

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, March 11, 2020

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, March 11, 2020 at 7:00pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE RECORDER.

Regular Meeting 7:00pm.


1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes of February 26, 2020
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements
7. Public Hearings
8. Action Items
9. Discussion Items:
 - a. Site Plan Review Application, Diana Powell & Lynn Potter, 24 Majestic Mountain Rd.
 - b. Livestock Grazing on Open Space
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
11. Staff Reports
12. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
13. 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 879-2447 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 March 5, 2020 at these public places being at **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmn.utah.gov>, and the **Town of Leeds website** www.leadstown.org.



Peggy Rosebush, Clerk/Recorder

Town of Leeds

Town Council Meeting for Wednesday, March 11, 2020

1. Call to Order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7:00 PM on Wednesday, March 11, 2020, at Leeds Town Hall, 218 N Main.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____
COUNCILMEMBER: ALAN ROBERTS	_____	x
COUNCILMEMBER: DANIELLE STIRLING	_____	x
COUNCILMEMBER: LORRIE HUNSAKER	x	_____
COUNCILMEMBER: STEVEN WILSON	x	_____

2. Pledge of Allegiance by Councilmember Hunsaker

3. Declaration of Abstentions or Conflicts: None

4. Approval of Agenda:

Councilmember Wilson moved to approve tonight's agenda and meeting minutes of February 26, 2020 2nd by Councilmember Hunsaker. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	_____	_____	_____	x
COUNCILMEMBER: DANIELLE STIRLING	_____	_____	_____	x
COUNCILMEMBER: LORRIE HUNDAKER	x	_____	_____	_____
COUNCILMEMBER: STEVEN PALMER	x	_____	_____	_____

5. Citizen Comments: None

6. Announcements:

Mayor Peterson said about 40 minutes ago, I received a Covid-19 news release from the Southwest Utah Public Health Department. He read aloud the news release.

7. Public Hearing: None

8. Action Items: None

9. Discussion Items:

a. Site Plan Review Application, Diana Powell & Lynn Potter, 24 Majestic Mountain Rd.

Mayor Peterson said this is something that we have been discussing over the past few meetings. The landowners are here this evening. They have prepared some material, have requested material with regard to historical documents dating back to the early days of that particular parcel in existence. Town Council has not yet had an opportunity to finalize a response to that and would welcome the opportunity to meet privately with the applicant if they were amenable to that after we have that prepared. Is that something that would be amenable to you?

Diana Powell and Lynn Potter said yes.

Mayor Peterson said are there any other questions or comments from Council this evening?

Council responded no.

b. . Livestock Grazing on Open Space

Mayor Peterson said there is a new owner of 3 parcels down by the cemetery, off of Cemetery Rd. One of them is zoned Open Space and the other 2 are the remaining Mixed Use zoned parcels in Town. A request has been made for the grazing of up to 10 livestock consisting of horses and cattle. On the property zoned Open Space, livestock grazing is defined as a permitted use on open space. The reason I bring this to Town Council for discussion tonight is to make sure there would be a comfort with the volume of livestock that is being recommended or asked for because our actual ordinances do not describe anything with regard to livestock that could be on a piece of land. It is under 4 acres, is that correct? The Open Space?

Lief Burton, one of the landowners, said correct.

Mayor Peterson said is there any concern from Town Council if we were to see up to 10 head of livestock, a combination of horses and cattle, on that property?

Councilmember Wilson said I presume the property is fenced in and that it will be checked.

Lief Burton said it is and it will be checked and double checked.

Mayor Peterson said if you don't mind, when you mention cleaning it up, one of the real objectives of using the livestock grazing to clean-up the property, and once that is done, they do not want to over graze it and it is not for any kind of commercial purpose at this point. It is just to clean-up with nature here. With the fact that no one on Council has any concerns, please feel free that that is a permitted use.

10. Citizen Comments:

11. Staff Reports: Mayor Peterson said I did have a meeting with Danielle Stirling and members of the Washington County Water Conservancy. They went over a variety of things. One is an issue where several residents have raised issues, and Danielle and I have heard issues, that part of our property tax bill goes to the Washington County Water Conservancy. It is the case, but the Town did sign a water agreement with the Washington County Water Conservancy, but that is not what triggered that type of property tax. That property tax applies to every property in Washington County and it is used to make sure that the infrastructure is there. That there is some redundancy as needed, things like hydrants and

the like, in order to be able to provide the basic infrastructure that is there. Everybody in the County pays the same rate. There was also discussion about the Hansen Allen & Luce Study which is the one that determined that 9 acres was the minimum amount that would be required for additional septic systems in Leeds beyond what parcels were in place at the time of the water agreement. They indicated to us that the information they have seen would indicate that if it were to ever be changed, it would become more restrictive, requiring more acres and very unlikely it would become less restrictive, less than 9 acres.

Mayor Peterson said there was a DTAC meeting. The County is in the process of updating long-term traffic plans, and with that, was looking at the new development that might be coming forward in the future. That meeting was on the first Wednesday of the month, a week ago. Some things have happened since then and perhaps people will be revising some of those plans. That is working its way through a many month process.

12. Closed Meeting: None


13. Meeting was adjourned at 7:10 PM.

Approved this 9th day of April, 2020.



Wayne Peterson, Mayor

ATTEST:


Peggy Rosebush, Clerk/Recorder