Town of Leeds

Agenda
Town of Leeds Planning Commission
Wednesday, July 6, 2016

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** on Wednesday, July 6, 2016 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. Call to Order/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 June 1, 2016.
6. Announcements:
7. Public Hearings:
   a. Amendments to the Land Use Ordinance 2015-04, Chapter 17, Commercial District
8. Action Items:
   a. Discussion and possible action on amendments to the Land Use Ordinance 2015-04, Chapter 17, Commercial District
   b. Planning Commission Chairman for 2016-2017
9. Discussion Items:
   a. Amendments to Land Use Ordinance 2008-04, Chapter 4, Supplementary and Qualifying Regulations
   b. Code Enforcement
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 Clerk/Recorder does hereby certify that the above notice was posted July 5, 2016 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.leedstown.org

Kristi Barker, Clerk/Recorder

Town of Leeds

Planning Commission Meeting for July 6, 2016

1. Call to order:
   Chairman Nelson called to order the regular meeting of the Planning Commission at 7:00pm on July 6, 2016, at Leeds Town Hall, 218 N Main.

ROLL CALL:

	Present	Absent
CHAIRMAN: DARRELL NELSON	x	
COMMISSIONER: DARRYL LEWIS	x	
COMMISSIONER: DANIELLE STIRLING	x	
COMMISSIONER: JOHN POAST	x	
COMMISSIONER: DANNY SWENSON	x	

2. Invocation by Commissioner Lewis.

3. Pledge of Allegiance by Commissioner Poast.

4. Declaration of Abstentions or Conflicts: None.

5. Approval of Agenda:
   Commissioner Lewis moved to approve tonight's agenda and meeting minutes of June 1, 2016. 2nd by Commissioner Stirling. All voted "Aye". Motion Passed.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DARRELL NELSON	x			
COMMISSIONER: DARRYL LEWIS	x			
COMMISSIONER: DANIELLE STIRLING	x			
COMMISSIONER: JOHN POAST	x			
COMMISSIONER: DANNY SWENSON	x			

6. Announcements: None.

7. Public Hearings:
   a. Amendments to the Land Use Ordinance 2015-04, Chapter 17, Commercial District.
      Chair Nelson reviewed the amendments with commissioners.

      Chair Nelson asked for a motion to open the Public Hearing.
      Commissioner Lewis I so move. 2nd by Commissioner Poast. All voted "Aye". Motion Passed.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DARRELL NELSON	x			
COMMISSIONER: DARRYL LEWIS	x			
COMMISSIONER: DANIELLE STIRLING	x			
COMMISSIONER: JOHN POAST	x			
COMMISSIONER: DANNY SWENSON	x			

Commissioners discussed the following proposed amendments to Land Use Ordinance 2015-04, Chapter 17, Commercial District:

1. Under section 17.2.34, the following was added:
   Other uses recommended by the Planning Commission to the Town Council to be a use that is in harmony with the intent and purpose of the zone, and therefore should be allowed in the Commercial zone.
2. See also section 17.7 was added to the title of 17.3.
3. Section 17.3.2 ATV Rentals was added.
4. Under section 17.3.14, the following was added:
   Other uses similar to the above uses and recommended by the Planning Commission to the Town Council to be a use that is in harmony with the intent and purpose of the zone, and therefore should be considered as a conditional use in the Commercial zone.

Alberta Pace discussed the plans for her property and the zoning with Commissioners.

