

Planning Commission Meeting

Meeting minutes

July 2, 2025

7:00 P.M.

Present at Meeting: Planning Chairman Nate Washer, Commissioner Jesse Carter, Alternate Commissioner/Council Member Rachel Goates.

Christine Carrigan, Clerk. Chantal Rowley, Treasurer/meeting recorder

Also Present: Carol Bennett

1. Opening Business

a. Welcome

Chairman Nate Washer opened the Planning Commission Meeting on Wednesday, July 2, 2025, at 7:00 PM in Levan, UT. The Chair noted that Jesse Carter and Rachel Goates were present for the quorum.

b. Prayer

Rachel offered the prayer.

c. Pledge of Allegiance

Jesse led the Pledge of Allegiance.

2. Action/Discussion Items

a. Approval of Past Minutes

The Commission reviewed the minutes of the May 7, 2025, Regular Planning Meeting.

Motion: Rachel Goates moved to approve the minutes from May 7, 2025. Jesse Carter seconded the motion. The motion passed unanimously.

b. Permit Applications

The Commission reviewed a permit application from M. Fraughton for an outbuilding. The Commission reviewed details about the application, noting the proper setbacks.

Motion: Rachel Goates moved to approve the building permit for Matt Fraughton's outbuilding. Jesse Carter seconded the motion. The motion passed unanimously.

c. Research Corner Lot Setbacks

The Clerk explained that the mayor had requested the Commission research other towns' ordinances regarding corner lot setbacks and compare them to Levan's current ordinances.

Rachel explained that corner lots are currently considered to have two front yards, requiring 30-foot setbacks on both street-facing sides. She noted that in some other municipalities, the setback only extends back 15 feet from the non-primary front yard side, allowing buildings to be constructed closer to the road.

Nate had raised concern about consistency, questioning how they could justify allowing corner lots to build closer to the street while interior lots would still need to maintain the 30-foot setback.

The Commission discussed the pros and cons of changing the setback requirements. Rachel acknowledged that corner lot owners lose buildable area due to having two front yard setbacks. It was noted that changing the ordinance could impact the appearance of the town, potentially disrupting the uniform setback lines that currently exist and affecting clear views of driveways and streets.

Jesse agreed with Nate's concerns, calling potential changes a "slippery slope." The Chairman emphasized that most existing houses in town are already set back at the current requirement, with only a few exceptions for grandfathered properties.

The Commission discussed the importance of clear views for safety reasons, street access, and potential future infrastructure like curbs, gutters, or sidewalks. They considered whether changing setbacks for accessory structures only might be appropriate, and whether such changes should apply to all lots or just corner lots.

The group concluded they would need to further research the issue by examining ordinances from comparable communities. Rachel mentioned that Nephi's ordinance specifies a front yard setback that can be the average of existing dwelling setbacks on the same street, but no less than 20 feet.

The Commission agreed to individually research other municipalities' ordinances and return with findings.

3. Reports

a. Office Issued Permits

The Chair reported that B. Jensen was issued a permit for reroofing her house.

4. Adjourn

Motion: Jesse Carter moved to adjourn the meeting. Rachel Goats seconded the motion. The motion passed unanimously. Meeting adjourned at 7:39 PM.

Christine Carrigan, Clerk