

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, May 6, 2015

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** on Wednesday, May 6, 2015 at 7:00 P.M. The Planning Commission will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Regular Meeting 7:00 p.m.

1. Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting minutes from April 1, 2015.
6. Announcements:
7. Public Hearings: None
8. Action Items: None
9. Discussion Items:
 - a. Conditional Use Permit Application, Leeds RV Park
 - b. Site Plan Review Application, Leeds RV Park
 - c. Leeds General Plan
10. Staff Reports
11. Adjournment

The Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2947 at *least* 24 hours prior to the meeting.

The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting:

The undersigned Deputy Clerk/Recorder does hereby certify that the above notice was posted May 4, 2015 at these public places being at **Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmmutah.gov> and the Town of Leeds website www.leadstown.org**


Kristi Barker, Deputy Clerk/Recorder

Town of Leeds

Planning Commission Meeting for May 6, 2015

1. Call to order:

Chairman Peters called to order the regular meeting of the Planning Commission at 7:04pm on May 6, 2015, at Leeds Town Hall, 218 N Main.

2. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
CHAIRMAN: NORM PETERS	<u>x</u>	<u> </u>
COMMISSIONER: ELLIOTT SHELTMAN	<u>x</u>	<u> </u>
COMMISSIONER: DARRELL NELSON	<u>x</u>	<u> </u>
COMMISSIONER: REED BRAITHWAITE	<u> </u>	<u> x</u>
COMMISSIONER: STEVE LEWIS	<u>x</u>	<u> </u>

3. Invocation by Commissioner Nelson.

4. Pledge of Allegiance by Commissioner Lewis.

5. Declaration of Abstentions or Conflicts: None.

6. Approval of Agenda:

Commissioner Sheltman moved to approve the meeting minutes of April 1, 2015. 2nd by Commissioner Nelson. Motion Passed.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
CHAIRMAN: NORM PETERS	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: ELLIOTT SHELTMAN	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: DARRELL NELSON	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: REED BRAITHWAITE	<u> </u>	<u> </u>	<u> </u>	<u> x</u>
COMMISSIONER: STEVE LEWIS	<u> </u>	<u> </u>	<u> x</u>	<u> </u>

Commissioner Nelson moved to approve tonight's agenda. 2nd by Commissioner Lewis. All voted "Aye". Motion Passed.

7. Announcements: None.

8. Public Hearings: None.

9. Action Items: None

10. Discussion Items:

- a. Conditional Use Permit Application, Leeds RV Park
Chair Peters, Bob as you looked at this, did you see any problems with the application?
Bob Nicholson, Leeds RV Park is in a Commercial Zone and under the listed uses, an RV Park and Campground is a permitted use. For the Site Plan, the Ordinance indicates a Public Hearing is required.
Bob discussed the application further and read the following Land Use Ordinances;
Chapter 17, Commercial District, 17.3;
All new or modifications to the exterior of a structure will require a conditional use permit even if the intended use is authorized.
Chapter 26, Site Development Plans, 4.2.2;
The Planning Commission shall schedule a public hearing to hear discussion on the proposed development and Site Analysis.
Commissioners, Bob Nicholson, Neil Glauser and Larry Davis discussed the project and application process further. Neil indicated they might not pursue a new building because of the cost and might remodel the existing building or use a trailer instead. Neil and Larry will get back with the Town on whether or not they will proceed with the applications.
- b. Site Plan Review Application, Leeds RV Park
Commissioners and Bob Nicholson discussed the Site Plan application process and the Land Use Ordinance, Chapter 26, Site Development Plans.
- c. Leeds General Plan
Commissioners and Bob Nicholson discussed the goals and polices out of the General Plan to decide if they have already been completed or if they are still needed. The discussion will continue at next month's meeting.

11. Staff Reports: None

12. Adjournment:

Commissioner Lewis moved to adjourn the meeting. 2nd by Commissioner Sheltman. All voted "Aye". Motion Passed.
Time: 8:17pm.

APPROVED ON THIS 3 DAY OF June, 2015



Norm Peters, Chair

ATTEST:



Kristi Barker, Deputy Clerk/Recorder