



Work Session Agenda

Town of Leeds Planning Commission
Wednesday, August 7, 2024

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **Work Session** on Wednesday, August 7, 2024, at 5:00 PM at the Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

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 5:00pm

1. Work Session
 - a. Review Zone Change Application for Grapevine Development
 - b. Review Subdivision Preliminary Plan Application for Grapevine Development
 - c. Review Hillside Ordinance changes
 - d. Review changes to Short-Term Rental Ordinance

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 August 5, 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.leadstown.org>.

Michelle Rutherford, Town Clerk/Recorder

Town of Leeds

Town Council Work Session for Wednesday, August 7, 2024

Work Session 5:00pm

Call to Order: 5:01 pm

In Attendance: **Chairman:** Danny Swenson

Planning Commissioner: Alan Roberts

Alt. Planning Commissioner: Ken Hadley

Planning Commissioner: Chuck Bentley

Planning Commissioner: Laurie Sullivan (5:10)

Town Councilmember: Brian Hansen

Town Planner: Scott Messel

Town Clerk: Michelle Rutherford

Paul Morris is present representing Grapevine Development LLC.

Bob Hermandson, Bush & Gudgeall representing Grapevine Development

Steve Lasky is present representing Iconic Resort Hotels

a. Review Zone Change Application for Grapevine Development

Planning Commission reviewed the Re-Zoning Maps, Scott pointed out what the existing Zoning is compared to what the Zoning Application shows.

There was extensive conversation about the access roads and the lack of Multi-Family in the proposed new zoning. In place of Multi-Family, they are doing the Missing Middle, providing 20 homes disbursed through the development for lower income families at a lower price through the Community Land Trust. The road going through to the bypass road will be completed in the first phase.

Paul Morris explained that the Hotel Group will present during the Public Hearing. They are proposing a 100 cabin disbursed hotel with a spa, pools, restaurant. They will show renderings.

Commissioner Roberts pointed out that the density isn't being calculated for the hotel, although there is an impact. He is concerned that by zoning the land Commercial, they can build anything they want on that land. We do not have a Hotel Zone. It is a Conditional Use in a commercial zone. Paul explained that if they do not come in with their Conditional Use Permit Application, he would like a reversion clause to revert back to residential because they do not want to be stuck with 35 acres of commercial if they back out.

Chairman Swenson spoke about impact being instant. He wants to know what the timeframe is for the interchange being put in? He has concerns about starting the building of the homes without that plan being in place. Paul explained that UDOT will not build the interchange without first having the need. He has been here from the beginning. The traffic study done back then with 1300 home did not require an interchange. After going through litigation, the current 1033 home plan, does not require an interchange. Commissioner Roberts pointed out that UDOT never committed, they said depending on what the needs are in the future, they would move it up on their list.

Chairman Swenson and Paul Morris had extensive dialog about the Interchange and avoiding impact to Main Street residents. Paul explained that UDOT will not commit until there is a need and Danny wants something in writing from UDOT reassuring the Town that it will happen. Paul also explained that all of the infrastructure will be in place before vertical building starts. They are putting it all in during Phase 1.

b. Review Subdivision Preliminary Plan Application for Grapevine Development

Scott showed the Commission the Plat Maps. The hot topic was Flag Lots. Scott explained that technically our code does not prohibit Flag Lots, nor does it allow them. Commissioner Roberts said he is going to tell the developers to change their plan to eliminate the Flag Lots. An existing plot being divided is how our existing Flag Lots were created. These developers are creating them on purpose.

Chairman Swenson had a very lengthy presentation about why he does not want Flag Lots from a fire safety point of view. He encouraged everyone to close their bedroom door when going to bed tonight.

Bob thanked Danny for the information and asked if he can front homes onto a 66' road because the code isn't super clear, so being conservative, he drew it up without 66' frontage, ultimately creating Flag Lots. If they are allowed to front a 66' right-a-way, they will eliminate all the Flag Lots in the plan.

Paul Morris thanked Danny for the information and said that if no Flag Lots is a condition of approval, they will go back and eliminate all of them.

Bob explained that the open spaces on the map are actually hillsides and they have no plans of disturbing them.

Commissioner Sullivan asked about where the children will be going to school?

Paul said they have looked into it and would like to build a Charter School. The school district has the same mentality as UDOT. They will not build a school until there is a need.

She also asked if there would be a road built over the Virgin River going into Hurricane, because if so, they could go to school in Hurricane.

Commissioner Roberts said that is on the Master Plan that UDOT has, but it is some time out. Speaking of access roads, you have one access road right now, what is your second access?

Bob: Our existing right-a-way is 60' at the top and 107' on the other end. We are working with UDOT because it is a county road and it meets the UDOT road and we want to make sure we meet all the standards. Our secondary access will be Toquerville Bypass.

Paul explained that they are dealing with four different entities and they will meet each of their standards in building these roads.

c. Review Hillside Ordinance changes

The revised Hillside Ordinance from the Mayor and Sunrise Development was handed out to the Commissioners for review. Due to lack of time, this Discussion was tabled.

d. Review changes to Short-Term Rental Ordinance

There was limited discussion regarding possibly removing the Bed & Breakfast and replacing it with a Short-Term Rental. Our current Ordinances do not allow external dwelling units. Scott Messel explained that every time this Ordinance is brought up, additional changes are asked for and it makes the document very convoluted.

Commissioner Sullivan asked about the Owner-Occupied Property. Commissioner Bentley shared his concern with the External Accessory Buildings and allowing someone to have a Short-Term Rental with the owners in adjacent property. He feels that could destroy an entire neighborhood. Commissioner Roberts explained that it doesn't matter how many Ordinances you write and how many Code Enforcement Officers you hire, STR is going to happen. It is legal to rent to anyone for more than 30 days, and there is no need to even come to town for a permit.

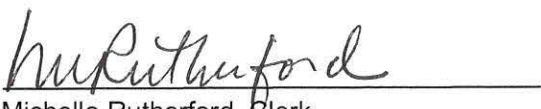
Adjournment: 6:55 pm

Approved this 2nd Day of October, 2024.



Alan Roberts, Planning Commission Chairman Pro Tem

ATTEST:



Michelle Rutherford, Clerk