

Planning Commission Meeting

Meeting Minutes

February 4, 2026, 7:00 PM

Levan Town Hall, 20 N. Main, Levan UT

Planning Commission Meeting

Levan, UT | Wednesday, February 4, 2026

1. Opening Business

a. Welcome

Meeting started at 7:25 pm. Chair Nathan Washer called the meeting to order and welcomed those in attendance, noting his apology for being late. Planning commission members Rachel Goates and Carol Bennett were present.

Also in attendance: Elaina Jenson (deputy clerk), Christine Carrigan (clerk), Brett Gurr, Meadow Perides, Christie Mangelson, Rod Wankier

b. Prayer

Chair Washer offered the opening prayer.

c. Pledge of Allegiance

Carol Bennett led the Pledge of Allegiance.

2. Action/Discussion Items

a. Discussion

No additional general discussion items were noted beyond those addressed under subsequent agenda items.

b. Lot/Road Questions – Meadow Perides

Meadow Perides, a real estate agent representing a client, appeared before the commission seeking preliminary guidance on the development of a property at approximately 450 South 100 West in Levan. The property is currently configured as a flag lot, consisting of two parcels totaling approximately 1.38 acres — a 0.9-acre lot fronting the road and a 1.29-acre lot behind it.

Ms. Perides presented a hand-drawn map and outlined her inquiry, which centered on whether the property could be subdivided to accommodate two single-family residences. She proposed a cul-de-sac off 100 West to provide access to both homes, acknowledging that the second lot was approximately 12 feet short of the required frontage for two east-facing lots. Her questions also covered infrastructure — including water line sizing, power availability, natural gas access, and applicable impact fees.

Chair Washer indicated that the lot's configuration was likely originally intended to accommodate a future road extension, consistent with the town's general plan, which envisions continued grid-pattern growth in that direction. He expressed the commission's general position that a flag lot in this location would not be recommended, as there is no mitigating circumstance warranting a deviation from the general plan. A

commission member confirmed that the plat map shows a dedicated 66-foot right-of-way continuing from 100 West through to the wash to the north, further supporting the road-continuation interpretation.

The commission discussed the possibility that the property owner to the north may need to dedicate land to facilitate road construction, and that the cost of extending road infrastructure would fall on the developer. The cul-de-sac proposal was not favored, as it would conflict with the town's general plan for continued street grid development. The commission noted that two buildable lots may still be achievable if sufficient frontage could be acquired from an adjacent property owner to the south.

Regarding infrastructure, Chair Washer advised that water and power are located on the far side of 100 West, and that the developer would be responsible for running those connections. The water line would likely need to be built to main infrastructure standards rather than a single-home service line, though final sizing would need to be confirmed with the utility manager, Jason. Impact fees were stated as approximately \$13,476 for water and \$5,316 for electric.

The commission concluded that the matter would require a road dedication rather than a flag lot or cul-de-sac arrangement, and that a single home would likely be the outcome unless additional frontage could be secured.

c. Water Connection Options – Brett Gurr

Brett Gurr presented a proposal on behalf of a small group of landowners — including Jim Huggard, Rod Wankier, and others — planning a 12-lot mini-subdivision on property in the county, just west of Levan town limits. The group sought guidance on whether the town would be willing to provide a municipal water connection in exchange for the group's water rights.

The proposal outlined that the county requires 1.5-acre feet of water per lot, meaning the 12-lot subdivision would yield 18 acre feet of water rights to be transferred to the town. Mr. Gurr presented figures showing that 18 acre feet represents approximately 5,865,000 gallons of annual pumping capacity — which, based on estimated household consumption, could theoretically serve a minimum of 54 homes. The group proposed including one share of Levan Irrigation Company water with each lot, with a subdivision covenant prohibiting outdoor use of municipal water, so that town water would be used for indoor purposes only.

The group's preference was for the town to install a master meter at the edge of town (approximately 500 South, 200 West), with the group bearing the cost of infrastructure from that point forward. A letter from the Utah Division of Drinking Water in Richfield was referenced, in which the state recommended this option over the group drilling a private well.

Chair Washer explained the applicable petition-for-service process, noting that the governing body cannot act until a cost estimate is obtained from the water superintendent. The commission agreed to forward the petition and supporting materials to Jason for that estimate. It was noted that placing the item on the upcoming town council agenda (one week out) may not allow sufficient time for Jason to complete the estimate.

Mr. Gurr clarified that the group is prepared to drill a private well if the petition is not approved, and that the proposal was offered primarily as a potential benefit to the town's water supply. No vote was taken, as the matter is a discussion item to be forwarded to the town council.

d. Carport Setback Requirements – B. Huntsman

A commission member reported that the Huntsman family had inquired about the requirements for installing a carport over their driveway on their corner lot. Rather than submitting a permit application, they sought clarification in advance to ensure any structure would be compliant.

The commission discussed the matter in the context of the town's existing ordinances. The state building code, according to building inspector Lane, does not subject open-sided structures (open on three sides) to standard setback requirements — a standard also applied to porches. However, commission members noted that the town's own ordinance addresses covered porches and limits how far such structures may extend from the main building (approximately 20 feet), and that the intent of the ordinance appears to be to prohibit any roof structure from extending beyond that threshold. Chair Washer indicated that he does not believe he would issue a permit for a carport that extends beyond the 20-foot limit, as that appears inconsistent with the intent of the ordinance as written.

Commission members acknowledged that several carports already exist throughout town that were built without permits, and that the matter raises a broader policy question worth addressing. It was agreed that further review

of the ordinance language is needed, and that a public hearing may ultimately be required to formally address carport setback rules. No formal action was taken.

e. Approval of Past Minutes: Dec 3, 2025, Regular Planning Meeting

Chair Washer noted that the agenda incorrectly listed the month as October; the minutes being considered were from the December 3, 2025 Regular Planning Commission Meeting. The Clerk noted the error and will correct the approved minutes.

A motion to approve the minutes from the December 3, 2025 Regular Planning Commission Meeting was made by Rachel Goates and seconded by Carol Bennett. The motion carried unanimously.

f. Permit Applications: New Home – Keigan Smith

Chair Washer presented the permit application for a new home by Keigan Smith, located on a lot kitty-corner to the Bob Shepherd property. Commission members confirmed that all setback requirements are met, that a wastewater permit has been issued, and that building inspector Lane has signed off on the application.

A motion to approve the permit application for Keigan Smith's new home and forward it to the town council for final approval was made by Carol Bennett and seconded by Rachel Goates. The motion carried unanimously.

3. Reports

a. Office Issued Permits: Remodel – Fred & Julie Smalley

The commission noted that a remodel permit was issued to Fred and Julie Smalley. Commission members remarked that the work looks nice.

b. Office Issued Permits: Remodel – Good2Go

A remodel permit was issued to Good2Go. Commission members noted the improvement in appearance compared to the original construction.

c. Office Issued Permits: Fence – Tim Smith

A fence permit was issued to Tim Smith. No concerns were raised.

There being no further business, a motion to adjourn was made and seconded. The motion carried unanimously and the meeting was adjourned.

Meeting adjourned at 8:06 pm

Christine Carrigan, Clerk