

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, MARCH 06, 2024

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission **PUBLIC MEETING** scheduled for Wednesday, MARCH 06, 2024, at 7:00 P.M. This meeting will be held at Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

Regular Meeting 7:00 pm

1. Call to Order/Roll Call
 - a. Oath of Office: Laurie Sullivan- term ending June 30. 2028
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Agenda:
 - a. Tonight's Agenda of March 06, 2024
 - b. Meeting Minutes of February 07, 2024
6. Announcements:
 - a. Dumpsters Days, March 8, 9, & 10th , Dumpsters located on Cherry Lane.
 - b. Easter Egg Hunt Event Planning Meeting March 7, 2024 at Town hall 4:30pm
7. Public Hearing: None
8. Action Items: None
9. Discussion Items:
 - a. Review Feasibility of Conditional Use Permit Home Occupational Business at 240 N Main
 - b. Review Cemetery Ordinance including clarification of the term "Locals" and establishment of policies regarding Cremains.
 - c. Recap of the Work Session covering the Comprehensive Code Update and dialogue on SB 174 compliance, including validation of monthly assignments and follow-up actions.
10. Staff Reports
11. Adjournment

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 March 4 2024, at these public places being **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmmutah.gov> and the **Town of Leeds website** www.leedstown.org.


Aseneth Steed, Clerk/Recorder

Town of Leeds

Planning Commission Meeting for Wednesday, March 6, 2024

Regular Meeting 7 PM

1. Call To Order/Roll Call: 7:09pm

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
CHAIR: DANNY SWENSON	<u>X</u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> </u>	<u>X</u>
COMMISSIONER: ROCHELLE GARDNER	<u>X</u>	<u> </u>
COMMISSIONER: KEN HADLEY	<u>X</u>	<u> </u>
COMMISSIONER: LAURIE SULLIVAN	<u>X</u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u> </u>
TOWN PLANNER: SCOTT MESSEL	<u>X</u>	<u> </u>

Laurie Sullivan was sworn into the Office of Planning Commissioner, with her term ending June 30th, 2028.

2. Invocation: Chairman Swenson
3. Pledge Of Allegiance
4. Declaration Of Abstentions Or Conflicts: None
5. Consent Agenda:

- a. Tonight's Agenda of March 6, 2024

Commissioner Roberts moved to approve tonight's agenda, Second by Commissioner Gardner.
Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
CHAIR: DANNY SWENSON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: ROCHELLE GARDNER	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: KEN HADLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: LAURIE SULLIVAN	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

- b. Meeting Minutes of February 7, 2024, Regular Session

Commissioner Gardner moved to approve tonight's agenda Second by Commissioner Sullivan.
Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
CHAIR: DANNY SWENSON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: ROCHELLE GARDNER	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: KEN HADLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: LAURIE SULLIVAN	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

6. **Announcements:**

- a. Dumpster Days, March 8, 9, 10th, Dumpsters located on Cherry Lane.
- b. Easter Egg Hunt Event Planning Meeting March 7, 2024 at Town Hall 4:30pm

7. **Public Hearings: None**

8. **Action Items: None**

9. **Discussion Items:**

a. Review Feasibility of Conditional Use Permit Home Occupational Business at 240 N Main

Nigel May, is wanting to submit a conditional use permit application for his at-home trailer manufacturing business, he plans to run out of his garage. The DMV is requiring that he get a CUP from Leeds in order to manufacture and sell these small trailers with a tent and solar panels on them. There will be a moderate amount of noise from the welding equipment, but only during regular business hours and never on the weekends, no hazardous waste, very little foot traffic, no parking issues, no outside storage. The garage is detached from his home, but is attached to the mother-in-law suite. The wall he built in the garage to separate the two spaces, did not go all the way into the attic, so this might be an issue for fire safety. The fire department is scheduled to come out for an inspection. He was asked numerous questions and is aware he will need to come before the Committee again for a Public Hearing if he chooses to move forward with his application. He has already talked to his neighbors and shared his plans with them. They have no complaints that he is aware of. The DMV requires that he have signage, yet they will accept a letter from the Town that he is unable to put up signage per our code. There will be more questions, if he chooses to move forward with his CUP application. He was advised that he will need to come before the Committee again in May and then once approved, he will need to go through Town Council for final approval.

b. Review Cemetery Ordinance including clarification of the term “Locals” and establishment of policies regarding Cremains.

