
Minutes
Planning Commission Meeting
May 5, 2021

1. Opening ceremonies:

Planning Commission Chairman, Alan Paystrup, called the meeting to order at 7:04 PM. A Quorum was present.

Those in attendance:

Planning Commission Chairman: Alan Paystrup

Commissioners: Barbara Anderson and Chris Chipping were present

Town Councilmember and Alternate: Jesse Richmond came in after the minutes from the last session were approved

Planning Commission Secretary: Heather Poulsen

Not in Attendance: Commissioner Heath Butler

Prayer was given by Commissioner Barbara Anderson

Pledge of Allegiance was led by Chris Chipping

2. Action items:

a. Approval of minutes from previous meetings:

Commissioner Chris Chipping made the motion, seconded by Commissioner Barbara Anderson, to approve the minutes for the Public Hearing as well as the Special Session Planning Commission Meeting held April 21, 2021. All the commissioners present were in favor. Motion carried.

b. Building Permits:

i. None

c. Reports:

i. **Office Issued Permits** - None

3. Discussion Items:

a. Review the general plan

The planning commission members went through pages 1-7 of the general plan making changes as they felt needed. See the attached pages.

4. Adjourn: Commissioner Chris Chipping made the motion, seconded by Commissioner Barbara Anderson to adjourn. All were in favor. The meeting was adjourned at 8:09 PM.

Heather Poulsen, Planning Commission Secretary

*ATTACHED CHANGES TO GENERAL PLAN PAGES 1-7

**Levan Town General Plan
Adopted March 20, 2013**

HISTORY OF LEVAN

In 1860, two families from Nephi established a ranch on the Chicken Creek, about 17 miles south of Nephi. Although the settlement grew, and even obtained a post office, it was recognized that the soil of the area was not highly suited for cultivation and the water supply was short. The community leaders asked the church to assist them in the selection of another site for the town.

With the assistance of LDS Church Apostle Erastus Snow, the new site, between Chicken and Pigeon Creeks, was selected for a town site. The actual town site was laid out in 1867 by Charles Price. The original town site constituted 56 blocks in a gridiron pattern. The name of the settlement was changed from Chicken Creek to Levan, a name chosen by Church President Brigham Young.

Settlers for the new town site arrived in 1868 when the William Dye family constructed the first dwelling. The dwelling, a dugout, was located on block 34. The first brick home was erected in 1871 by Elmer Taylor.

Dry farming of wheat on the Levan Ridge, north of town, was initiated in the early 1870's. The farming was successful and the agricultural economy and lifestyle of Levan was established.

Buildings of historic significance still remaining in Levan are the LDS meeting house and recreation hall on First East. The original chapel was built in the 1904. It offers an attractive example of the Gothic Revival style. The recreation hall is a later addition that is considered one of the best examples in Utah of the use of the Prairie style for a religious building.

A brick building, possibly the oldest in Levan, stands on Second West - (Block A-21) as one of the best preserved of the Vernacular style. The many old log outbuildings that can still be seen throughout the town attest to the relatively little change that has occurred in Levan over the years.

INTRODUCTION & BACKGROUND

The Levan Town General Plan is designed to be a decision-making tool as well as a general master plan for guiding future growth and development in Levan. It provides an officially adopted guide to future development for the Town Council, Planning Commission, and other concerned governmental entities, committees, residents, property owners, business people and others interested in the future of Levan Town. This General Plan updates the ~~Levan Master Plan of 1986~~ **general plan from 2013**. *(The General Plan updates, guides, builds on and ties together several other plans or projects that have been completed or are being completed, including:

(If we have a table of contents in the new plan we might not need to reference these things here in parentheses)

- ~~The Levan Town Master Plan.~~
- The Levan Town Zoning and Development Code.
- The Levan Town Subdivision Ordinance.
- The Levan FEMA Flood Insurance Rate Map
- The Levan Town Water System Master Plan.

