

Town of Leeds

Amended Work Session Agenda Town of Leeds Town Council and Planning Commission Wednesday, January 24, 2024

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council and Planning Commission will hold a **JOINT WORK SESSION** on Wednesday, **January 24, 2024, at 5:00pm**. The Town Council and Planning Commission will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

The purpose of this work session is to facilitate open dialogue among the Planning Commission, Town Council members and staff regarding agenda items. Please note that public comment will not be taken during this session. Action related to decisions will be scheduled for discussion at a future Town Council or Planning Commission meeting. This session is designed to prioritize candid idea exchange, with no formal actions taken.

Work Session 5:00pm

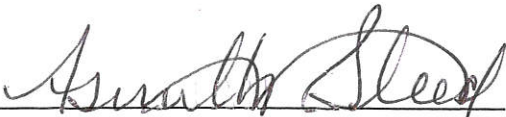
1. Discussion on Cemetery Land Utilization, Fencing, and Related Topics to Ensure Collective Alignment.
2. Review of 2024 Goals, Assignments, and Discussion Projects.

The Town of Leeds will provide 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 January 17, 2024 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.


Aseneth Steed, Clerk/Recorder



Session Outline

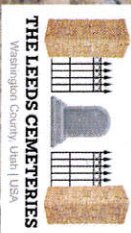
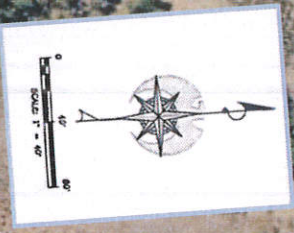
- Land Overview - The Leeds Cemetery
- Cemetery Fencing/Enclosure
 - Interment Considerations
- Ordinance Review/Restatement



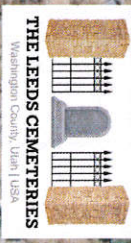
Land Overview – The Leeds Cemetery



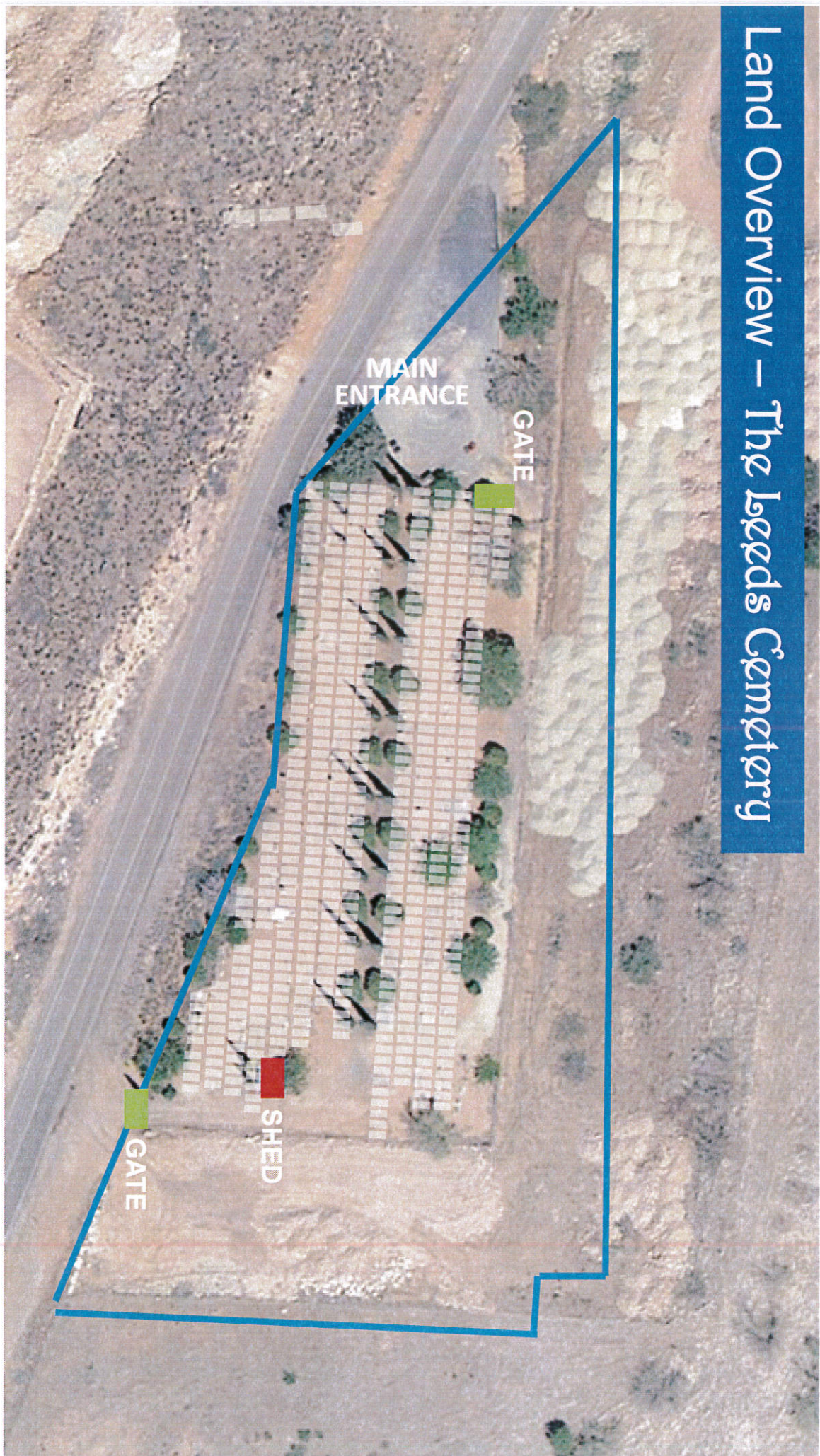
PARCEL #	OWNER
L-4-1-12-126	LEEDS TOWN
L-4-1-12-124	LEEDS TOWN
L-4-1-12-123	LEEDS TOWN
L-4-1-12-125	LEEDS TOWN
L-4-1-12-122	DHP INVEST LLC
L-94-D	Z22 PROPERTIES LLC
4033-B-1-HV	Z22 PROPERTIES LLC



