



**Work Session Agenda**  
Town of Leeds Planning Commission  
Wednesday, May 1, 2024

**PUBLIC NOTICE** is hereby given that the Town of Leeds Planning Commission will hold a **Work Session** on Wednesday, May 1, 2024, at 6:00 PM at the Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

If you are interested in participating remotely via Zoom, please contact  
Town Hall at 435-879-2447 or email the [clerk@leedstown.org](mailto:clerk@leedstown.org) for Zoom details.

The purpose of this work session is to facilitate open dialogue among the Planning Commission, Town Council members (should a quorum be present) and Staff, regarding agenda items.

Public comment will not be taken in this session. Decision-related discussions will be scheduled for a future Planning Commission meeting. This session prioritizes candid idea exchange, with no formal action taken.

**Work Session 6:00pm**

1. Work Session
  - a. Review Land Use and Zoning Ordinance Alignment with SB 174, Utah State Standards. Highlighting the aim to clarify terms and enhance verbiage to facilitate easier compliance with town objectives

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 435-879-2447 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 April 26, 2024, at these public places: **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** at <https://www.utah.gov/pmn/>, and the **Town of Leeds website** at <http://www.leedstown.org>.

Michelle Rutherford, Town Clerk/Recorder

# Town of Leeds

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## Planning Commission Work Session for Wednesday, May 1, 2024

Call To Order/Roll Call: 6:06pm

ROLL CALL:	<u>Present</u>	<u>Absent</u>
CHAIR: DANNY SWENSON	X	
COMMISSIONER: TOM DARTON		X
COMMISSIONER: KEN HADLEY	X	
COMMISSIONER: LAURIE SULLIVAN		X
COMMISSIONER: ALAN ROBERTS (6:45 ARRIVAL)	X	
COUNCILMEMBER: BRIAN HANSEN	X	
COMMISSIONER: ROCHELLE GARDNER	X	
TOWN PLANNER: SCOTT MESSEL	X	

Also in attendance: Lynn Potter and Doris McNally

### 1. Work Session

#### a. Review Land Use and Zoning Ordinance Alignment with SB 174, Utah State Standards. Highlighting the aim to clarify terms and enhance verbiage to facilitate easier compliance with town objectives

Scott Messel provided the attendees with four documents: A Draft Mixed Use (MU) Zone Ordinance, A Draft Outdoor Lighting Ordinance, A Draft Home Occupations Chapter, and The 2024 Southern Utah Regional Trail Standards.

He spoke about Commercial Zoning not necessarily being a bad thing, as long as the Ordinances are written properly to limit the kind of Commercial being allowed.

A lot of the Outdoor Lighting Ordinance was taken from Springdale and Ivins, based on the past several meetings he has attended. He put Dark Sky verbiage in the Ordinance.

Doris McNally made a comment about certain types of businesses needing to have their parking lot lights on until late in the night for safety.

Scott continued talking about lighting along trails. He brought our attention to the Trail Standards, saying that what they are hoping for is that each city will adopt these standards as well.

They hope to have a Washington County Comprehensive Outdoor Recreation Master Plan. This would not only be trails, but include climbing, repelling, paragliding.

Doris McNally asked about insurance and liability for these activities. She is concerned that our little town could not handle being sued if someone were to get injured.

Scott's concern is that these Ordinances are not in place yet, but Developers are already planning the communities in Grapevine Wash and we are asking them to please plan around these proposed Ordinances.

Doris McNally has questions about the Major/Minor Home Occupations.

Scott explained that this document is part of the overall Ordinance.

Doris requested that Scott add additional verbiage about OSHA, and other governing bodies.

Further conversation was had about all of the what ifs.

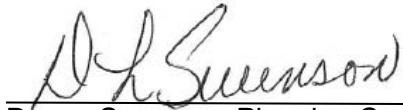
Scott tried to explain that this would be a starting point, where we have nothing. This Draft is not trying to cover every base and every possibility. He could write it to cover everything, but we would end up with a massive book.

Commissioner Swenson added that we need to at least have the minimum standards, which would be State Code. We can't go below these minimum standards.  
Scott explained the difference between a Major and a Minor is the impact it has on the neighborhood.  
Doris questioned if there would be restrictions based on the zone.  
Scott's answer was no, the major and minor are there to help decide the procedure for obtaining the Business License. Is it a trip to Town Hall to see the Clerk, or is it presenting to the Planning Committee and getting inspected by the Fire Department.  
Scott explained that he has been doing Land Use for almost 25 years. He is trying to get something in place. We can get caught up in the weeds and we can't address everything in a Code. It's impossible.  
Alan questioned a Mixed Use Zone. We have entertained a MU several times and it has never worked out.  
Scott read the Purpose of the MU Zone  
Alan asked "What was the town council's intent when they moved away from the MU Zone? Or do you recall?"  
Scott replied that he feels it was mostly anti Grapevine Wash.

The final statement from Scott was that we need to just get something on the books.

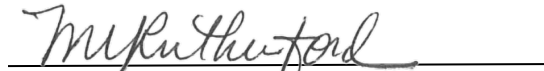
**Adjournment:** 6:56pm

Approved this 5<sup>th</sup> Day of June, 2024.



Danny Swenson, Planning Commission Chair

ATTEST:



Michelle Rutherford, Clerk/Recorder