While some of these studies and documents focus on specific problems and concerns, they all share a common thread or relationship to land use planning in Levan Town and all play a valuable roll.)*

~~The Levan General Plan uses not only the technical results of these studies, but also the ideas and criticisms that surfaced in the development of these plans and studies. These efforts and comments have been shaped into a series of goals, objectives and policies which reflect the direction of the Town officials, citizens and development interests. These goals are the ends the Town would like to attain. The objectives begin to detail the means to the goals. The policies show how the objectives may be achieved or implemented and/or when they should be implemented. The goals and objectives are intentionally general in nature in order to allow the flexibility of several different methods (policies) of achieving them.~~

~~Implementation strategies will be developed, as appropriate, to outline specific steps that may be taken to achieve the objectives of the General Plan. In some cases, the implementation strategies will suggest additional steps that need to be taken to more clearly define objectives and/or the steps to reach the objectives.~~ **(merge this sentence with the above kept sentence)** This document is not intended to commit the Town Council or Planning Commission to specific courses of action, but rather to clearly define the end product which the Town desires to attain.

~~The means by which the land use patterns described in this General Plan will be achieved are not entirely certain. There are a variety of different legal and policy approaches to shaping land development, such as, the zoning of property, incentive programs to encourage certain uses, public involvement and acquisition or preservation of land to ensure that it is maintained in a certain use in perpetuity. Certain ordinances, such as the Zoning and Development Code, will put many of the objectives outlined in this General Plan in a Code form that may be adopted by the town, interpreted, implemented and applied by the Planning Commission and uniformly enforced by the Town Council.~~

This plan is organized into elements or subject areas, and a general section addressing items of overall community importance. The Land Use Element of the General Plan is the focus of this planning effort. It shows the development character that the Town has currently achieved. The General Plan defines the character that the Town desires to achieve and suggests methods to achieve it and also suggests the course of public policy and regulation. The sequencing of any development must occur logically to eliminate the additional costs of public facilities to the community which accompany leap frog or disorderly and aggressive development. Close coordination and the implementation of interlocal agreements with Juab County must occur if the Town is to expand in an orderly and controlled fashion. Controls must be instituted to insure that new development projects adhere to accepted standards and pay their share of the costs or burdens of public facilities so existing residents do not pay for improvements strictly required for the new growth.

It is important to understand the relationship of the General Plan to the Zone District Map and the Zoning and Development Code. While similar, they are not the same. The General Plan provides a general direction in terms of land use the Town hopes to achieve over time. It has been developed with an eye toward the future. The Zoning and Development Code represent local regulations which may be adopted to implement this plan. It is anticipated however that the zoning and development code will be developed in conjunction with the implementation of this General Plan to help codify the objectives and policies of this plan. The development code and zoning map may need further revisions and/or additional ordinances to achieve the full intent of this General Plan over time, but this continuing process of refinement and improvement to Town Codes is proper and desirable to ultimately achieve the goals of this General Plan. The General Plan needs to be a visionary document which provides guidance for decision making. It should not only anticipate the future direction of development, but also provide a frame work which can be used to evaluate options and make consistent decisions on situations which are not anticipated. This framework should also be improved upon, and modified in the future, as conditions and goals change. A dynamic General Plan that can be modified or added to on at least an annual schedule is usually desirable.

OVERALL TOWN VISION AND GOAL

The Levan Town General Plan, goal or vision, could be summarized as follows:

The Levan Town General Plan will guide future development for organized growth, industry, business and employment opportunities and will ensure that there will be adequate public facilities and services, most importantly, the impacts of growth will be handled in a way that seeks as its prime goal, to preserve the Levan rural quality of life, preservation of its resources and enhancement of its community pride and values. The plan will also provide that the **current residents** people who have invested their time, effort and money to make Levan a choice place to live, will not have to carry the growth burdens or pay for the impacts of new growth.

IMPLEMENTATION OBJECTIVES

1. ~~Revision and Amendment of Town Ordinances~~
Levan ordinances and maps should be revised, updated and/or amended to reflect the General Plan's goals and policies. ~~Rural and some urban design issues should be addressed, when applicable, and enforced through these ordinances.~~ Other Town ordinances and policies should be revised, removed, adopted or amended based on the General Plan goals and policies. This General Plan should ~~specify~~ **reference** town policies and objectives.
2. All requests for re-zoning or annexation should be considered in light of the land use goals and policies of **in** this General Plan. If land proposed to be annexed can not comply with the codes supporting this plan, it should not be considered for annexation. Land within Levan or within ½ mile of the town limits, should be re-zoned to ~~conform~~ **adhere** with this General Plan and its Land Use Map. ~~so that all new development projects can be subject to it and benefited thereby.~~
3. Capital improvements for public services and facilities should be planned and developed in a way that will support the General Plan goals and policies. Construction of utility infrastructure, municipal buildings, schools, and related facilities, parks, roads and drainage systems, should follow the ~~guidelines of this~~ General Plan.