Land Overview – The Leeds Cemeterly



Land Overview – The Lezds Cemetery



Land Overview Fencing/Enclosure

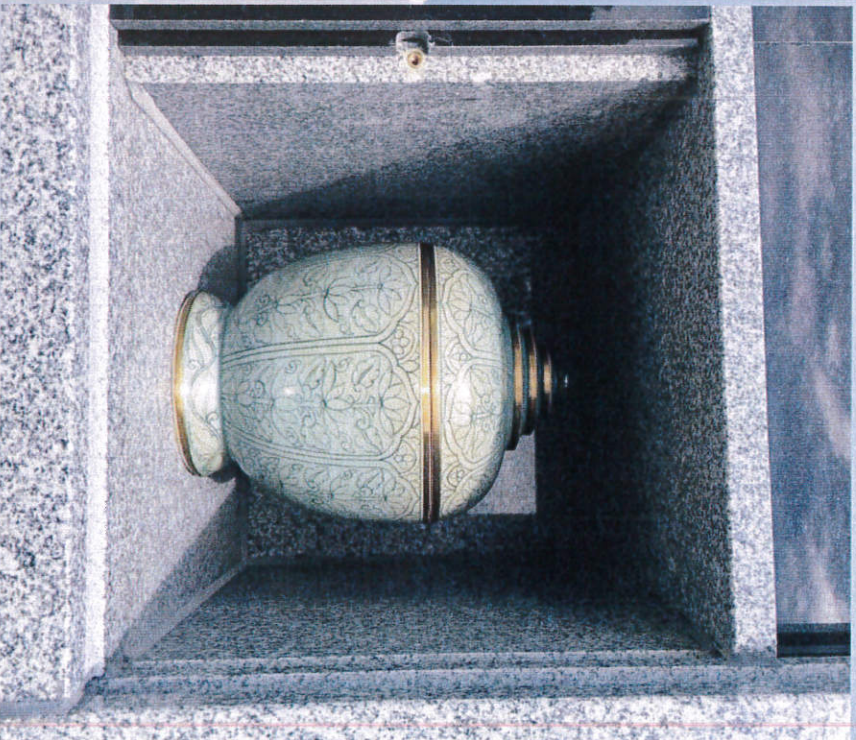
IDEA 3 :: Relocation Shed & Gates/Road Path



Interment Considerations – In ground



Interment Considerations – Above ground



Interment Considerations – Above ground

A **columbarium** niche is a final resting place for ashes after cremation. Niches are above ground and are most often built into a wall.

The wall is made up of individual compartments that hold an urn containing the ashes of one individual. The niches can accommodate 1 or 2 individuals.



Interment Considerations – Above ground

A growing number of cemeteries are putting in columbarium gardens. They provide a serene and comfortable setting for families to honor and remember loved ones.

Many columbariums have small openings or shelves reserved for photos and mementos that have significant meaning to those left behind.



Interment Considerations – Above ground

Plaques for columbariums, also called crypt and niche plaques, are used to enhance the front of an urn niche, columbarium, or mausoleum. They can be used to commemorate cremated remains.

