Regular Planning Meeting.

Rachel Goates made a motion to approve the planning commission meeting minutes from April 2, 2025. Connor Lunt seconded the motion. The motion passed unanimously.

Permit Applications

New House – Hans Olsen

The board reviewed Hans Olsen's housing permit application for a new house. The application included plans for a 1500 square foot, single-story house with 3 bedrooms and an attached garage.

The board noted that the application was pending approval of the wastewater permit, which had been applied for but not yet received.

Connor Lunt made a motion to approve Hans Olsen's plan pending the wastewater permit being approved. Rachel Goates seconded the motion. The motion passed unanimously.

New House – Briggs/Ludlow

The board reviewed a housing permit application for a new house by Briggs and Ludlow. The property was identified as being next to Bryan's with exactly a half-acre lot and 99 feet of frontage.

Rachel Goates made a motion to approve the building permit for the Briggs Ludlow home contingent upon them getting their wastewater permit approved. Connor Lunt seconded the motion. The motion passed unanimously.

Reports

No official reports were given. However, the following information was shared:

- The legislature passed a rule requiring planning commissions to add a water conservation plan to the general plan. The board acknowledged that they would need to address this in the future.
- There was discussion about a new requirement for a building official. The position requires significant qualifications, including potentially 6 years of engineering experience. The board expressed concern about how this might impact smaller communities and noted that they would need to have this position filled by the end of the year.
- The board briefly discussed the rationale behind these new requirements, speculating that they might be aimed at ensuring equitable approval of building permits and subdivisions.

Adjourn

Connor Lunt made a motion to adjourn the meeting. Rachel Goates seconded the motion. The motion passed unanimously. Meeting adjourned at 7:20 pm

Christine Carrigan, Clerk