Aseneth Steed weighed in. Doris McNally, as the Sexton, would like clarification of the Term “Local” when it comes to purchasing cemetery plots in Leeds.

There was discussion within the committee as to what constitutes being a Local. They decided to do some research and add this to the next Work Session.

c. Recap of the Work Session covering the Comprehensive Code Update and dialogue on SB174 compliance, including validation of monthly assignments and follow-up actions.

SB174 is a state comprehensive code update that will affect land use ordinances throughout the state, particularly in the area of short-term rentals. The Hanson Group is providing recommendations, and discussions have been ongoing. The bill tightens up what municipalities can do, but it will encourage responsible municipalities to fine-tune their ordinances and land use processes to comply with state legislation. It will also make it easier for municipalities to meet checklists and make it smoother for staff, applicants, and the legislative body. This will remove personal guesswork and opinions, making the process more complex in all agencies. The bill will require responsible municipalities to thoroughly review their ordinances and land use processes. We have a Work Session before the Regular meeting each month, to continuously move forward with the restructure required by this new State Bill.

10. **Staff Reports:**

Angela Rohr, the Official Representative for the Transportation Advisory Committee, discussed the continuation of the Southern Parkway in the county, which will end at 9 North. The plan aims to make traffic faster and reduce truck traffic through Saint George. The long-range plan involves a cloverleaf interchange with the southern exit to the South and the northern exit moved to the interchange. The earliest completion date for this northern interchange is 2032, with phases one and two taking another 10 years. The plan is a long-range planning organization, and it is crucial to consider not just the immediate future but also the long term. The earliest completion date for the northern interchange is likely to be 2032, with phases one and two taking another 10 years.

Commissioner Hadley and Chairman Swenson: We would like to have citizen participation for items at the Fair and for people to man the booth. We have had some donations for the booth and we have temporarily set it up at Leeds Mark-It. We are limited in space but everything is coming along. We will have an introduction of Town Royalty at the the next Town Council Meeting. Brian Hansen is organizing the building of the float. Any volunteers are welcome. Fair Committee meets every Monday at 5:00pm until the fair starts. The theme is “Then and Now”. The Fair is April 12 – 20.

The Smithsonian Display is starting March 9th through April 27th. Volunteer Training is Tuesday 1-3 pm. More information is at SilverReef.org.

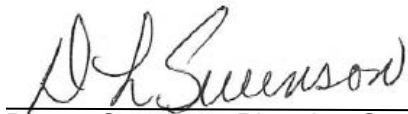
Susan Savage: The Smithsonian's second visit to the Silver Museum was an honor, with the museum collaborating on a companion project. Alan has been involved in preparing the Rice Bank building, which will be used as a museum. New iron doors are expected to be added. Volunteers are welcomed from around the world, and Glenn, a board member, and his wife have visited hundreds of museums. They believe this is the only museum where people come and talk to the staff.

Chairman Swenson: Yesterday, a family from Alabama visited Glenn's old jailhouse during the morning hours, observing the construction of new doors. The family, consisting of three girls, were on their way to Vegas to fly back to Alabama. Glenn, a worker, took them on a private tour of the old jailhouse, explaining its history. The family was thoroughly engaged and expressed gratitude for the experience. The family plans to visit again in the spring to explore the entire museum and other exhibits. The workers are commended for their efforts in making everyone comfortable and learning about the history of the Earth. The museum also has an incredible group of volunteers who are amazing.

Susan Savage: Allen has made significant contributions to the Cosmopolitan and right State Building. He believes that volunteering is a great opportunity to connect with people and contribute to the Goodwill deal in the area. A trucker shared a story about how he felt the clean and friendly environment in Utah was different from any other place. He suggested that by spending time visiting people and training them, he could show people what he could see and that it doesn't require much knowledge to be friendly and guiding. This approach can help create a positive and supportive environment for all involved.

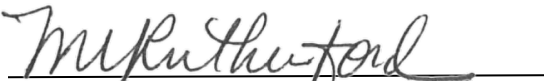
11. Adjournment: 8:20pm

Approved this 1st Day of May, 2024.



Danny Swenson, Planning Commission Chair

ATTEST:



Michelle Rutherford, Clerk/Recorder