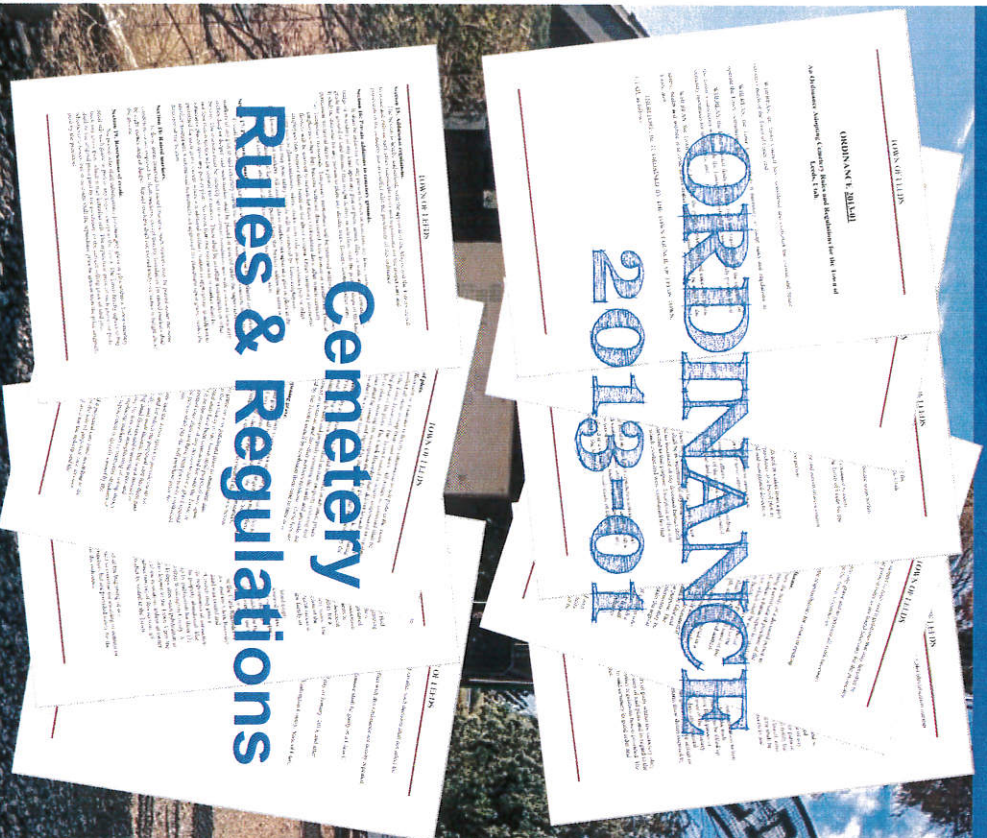


Land Overview Fencing/Enclosure

IDEA 5 :: Columbarium's



Ordinance Review/Restatement



CURRENTLY	INVESTIGATING
<ul style="list-style-type: none">• 29 Sections• Unfilled Functions/Roles• Purchase & Sale of Plots• New	<ul style="list-style-type: none">• Consolidate, Reorganize• Align Functions/Roles• Update• Conveyance, descent, inheritance• Abandonment through nonuse of Plot.
<ul style="list-style-type: none">• Grave Markers, Monument Foundations• New	<ul style="list-style-type: none">• Update with info for cremation Interment.• Columbarium details if incorporated into plans
<ul style="list-style-type: none">• More Clarity	<ul style="list-style-type: none">• Private Additions (Plants, Vases, Adornments, Etc.).

Cemetery Records

Leeds Cemetery

CEMETERY
Leeds, Washington County, Utah, USA

LOCATION

Bowden, Nolan Blaine

FULL NAME

BIRTH DATE & LOCATION

09/26/1928
Salt Lake City, Utah, US

AGE

84

DEATH DATE & LOCATION

11/10/2012
Hurricane, Utah, US



BOWDEN





VETERAN



NAVY
VETERAN_MILITARY BRANCH

PLOT # **05W-18**

PLOT STATUS **OCCUPIED**

FATHER Charles Alfred Bowden

MOTHER Lora Lenora Orchard

SPOUSE Angela Peaz

CHILDREN Charles "Chuck" Blaine Bowden

[Find a Grave](https://www.findagrave.com/memorial/102178104/nolan-blaine-bowden)

The Cemeteries of Leeds

Bowden, Nolan Blaine

Plot Details

Find A Grave

Map

Quick Searches:

Leeds Cemetery

Protestant Cemetery

Catholic Cemetery

VETERANS

INTERRED


First Name: Nolan

Last Name: Bowden

Middle Name: Blaine

Nickname: Blaine

Gender: M

Veteran:  YES

Military Branch: NAVY

Date of Birth: 09/26/1928

Date of Death: 11/10/2012

Age: 84

Birth Place: Salt Lake City, Utah, US

Place of Death: Hurricane, Utah, US

PLOT

Cemetery: Leeds Cemetery


Section: Number: 18

Plot #: 05W - 18


Old #: **OCCUPIED**

Plot Status: **OCCUPIED**

GRAVE STONE



IMAGE




Parents: Father: Charles Alfred Bowden, Mother: Lora Lenora Orchard, Spouse: Angela Peaz

Children: Charles "Chuck" Blaine Bowden

Records: Life Story, Genealogy Sites, Notes

When Nolan Blaine Bowden was born on 26 September 1928, in Salt Lake City, Salt Lake, Utah, United States, his father, Charles Alfred Bowden, was 39 and his mother, Lora Lenora Orchard, was 33. He had at least 1 son with Angela Peaz Bowden. He lived in Ogden, Weber, Utah, United States in 1935 and South Salt Lake, Salt Lake, Utah, United States in 1940. He died on 10 November 2012, in Hurricane, Washington, Utah, United States, at the age of 84, and was buried in Leeds, Washington, Utah, United States.



