



Agenda

Town of Leeds Town Council
Wednesday, March 26, 2025

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, March 26, 2025, at 7:00 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 for Zoom details.

Regular Meeting 7:00pm

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes of February 12, 2025 Work Session
 - c. Meeting Minutes of February 12, 2025
 - d. Meeting Minutes of February 26, 2025 Work Session
 - e. Meeting Minutes of February 26, 2025
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. *(Three minutes per person.)*
7. Monthly External Reports: LDWA/HVFSSD/Sheriff's Office
8. Announcements:
9. Discussion and Possible Action Items:
 - a. Village Commercial
 - b. Res 2025-03: Council Decorum Resolution
 - c. Town of Leeds Lawn Mower Surplus
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 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 on March 24, 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>.

Michelle Rutherford, Clerk/Recorder

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70. <i>Chrysomelidae</i>	10	10	10	10

1. *Journal of Management Studies*, 1996, 33, 1, 1-14.

[illegible]

- [illegible]

- d. Meeting Minutes of February 26, 2025, Work Session
Motion to approve made by Councilmember Stirling, 2nd by Councilmember Furley.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	x			
COUNCILMEMBER: DANIELLE STIRLING	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: MICHELLE PEOT	x			
COUNCILMEMBER: KOHL FURLEY	x			

- e. Meeting Minutes of February 26, 2025
Motion to approve made by Councilmember Stirling, 2nd by Councilmember Cundick.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	x			
COUNCILMEMBER: DANIELLE STIRLING	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: MICHELLE PEOT	x			
COUNCILMEMBER: KOHL FURLEY	x			

6. Citizen Comments:

Lynn Potter: Did you guys get a new printer? It seems like it was really well written on that. I was told to stay out of this, but I can't, there was a report from Iconic Resort in the Planning Commission. They did a slow development topographical study. Their whole thing, half of it was over 30% slope and given the new hillside ordinance, according to that they shouldn't be able to build out there. Now that they put that in the Planning Commission, that's on the record. I want them to build, but the new hillside ordinance is even stricter than the old hillside ordinance. I tried to get him to change here with past year to something that was more reasonable and I would just ask that they town look at that and look at the new ordinance and ask the Planning Commission go back and say let's be a little more reasonable about this, otherwise this is not going to go well for this development. I mean if you want it here then something has to change. If you don't want it here, then look at that paperwork from that last Planning Commission, because half of their roads, half of their buildings, it was all on granted it was not red like everything we've seen before. It was on green, green triangles instead of red squares, but still you can't pass this through. Otherwise, that's arbitrary and capricious. My lawyers would have a heyday. You know let's not go there. Let's change the law, it'd be better for everybody, That's it.

Susan Savage: The ground or so request working for their development is not anything like I thought they were presenting. When we came to the meetings with Paul and that group, there have been comments and issues in the media about that. We have developments going on all around Washington County, as though there is water for all of them. Then we go to the water meetings and the water is a crisis. When people get a will serve letter and they have certain requirements that they have to meet in order to obtain the water and they have a sunset on those letters, right? What's to prevent people from skimming off the land and perhaps qualifying or perhaps not qualifying. Then leaving a kind of environmental disaster. What's to prevent that from happening?

Mayor Hoster: We don't typically have dialogue here, but I don't know that I understand your question, Susan. Is it that they get a will serve and they start to dig it all up and they run out of money and leave?

Susan Savage: That could be it. We don't have a guarantee that there will be water for all these things going in. We have gone to the water meetings, and they have to stay down here and go to the monthly meetings. They're scrambling, you know, when you talk to the people at the water district, and they have requirements for each one of these developments. They are hurrying to meet those requirements. Are they hurrying to meet or just skimming off all the vegetation and I mean that's the idea even if they're successful or not.

Mayor Hoster: They have all their water before we even allow them to turn the shovel.

Susan Savage: They have to meet the requirements for this it's not a guarantee of water and a deadline for them to meet those requirements, they have to hurry and meet those or else they don't get water.

Councilmember Peot: I can confirm what Susan said because we heard the same thing that the Conservancy District meeting that until somebody goes to pull an actual building permit, that's when they are guaranteed to get the water and they won't necessarily have an answer yes or no until then.

