

Planning Commission Meeting

Meeting minutes

August 6, 2025

7:00 P.M. Levan Town Hall

Present at Meeting: Planning Chairman Nate Washer, Commissioner Jesse Carter, Commissioner Conner Lunt

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

Also Present: Carol Bennett, Chad Van Ausdal

Opening Business

Welcome

Chairman Nate Washer welcomed everyone to the August 6, 2025 Planning Commission meeting. Meeting began at 7:02 pm.

Prayer

Chairman Nate Washer offered the opening prayer.

Pledge of Allegiance

Jesse Carter led the Pledge of Allegiance.

The Chairman noted that Conner, Jesse, and himself were in attendance.

Action/Discussion Items

Approval of Past Minutes

The Commission reviewed the minutes from July 2, 2025 Regular Planning Meeting. There was brief discussion about the previous meeting where they had discussed setbacks.

Motion: Jesse Carter moved to approve the minutes from the July 2, 2025 meeting. Conner Lunt seconded the motion. The motion passed unanimously.

Permit Applications

The Commission reviewed an outbuilding permit application from Chad Van Ausdal. The Commission verified the setbacks, noting that the building would be 11 feet from the leach line and approximately 19'6" from the house to the end of the septic, which exceeds the required minimums.

Chad explained that a building company from Salt Lake would be constructing the actual structure while he would be doing the prep work. He clarified that the example footing and foundation plan in the application was just a sample, and that official engineered plans would be provided and inspected when he takes the building plans to the building meeting. Chad also mentioned he was 99% certain he would be running electrical to the building.

The Commission confirmed that the permit fee already included the electrical component.

Motion: Jesse Carter moved to approve the auxiliary building permit for Chad Van Ausdal. Conner Lunt seconded the motion. The motion passed unanimously.

Reports

Chairman noted there were no office-issued permits to report. He commented that while the office had been very busy, there had not been any permit activity.

Motion: Conner Lunt moved to adjourn the meeting. Jesse Carter seconded the motion. The motion passed unanimously. Meeting adjourned at 7:09 pm.

Christine Carrigan, Clerk