Leeds Town Survey

Leeds Town Survey

Name

33 Responses - 15 Empty

Data	Responses
Nate Blake	2
Randa	1
Donald Fawson	1
Anne Bentley	1
Steve Julian	1
Julianne Bruley	1
Larry Bruley	1
Chuck Bentley	1
Other entries	24

Email

26 Responses - 22 Empty

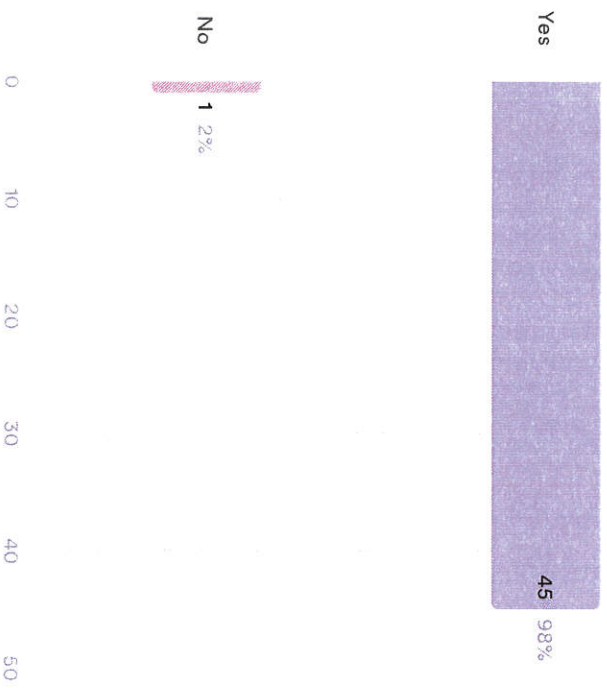
Data	Responses
nate@nateblakehomes.com	2
mirandanessen@gmail.com	1
fabajb@msn.com	1
Oldpaint15@yahoo.com	1
inspire.julie@gmail.com	1
larrybruley@gmail.com	1
cmbpride@msn.com	1
kuallen@sunroc.com	1
Other entries	17



Leeds Town Survey

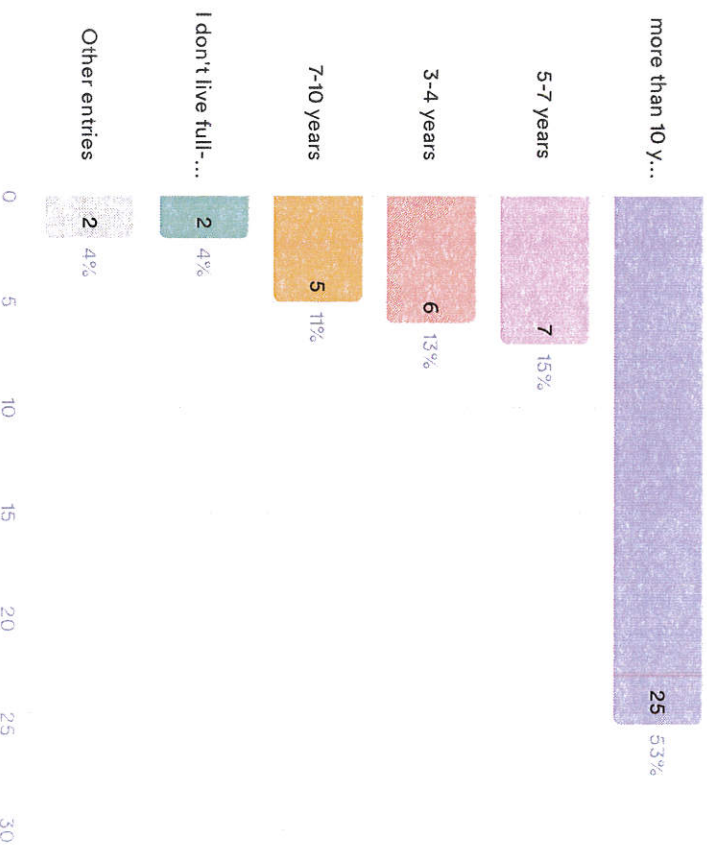
Do you live full-time in Leeds?

