



## Work Session Agenda

Town of Leeds Planning Commission  
Wednesday, March 5, 2025

**PUBLIC NOTICE** is hereby given that the Town of Leeds Planning Commission will hold a **Work Session** on Wednesday, March 5, 2025, at 6:00 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 6:00pm**

1. Work Session
  - a. The Cove at Silver Reef Development Review

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 March 3, 2025, 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>.

  
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Michelle Rutherford, Town Clerk/Recorder

# Town of Leeds

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## Planning Commission Work Session for Wednesday, March 5, 2025

### Work Session 6:00pm

**Call to Order:** 6:02 pm

**In Attendance:** **Chairman:** Alan Roberts

**Planning Commissioner:** David Rhoads

**Planning Commissioner:** Ken Hadley

**Planning Commissioner:** Laurie Sullivan

**Town Planner:** Scott Messel

**Town Clerk:** Michelle Rutherford

Also present: Jared Westhoff (The Cove at Silver Reef)

Amberlee Judy (The Cove at Silver Reef)

1. Work Session
  - a. The Cove at Silver Reef Development Review


Jared Westhoff spoke about the Development he is representing, The Cove at Silver Reef. He is appreciative for the time with the Planning Commission to review the project. He has met with the Town Planner and a few of the Commissioners recently and they have made some changes to the previously presented plans. He handed out an updated diagram (Attachment A) with a modified cross section for the streets based on suggestions from previous conversations. Commissioner Rhoads asked if the Town will own the roads? It was explained that the Town would own the roads, they would be dedicated upon completion. Commissioner Roberts explained the responsibility of the Municipality to maintain those roads. Jared asked what the Town would prefer, streetlights or not? Commissioner Roberts answered that our current lighting ordinances say no. Jared agreed not to add streetlights. He then showed the proposed roads going in and out of the Silver Reef area, pointing out that the original round about at the bottom of Silver Reef has been removed and a proposed round about has been added to the intersection of Silver Reef and Silver Hills. (Attachment B) He also pointed out the proposed connector road going through to Hidden Valley. The right of way does not currently exist. He suggested that we add it to our Roads Master Plan to ensure future developers retain that right of way. There was some conversation about having pedestrian paths on both sides of the roads. Jared was asked if there are any parks in their plans? Jared and Amberlee agreed to look into adding pocket parks. Jared asked if Leeds has a standard for collector roads. Commissioner Roberts said we have adopted the City of St George's standards.

Jared moved on to the density of the lots. He said they would like an average density of 1 lot per acre, with the lots being clustered. He showed the proposed Open Space areas. He explained that they have identified some areas with higher radiation and some protected hillside that they plan on keeping as Open Space to alleviate any future issues with land owners wanting to build on those sensitive areas. Commissioner Roberts mentioned that we agree with some clustering but reminded Jared of the original 105 lots they are currently zoned for. Scott brought up the cemeteries and reminded Jared not to encroach on them. Jared spoke about the cemetery gates and beautification that Gary Crocker has paid for in Leeds. He stated that Gary wants to keep Leeds beautiful, and the cemetery boundaries have been surveyed and they will not be

encroaching. He said he would remove the wording on is Plat referring to parking outside of the cemetery. He moved on to the minimum lot sizes in their original plans and said that they were being very conservative, and those numbers could reasonably be increased. He said most of the lots have a width of 100 feet or more and they will be doing a spreadsheet to get an average. He explained that the standards can now be increased, because once they laid out the lots, they determined that their standards were too conservative. There was more conversation about the Catholic Cemetery and how much of the town's land is currently being used. Jared went back to the minimum lot width. He said they could reasonably change the standard to 90 feet. They would like to leave the lot depth at 100 feet. They currently have setbacks listed as front 20', rear 20', side 8', corner 15', and corner with the garage 20'. He asked Scott what he would like to see. Scott explained that it is preferred to keep garages on the inside of the lot and away from the corner in the case of a corner lot. Jared asked if an 8 foot side setback would be acceptable, and Commissioner Roberts did not give an answer to that question. The current standard in Leeds is 10 feet. Jared was asked if there is a single-story limit. He explained that they are not to the point yet where they have put a height requirement in. Those requirements would be done in phases based on preserving the view for the homes behind those lots. There will probably be some single-story requirements put into place.

**Adjournment:** 6:54 pm

Approved this 2<sup>nd</sup> Day of April, 2025.

  
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Chuck Bentley, Planning Commission Chair

ATTEST:

  
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Michelle Rutherford, Clerk