Commissioner Poast made a motion to close the Public Hearing on the Commercial District. 2nd by Commissioner Lewis. All voted "Aye". Motion passed.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DARRELL NELSON	x			
COMMISSIONER: DARRYL LEWIS	x			
COMMISSIONER: DANIELLE STIRLING	x			
COMMISSIONER: JOHN POAST	x			
COMMISSIONER: DANNY SWENSON	x			

8. Action Items:
   a. Discussion and possible action on amendments to the Land Use Ordinance 2015-04, Chapter 17, Commercial District.
   Commissioner Swenson, we are discussing this as Land Use Ordinance 2015-04, but on the title it is 2008-04 with amended by Ordinances 2012-03, 2015.04.
   Kristi Barker, right they are amendments to 2008-04.
   Commission Swenson, so ultimately then, once we approve it, this will go up to 2015, and the 2008 will change?
   Kristi Barker, it will be 2016 and whatever Ordinance number we are at for this year. So it will get a new Ordinance number and amended by Ordinance.
   Commissioner Swenson, that is what I was looking for; otherwise it would be confusing. Just curious, why then since it was amended in 2012 did it not already say 2012-03 or 2015-04 on the top? The 2008 should have been gone a long time ago.

Kristi Barker, It could be, I just like to show a chain of history. It was originally adopted in 2008-04 as one total Land Use Book with all of the 24 or 26 chapters in it. So since then, you could do it that way, I just like to keep an audit trail. Once the whole book is adopted as a whole, it will all get a new number and the amendments will go away. Some of the chapters have been amended and some of them haven't, they still have that 2008-04 number on them. Commissioner Swenson, Ok I think it is important one way or another; I am just getting a clarification on the records system.

Commissioner Lewis made a motion to send it over to the Town Council with approval and recommend that they pass it and accept it. 2nd by Commissioner Poast. All voted "Aye". Motion passed.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DARRELL NELSON	x			
COMMISSIONER: DARRYL LEWIS	x			
COMMISSIONER: DANIELLE STIRLING	x			
COMMISSIONER: JOHN POAST	x			
COMMISSIONER: DANNY SWENSON	x			

b. Planning Commission Chairman for 2016-2017.
Chairman Nelson, I am not going to run for re-election. I have quite a bit on my plate.
Commissioner Stirling nominated Commissioner Swenson as Chairman.
Commissioner Swenson declined due to conflict of interest.

Chairman Nelson nominated Commissioner Poast for Chairman. 2nd by Commissioner Stirling. All voted "Aye". Motion passed.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DARRELL NELSON	x			
COMMISSIONER: DARRYL LEWIS	x			
COMMISSIONER: DANIELLE STIRLING	x			
COMMISSIONER: JOHN POAST	x			
COMMISSIONER: DANNY SWENSON	x			

Commissioner Nelson nominated Commissioner Lewis for the Chair Pro Tem. 2nd by Commissioner Swenson. All voted "Aye". Motion Passed.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: JOHN POAST	x			
COMMISSIONER: DARRYL LEWIS	x			
COMMISSIONER: DANIELLE STIRLING	x			
COMMISSIONER: DARRELL NELSON	x			
COMMISSIONER: DANNY SWENSON	x			

9. Discussion Items:
   a. Amendments to Land Use Ordinance 2008-04, Chapter 4, Supplementary and Qualifying Regulations.
      Commissioner Stirling indicated she would like to delete section 4.3.2, Flag Lot from the chapter due to the Leeds requirement of 9 acres for a septic tank and fire safety.
      Commissioners discussed it further.
      Commissioners discussed the proposed new section 4.31, Short Term Leases of Residential Properties.
      Commissioner Nelson and Angela Rohr discussed some of the problems with short term leases that the Town has had in the past.
      Angela Rohr, Kristi Barker and Commissioners discussed it further. Kristi will provide the Commissioners with other Towns regulations on short term leases. The proposed Ordinance amendments will be placed on the next month's agenda.

   b. Code Enforcement
      Commissioner Nelson indicated when business licenses come up for renewal, he would like the Planning Commission to review them and if a business is not in compliance, it will not be renewed.
      Commissioners discussed it and code enforcement further.

10. Staff Reports:
    Susan Savage, indicated she missed the public hearing and asked what the amendments were to the Commercial District.
    Chair Poast, discussed what amendments were made.

11. Adjournment:
    Chair Poast adjourned the meeting.
    Time: 8:37pm.

APPROVED ON THIS 3 DAY OF August, 2016

John Poast, Chair

ATTEST:

Kristi Barker, Clerk/Recorder