46 Responses - 2 Empty



How long have you lived full-time in Leeds

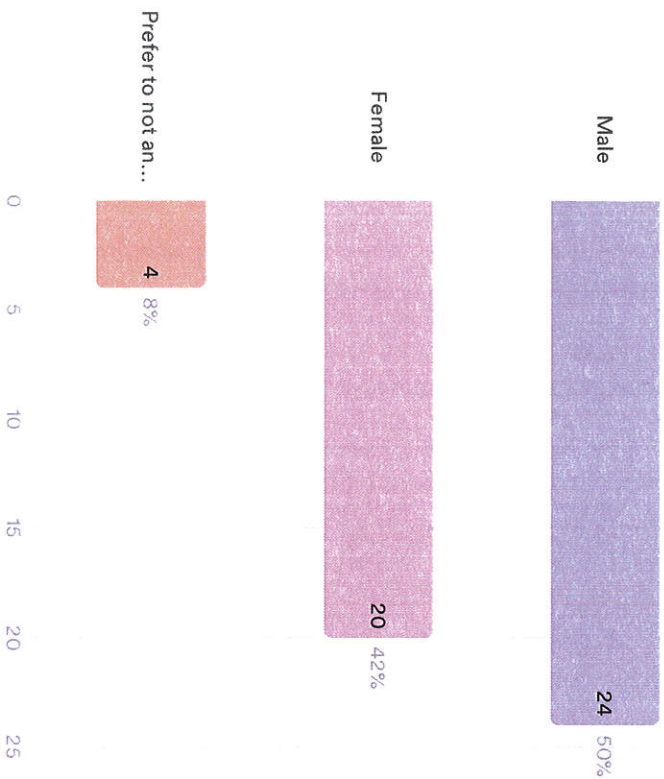
47 Responses - 1 Empty



Leeds Town Survey

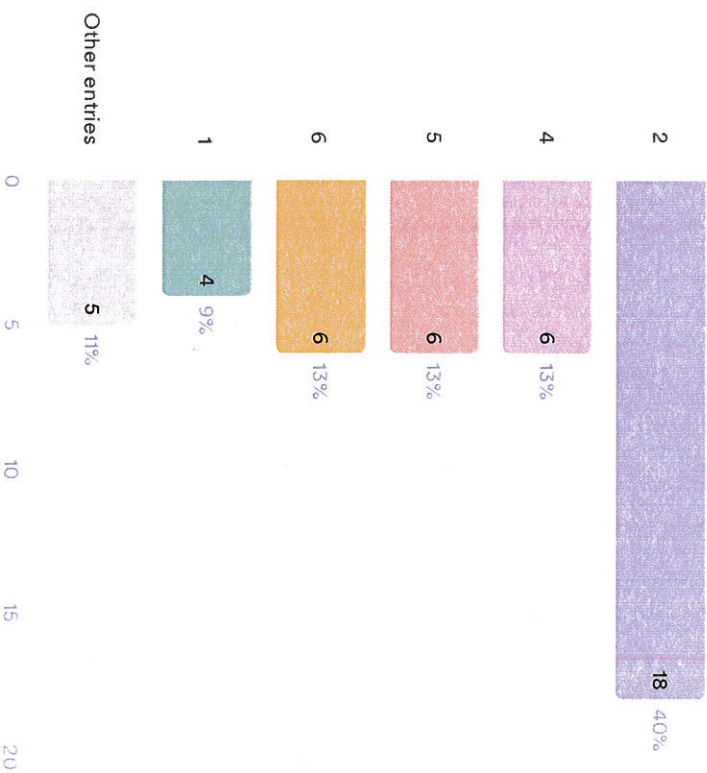
Gender

48 Responses



Household size

45 Responses - 3 Empty



Leeds Town Survey

How satisfied are you with living in Leeds?

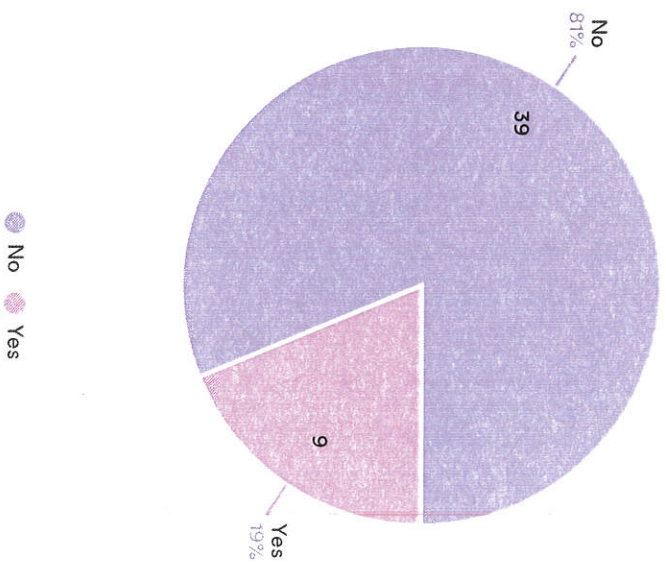
48 Responses



Data	Response	%
5	28	58%
4	15	31%
2	2	4%
3	2	4%
1	1	2%

Do you volunteer with any Town Committees?