Chris Bevan: I haven't been attending the meetings, so I can't claim to understand pretty much anything going. Mine is just a general comment. This is a wonderful small little town, I lived in California, in the hood, I do not like the term affordable housing. If you're talking about middle class people. If you're talking about housing authority properties, I steer away from that as I went through all that, but I do not see that. Looking at St George or other towns, any reason why Leeds should chase after that. We have a great thing here. You want lots of traffic, you want to be busy. More early you get people in here, you're going to get crime and everything else come along with it, that is a very general thing. I do not know the details of all that you're planning. I just hope that that's a constant consideration. That is a tendency for people to want to move up or build and be bigger and be a city. Little places like this are becoming very rare. We were close enough that we can enjoy the city, but we could still sit back here and enjoy our privacy and space. Thank you for your time.

Councilmember Peot: I can add a little bit of context to it on how the state defines attainable housing, The bar is pretty high, it's like 400,000 it's not like 150,000 unit. It's fairly high and I don't know if you were there, we were talking about it in Planning Commission, once we reach a certain population size, we're required by the state to actually start tracking attainable housing. As a Town we can't say we're not going to do that.

Lynn Potter: I have some answers to some questions. The way they're going to solve the water problem is something they use in California called toilet to tap and the reservoir out here is just the first part of that. No one likes it but Leeds has a solution to it that they're not going to get a taste of that because they have their own water. So never let go of your own Leeds water. Don't be a part of the other water. The other thing you guys need to get ahead of the commercial development, adopt a strong commercial management plan, get ahead of it, along the freeway that needs to be two frontage roads and that all needs to be commercial. I've seen cities that were small cities maintain their small nature, by having a small city/town over here and they kept their nature, but a city over there. If you don't build it, they don't come. If you build it, they will come. If you don't have anything over here for people to come to, they won't drive over that hill between the two exits. It will stay like it is. It will stay small town. Over there, you let the commercial development, its coming there's nothing we can stop. People own land and they have a right to build on their land, it will then help to develop that exit over there sooner. It will all be over there. They will pretty much stay over there, there won't be any reason to come over here. You'll keep your small town feel.

Susan Savage: I guess I wish we had some kind of ordinance that protects the land, because the people can look at the desert and think there's nothing much here. There's just nothing, but the desert is very fragile, and it doesn't take much to mess this up.

7. Monthly External Reports:

LDWA: Doris McNally: I think the one thing to make sure I give you all is that the Oak Grove Bridge is now open. There were some active burns going on and it might be good to think about possibly making announcements or posting it on a social media platform.

Councilmember Peot: May I add that a number of us went to a water policy conference, it's going to be very likely to be a bad fire season this year because of the drought. We did not get a monsoon, and we had a very dry winter. We're working with the Forest Service and then also the fire department to brainstorm some ideas on how we can harden our fire resiliency.

HVFSSD: Battalion Chief Butterfield: Last month we had 11 calls for service in Leeds, most of those were medically related. The fire department is doing a lot of training. We have 11 new hazmat technicians, before that we did some rope technician training.

8. Announcements

Mayor Hoster: Easter Celebration that's going to be occurring over Easter weekend certainly love to have as many volunteers show up as possible. We're also going to have a Billboard out there so that everyone can be advised of the time on that.

Goes over the open burn discussion asks Councilmember Furley for direction.

Councilmember Furley: The only thing that I can think of is every day you have to call into dispatch, but here is the problem, people don't call in at 6:00am and say I want a burn permit. They call in as they need it. For example, if Michelle posted everything by 8:00am by 8:15am you could have 5 more. It would be difficult to do that unless you have a live screen that is hooked up to dispatch that shows the burn permits as they come in. I don't know if that's possible, just understand that as the fire district, those permits have to come through, not only dispatch, but us, and if we get dispatched too, for instance, I don't know if everybody saw the smoke on the low, which is that inversion principle that came from Salt Lake area and that we enforce in the winter time. The smoke came through here, if somebody were to call either because they're concerned or they have a breathing problem and that's irritating them then the fire department would respond at that same time, simultaneously, dispatch says, Hey, just so you know we have a burn permit in the area, and that how we work together. We will get on scene we will make sure that they're compliant with our rules to have a controlled burn and if they are not, we will have them extinguish it. If they didn't get a burn permit, we act progressively on that because we think that's important, so we tell them permitting, put out the fire and if it's grossly negligent, we'll have the Sheriff's Department respond and they'll be cited. This morning, I did drive by that burn, it was a controlled burn, they were appropriate but it was a big one.

9. Public Hearing: None

10. Discussions and Possible Action Items:

a. Village Commercial

Mayor Hoster: We did have a work meeting prior to this meeting about Village Commercial. Village Commercial was in the land ordinance pack, that we received back in the fall, as a legislative body we decided that it would be best to dice it up. We have since had a development that is by Grapevine that has acquired new property and since that time has come up with some plans approached the town about an annexation and looking at our current code, the objective is that they have to have something that they can work with to annex to us. They provided some suggestions, we also have Mike with us tonight, who is associated with that development. We also have Chuck who is the Chair of the Planning Commission, who worked with Scott Messel to draft the original.

