

Town of Levan

Planning Commission Meeting

Meeting minutes
December 3, 2025
7:00 P.M. Levan Town Hall

Opening Business

Welcome

Chairman Nate Washer opened the Planning Commission Meeting for December 3, 2025. Members present included Nathan Washer, Rachel Goats, and Jesse Carter. Christine Carrigan, Clerk. Chantal Rowley, Treasurer/meeting recorder Also present: Carol Bennett, Austin, Mariah, Wes and Hallie Black, Kendall Carrigan

Opening Business

Prayer

Rachel offered the opening prayer.

Pledge of Allegiance

Jesse led the Pledge of Allegiance.

Action/Discussion Items

Discussion

There were no discussion items presented during the meeting.

Approval of Past Minutes

The Commission reviewed the minutes from the October 1, 2025 Regular Planning Meeting.

Motion: Jesse made a motion to approve the meeting minutes from October 1, 2025. Rachel seconded the motion. The motion passed unanimously.

Permit Applications

The Commission reviewed a building permit application from Austin Black for an outbuilding on his property.

The situation presented unique challenges as Mr. Black's property is a corner lot, which typically requires a 30-foot setback from the property line. However, his property has several complicating factors:

- The back of his property potentially has an irrigation line running through it, which Tim Smith had previously mentioned to Mr. Black.

- While technically a corner lot, the adjacent road functions more as a parking area for the nearby park and ballfield.
- If Mr. Black were to adhere to the standard 30-foot setback requirement and reposition his outbuilding, he would need to create a driveway off the side road, which would interfere with the current parking arrangement and create potential safety issues with park visitors.

After extensive discussion, the Commission determined that forcing Mr. Black to follow the standard corner lot setback requirements would:

- Potentially cause him to build over an irrigation line
- Disrupt the existing parking arrangement
- Create traffic safety concerns near the park
- Deny him the benefits of having a corner lot while imposing all the restrictions

Tyler Shepherd, president of the Levan Irrigation Company, was consulted by phone during the meeting and confirmed the existence of a 24-inch irrigation line that runs along Mr. Black's fence line, explaining it would require approximately a 10-foot easement.

The Commission decided to recommend approval of the building permit as a conditional use, noting that the unique circumstances of the lot justified a variance from the standard corner lot requirements.

Motion: Rachel made a motion to approve Austin Black's building permit application as a conditional use permit. Jesse seconded the motion. The motion passed unanimously.

The Commission noted that the town council would need to give final approval at their meeting on December 11.

Reports

Office Issued Permits

The following permits were issued by the office:

- Porch/Carport – N. Rosquist
- Remodel garage – Kirsten Brown
- Reroof – Tyler Shepherd

Adjourn

Motion: Rachel made a motion to adjourn. Jesse seconded the motion. The motion passed unanimously.

Christine Carrigan, Clerk