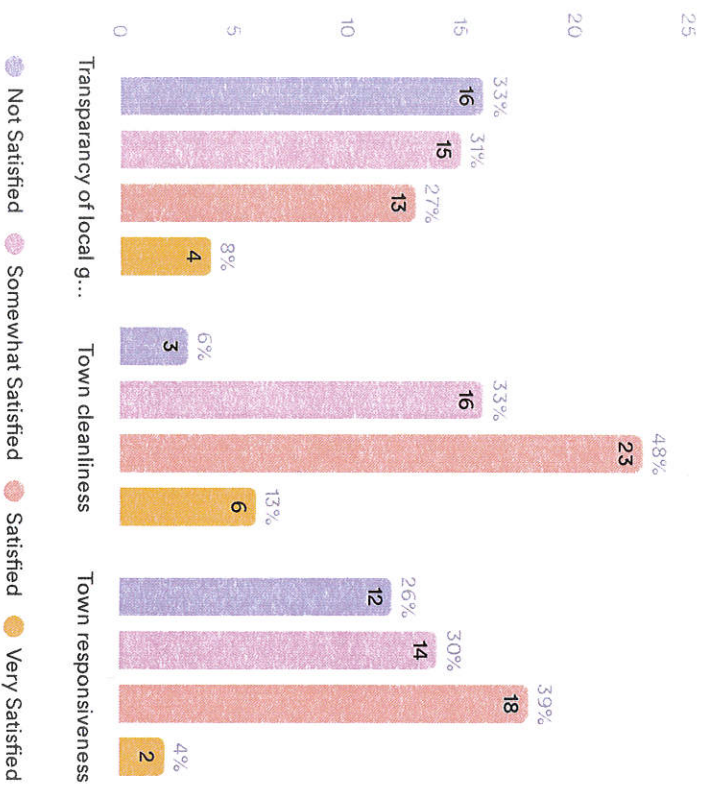
48 Responses



Leeds Town Survey

Please rate the following

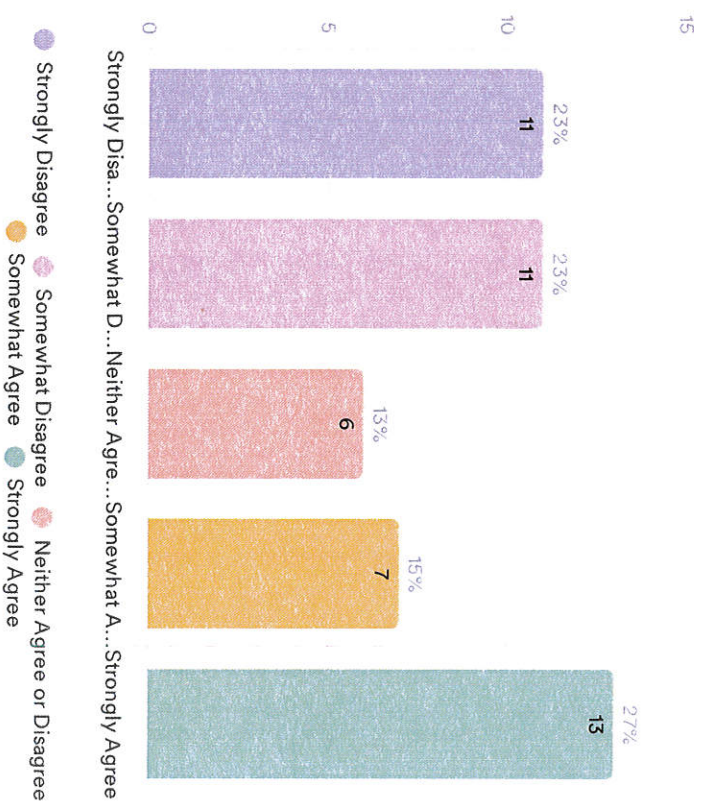
48 Responses



In your opinion, the Town Council and Mayor are helping improve

Leeds.

48 Responses



Leeds Town Survey

Please list your concerns the Town should address.

39 Responses - 9 Empty

Data

We live in Leeds due to the small town atmosphere. We keep seeing change from greedy people trying to make quick money and trying to change what Leeds is. Why do you live in Leeds if you only want to get rid of all the beautiful land and property? Why do you want more change when you can go somewhere else to do this? Why do you want money more than the beautiful place we live in? Does a quick buck make your heritage happy? Stop trying to change what we have had for over twenty years!!

2

Responses

Thank you for the things you all do to create a nice sense of community in our small town. I appreciate the time and effort. However, I'm concerned that our town is falling victim to greed (by way of possible mega developments). A neighbor who worked at the town witnessed "secret meetings" with developers. The town needs to be completely transparent with residents. Of course, there will be some development but we don't want mega developments and our natural resources would be severely affected. The mayor especially needs to be above small-town politics - remaining neutral on sensitive issues and not fanning the flames of divisiveness, especially in public forums. I know this isn't an easy job and at the same time, it's important to represent everyone, not just friends or people aligned with your agenda. Thank you for the opportunity to present my opinion.