AMENDMENTS TO PLAN

Because this General Plan is to be used to guide development according to the aspirations and needs of the community, the viability of the plans rests in its adaptability to changing conditions. The process by which the General Plan text and Land Use Map may be amended will help ensure that zoning decisions and plan objectives and policies are based on adequate research and input rather than on special interest or expediency. The amendment process is set forth in the following goal, objectives and policy statements.

GOAL:

~~TO ENSURE THAT THE LEVAN GENERAL PLAN IS ADAPTABLE AND RESPONSIVE TO THE GOALS AND VALUES OF THE LEVAN COMMUNITY.~~

OBJECTIVES

Encourage the regular review, update and refinement of the General Plan.

1. Require the overall evaluation and update of the Town's General Plan on ~~a an annual~~ **or** regular basis.

2. Allow General Plan revisions through addition, amendment, deletion or change.

LAND USE ELEMENT OBJECTIVES

GOAL AND OBJECTIVES

~~The location of land uses and intensities at which various uses are developed and managed is the most visible element of a General Plan. Mountain geography, lake setting, agricultural terrain and heavy snowfall impose natural constraints on the location of activities. Development must be undertaken in a careful manner in order to not destroy the natural features which are used and enjoyed by the agricultural community and residential community alike.~~ * COMBINE WITH NEXT PARAGRAPH

GOAL:

Encourage center of town outward development with a responsive growth management program that preserves the rural agricultural setting and sensitive lands of the town as well as providing a diverse mix of commercial, residential housing and some light industrial uses with agricultural uses taking the highest preservation priority.

OBJECTIVES

1. Encourage home building on existing lots inside Levan before development of agricultural areas on the fringes of the Town.
2. ~~Ensure responsible growth in the Town through provisions that require available and adequate public services and facilities that are existing at the time of the development impact.~~
3. Designate areas for commercial and some light industrial and manufacturing uses. ~~that will provide employment, tax base, and service needs of the community.~~
4. Encourage development to preserve in the ~~overall design of maximum amount of private or public usable open space.~~ rural lifestyle and open space concept.

TRAFFIC AND CIRCULATION *may have a transportation master plan we can refer to

GOAL AND OBJECTIVES

Goal:

To develop and enforce a traffic flow system that is safe and compatible with a rural residential nature, agricultural practices, and an orderly and efficient traffic flow.

OBJECTIVES

A Rural Residential Nature

1. To separate pedestrian traffic from vehicle traffic as much as possible.
2. To maintain a traffic speed low enough to permit emergency stopping or slowing of vehicles for children, animals, slower vehicles, and other sudden or randomly occurring impediments.
3. To keep traffic slow enough to allow a comfortable, safe, rural atmosphere.
4. To keep traffic noises at an acceptable level.
5. To keep the streets free of debris.
6. To keep the main streets of town attractive and scenic.
7. To limit and restrict billboards to commercial areas.
8. To maintain traffic volume at a level consistent with a residential area.
9. To keep streets wide enough to accommodate oversized farm machinery.

MODERATE INCOME HOUSING

GOAL AND OBJECTIVES

Goal:

~~To provide for adequate, safe, and healthful residences for all citizens of Levan, while enhancing the community's country character. Also, to establish quality standards for residential development while making provision for a sufficient range of housing types, styles, and price levels in all areas of town.~~

OBJECTIVES

1. ~~To protect and enhance residential amenities. by reducing conflicts with adjacent~~
~~uses.~~
2. To cluster ~~non-residential, non-agricultural~~ commercial and light industrial uses toward a town center.
3. To encourage single family detached, owner occupied housing. ~~that meets minimum~~
~~standards for new developments.~~
4. To manage growth the timing of residential development so that adequate streets, water, drainage facilities, and other essential services can be economically provided.
5. To restrict the quantity and enforce the quality of multi-family housing developments.
6. ~~To maintain flexibility in land development standards consistent with good design~~
~~and efficient function.~~
7. ~~To provide a reasonable choice of residential types throughout the town.~~