1

The ditch left right in front of peoples houses on valley road is a huge liability for the town and dangerous for residents! Someone has already driven into it! If the town fills they can go in and put it in front of peoples houses because someone else with money complained about possible flooding at their house. The town should fully cover the ditch to keep people safe. Large developments trying to move in need to be brought to the town's attention. We live here because it's a small town, we prefer it to stay that way.

1

Junky yards

1

The mavor and civy council is a ioke!!!

1



Thank You!

Leeds Town Survey

Submission Date	Name	Do you live full-time in	How long have you lived full-	Gender	Household size	How satisfied are you with any	Do you volunteer with any	Please rate the following transparency of	Please rate the following cleanliness	Please rate the following responsiveness	In your opinion, the Town Council and Mayor are helping	
Jan 22, 2024		Yes		Prefer to not answer		5 No	Not Satisfied	Very Satisfied	Not Satisfied	Somewhat Disagree		<p>Please list your concerns the Town should address.</p>
Jan 22, 2024	Randa	Yes	more than 10 years	Female	3	5 Yes	Somewhat Satisfied	Not Satisfied	Somewhat Satisfied	Somewhat Disagree		
Jan 21, 2024	Donald Fawson	Yes	more than 10 years	Male	2	5 Yes	Satisfied	Somewhat Satisfied	Strongly Disagree			
Jan 21, 2024		Yes	more than 10 years	Male	2	3 Yes	Not Satisfied	Not Satisfied	Not Satisfied	Strongly Disagree		

Thank you for the things you all do to create a nice sense of community in our small town. I appreciate the time and effort. However, I'm concerned that our town is falling victim to greed (by way of possible mega developments). A neighbor who worked at the town witnessed "secret meetings" with developers. The town needs to be completely transparent with residents. Of course, there will be some development but we don't want mega developments and our natural resources would be severely affected. The mayor especially needs to be above small-town politics - remaining neutral on sensitive issues and not fanning the flames of divisiveness, especially in public forums. I know this isn't an easy job and at the same time, it's important to represent everyone, not just friends or people aligned with your agenda. Thank you for the opportunity to present my opinion.

The ditch left right in front of peoples houses on valley road is a huge liability for the town and dangerous for residents! Someone has already driven into it! If the town fills they can go in and put it in front of peoples houses because someone else with money complained about possible flooding at their house. The town should fully cover the ditch to keep people safe.

Large developments trying to move in need to be brought to the town's attention. We live here because it's a small town, we prefer it to stay that way.

Junky yards

The mayor and city council is a joke!!!!

Jan 18, 2024	Larry Bruley	li Yes	3-4 years	Male	3	4 Yes	Not Satisfied	Satisfied	Somewhat Satisfied	Somewhat Disagree	Code enforcement , maintenance , listen to the town folks desires , eliminate unilateral decision making. Protect our water company. This is a small town with small town charm, let's keep it that way. If Washington County keeps all the taxes then their is no argument for growth.
Jan 18, 2024	Chuck Bentley	c Yes	more than 10 years	Male	2	5 No	Satisfied	Satisfied	Satisfied	Strongly Agree	Control growth. The city does not have staff or experience with developers and all the half truths and unfulfilled promises they make . We have been lucky to avoid unbridled growth so far Don't approve a sewer system it is the best deterrent to growth Leeds has. Thanks

Jan 18, 2024	Josh Orr	Yes	7-10 years	Male	6	5 No	Somewhat Satisfied	Satisfied	Somewhat Satisfied	Neither Agree or Disagree	Drainage system. Especially on Main Street
--------------	----------	-----	------------	------	---	------	--------------------	-----------	--------------------	---------------------------	--

Jan 18, 2024		Yes	7-10 years	Prefer to 5		5 No	Somewhat Satisfied	Somewhat Satisfied	Satisfied	Strongly Disagree	I love our little town! I am concerned with the new growth coming in. It appears to me that it is being pushed from within our town officials.(you know who you are). Stop ruining our little town! The majority of us want to keep it small and simple. Your role in local government is to serve the citizens and protect our town by listening to us, and what WE want as tax paying citizens. STOP pushing your own agenda while simultaneously allowing the contractors and investors to tell us what to do. We should not be told that a development is coming in whether we like it or not. How we able to hold the growth back for so long, then new politician(s) get elected and new large scale developments are coming in, seems fishy to me. Also, some citizens do not do everything through social media or the Internet, if you want to conduct a survey, then people should be able to submit through a written system at the post office or town office building. If you want to build our trust then try harder to listen and learn what we want as a town.
--------------	--	-----	------------	-------------	--	------	--------------------	--------------------	-----------	-------------------	--

In closing, I want to say Thank you to Danielle Sterling for doing a great job at representing the town and our interests in a professional and unbiased manor.

Jan 16, 2024	Jared Westhof f	more than 10 years	Male	8	5	No	Not Satisfied	Satisfied	Not Satisfied	Strongly Disagree	When you ask someone to set up a meeting on sewer and they spend about 40 hours preparing a presentation about years of work and about \$30,000 in engineering then don't let them talk, even cut them off when they get one question from one of the planning commission members, well it's unprofessional and odd.
Jan 16, 2024	Nunya	I don't live full-time in Leeds	Male	6	1	No	Not Satisfied	Somewhat Satisfied	Not Satisfied	Strongly Disagree	You then ask the PC to vacate a plat and don't even have the common courtesy, to notify the landowner of the potential vacation or recommendation of vacation being held during a public meeting. Also poor form.
Jan 16, 2024	Judy Zumwalt	more than 10 years	Female	2	4	No	Very Satisfied	Somewhat Satisfied	Somewhat Satisfied	Strongly Agree	To bad mouth a member of the public in meetings with other land owners about infrastructure solutions which you have not been discussed in any meaningful way is also very poor form!
Jan 16, 2024	Judy Zumwalt	more than 10 years	Female	2	4	No	Very Satisfied	Somewhat Satisfied	Somewhat Satisfied	Strongly Agree	I think there needs be some training on the open and public meetings requirements and some understanding of property rights and how important they our in our community.
Jan 16, 2024	Judy Zumwalt	more than 10 years	Female	2	4	No	Very Satisfied	Somewhat Satisfied	Somewhat Satisfied	Strongly Agree	People should be allowed on town council agenda's concerning their property not just at the mayor's discretion. Town officials should respond in a professional manner and keep appointments with property owners.
Jan 16, 2024	Judy Zumwalt	more than 10 years	Female	2	4	No	Very Satisfied	Somewhat Satisfied	Somewhat Satisfied	Strongly Agree	The town council seems to care more about the crazy Karen's in Silver Reef than the real people trying to improve our town.
Jan 16, 2024	Judy Zumwalt	more than 10 years	Female	2	4	No	Very Satisfied	Somewhat Satisfied	Somewhat Satisfied	Strongly Agree	Be open and honest with those you may not agree with.
Jan 16, 2024	Judy Zumwalt	more than 10 years	Female	2	4	No	Very Satisfied	Somewhat Satisfied	Somewhat Satisfied	Strongly Agree	Run down or junky properties. Roads that need resurfaced.
Jan 16, 2024	Judy Zumwalt	more than 10 years	Female	2	4	No	Very Satisfied	Somewhat Satisfied	Somewhat Satisfied	Strongly Agree	Leads a rural, agricultural based community. No need to expand growth or government function. People live here to experience small town atmosphere. Please leave it that way.

Jan 12, 2024	Harris	j	Yes	7-10 years	Male	6	5	No	Satisfied	Satisfied	Satisfied	Strongly Agree	Traffic Keeping main street cleaned up not just relying on home owners. Listening to the town members on growth, neighbors not following ordinances.
Jan 12, 2024	Robinson	n	Yes	3-4 years	Female	5	4	No	Satisfied	Satisfied	Satisfied	Strongly Agree	The broken ditches on the south end of town, south of the south on ramp road and pecan lane. The ditches are broken and when it floods, the water is routed onto the side of the road which washes gravel and debris down the ditch. Then it is lodged under the crossings making the water go into the road even more — the ditches just aren't deep or wide enough to accommodate the amount of water when we have heavy rain.
Jan 12, 2024	Gerry	g	Yes	7-10 years	Male	1	5	No	Satisfied	Very Satisfied	Very Satisfied	Strongly Agree	Responsible Growth.....
Jan 12, 2024	Reposa	e	Yes	more than 10 years	Male	2	5	Yes	Satisfied	Satisfied	Satisfied	Agree	No more speed bumps. Keep updating the roads. need store. Keep a desert landscaping for cemetery.
Jan 12, 2024													You guys know what you're doing to Leeds and have zero remorse. The town has been messed up with everyone quitting that did a good job because of failed local government. It's full of nepotism and only caring about money. Leeds will be changed and unrecognizable before the government here is done with it. I'm disappointed in everyone that voted for this. I didn't. Incompetence and the council members not even following the rules and laws here. It's a complete farce.
Jan 12, 2024													In the town meeting the water company was discussed and the mayor said he wanted to get rid of our current water company, because he stated he believed it to be a "monopoly", and wants to bring in the Washington county water district. Isn't getting rid of a small water company and giving it over to the BIG and only water company in Washington county a monopoly? Our water here is more valuable than our homes and I disagree with the way the decions are being made regarding our water here in Leeds. Keep it local. Keep it in Leeds.
Jan 12, 2024	Crystal	c	Yes	5-7 years	Female	6	4	No	Satisfied	Satisfied	Satisfied	Disagree	Neither
Jan 12, 2024	Stewart	c	Yes	more than 10 years	Female	3	5	No	Satisfied	Satisfied	Satisfied	Agree	Strongly