Mike, I don't know if you're familiar with Paul's edits, also with Craig's edits, but we know we found some things that we had some questions on. The first thing I want to point out is that we're really concerned about some of the combination of village commercial and mixed use that seems to be overlapping.

The Council does not want to regress on the mixed-use. Is it your desire to see residential separated from the commercial instead of on top of it?

Mike Wagstaff: We're good either way with or without it.

Mayor Hoster: There was some language in here that we were not comfortable with, that was associated with the developer's agreement overriding ordinances.

Mike Wagstaff: Wanting everything to be permissible and agreeable.

Discussion of the concerns that they discussed in the work session for the developer to clarify their part. The developer agrees that the development agreement should not violate any ordinance.

Mayor Hoster: At this time it's going to be my recommendation that we have the legislative body join the Planning Commission on their meeting, which will be the first week of April and solidify the pathway for this of which would then come back to the legislative body for a vote. We will table this until the next Council meeting where we can invite any guest member from the Planning Commission to join the legislative body.

Councilmember Peot: I want to call out one more provision that Alan brought up, if we are to make significant changes to this we go to a public hearing.

Commissioner Bentley: Asking for a joint session with the council, then going to a regular meeting then the public hearing on the 9th, if this is possible it could be done in two weeks from now.

Motion was made by Councilmember Stirling then later was changed by Councilmember Cundick to tabling this item and moving this back to the Planning Commission, including council to review and modify the Village Commercial Ordinance if Legal counsel determines that it is substantially different, and a new public hearing is done. A new public hearing is scheduled, then it goes to the public hearing then to another legislative recommendation. Or if legal counsel determines it's not a substantial difference and then it can go directly to the legislative body for approval.

Motion to approve made by Councilmember Cundick, 2nd by Councilmember Furley.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

b. Res 2025-03: Council Decorum Resolution

Mayor Hoster: By law the Town of Leeds is required to have this document available to all attending, including the council. This is the outline for how Council sessions are run. We've incurred with our legal counsel. We have had the City of Leagues and Michelle Peot provide an enormous amount of input. We have had 2 town council sessions.

Councilmember Peot: The agreement after our last session was that I would work with Craig Hall to bring this into compliance with the state code, which I did and my understanding as I sent that to Craig Hall, the Clerk and the Mayor, on the 10th of March. My understanding is Craig Hall approved of this. That is not what's in this. I'd like to pass out a copy of what was submitted and then I want this read onto the public record.

Mayor Hoster: We went back and looked at it and found a couple of corrections and got those changed.

Motion to approve made by Councilmember Cundick, 2nd by Councilmember Furley.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING		X		
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT		X		
COUNCILMEMBER: KOHL FURLEY	X			

c. Town of Leeds Lawn Mower Surplus

Mayor Hoster: Next, we have a town lawn mower that has been determined to be of no value. I will ask the Council what you would like me to do with it. I don't approve of anybody taking or having access to any property. We would dispose of it through salvage. It doesn't start; the blade is bent. We did buy a new one. I just need the council's advice.

Councilmember Furley: Something that we do in our jurisdiction is if it's deemed there's no value, obviously follow state code and then we dispose of it. If it is deemed to be zero value, then we throw it away.

Motion to discard the property entirely and then whoever picks it up after we discard it that's up to them.

Motion changed to sold as is for one-week, best price wins, if no one wants it, it goes to salvage.

Motion made by Councilmember Cundick, 2nd by Councilmember Stirling.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

11. Staff Reports

Councilmember Stirling: Doris and I met with the gentleman that is doing the fencing at both cemeteries up in Silver Reef. I need direction on whether or not we should completely fence our cemetery in at the Silver Reef area, the Protestant cemetery, due to the fact that we are having a tremendous amount of people that are positioning their vehicles in that area for staging. With all the traffic its ruining all the work Mark has done. At this point we are just trying to preserve the areas that we do have.

Mayor Hoster: Sounds like there is no cost, a lot of effort has been made to try and beautify this area. Council agrees with the direction that Councilmember Stirling is heading with the fencing to preserve the area around the cemetery.

Councilmember Furley: Third bid in for the chip seal project. I will have all three bids to do that project which includes the crack sealing and double and single chip fill. The single chip will be inside the city limits. The double chip will be the Frontage Rd that goes from Main St all the way to the belly of the road where the Grapevine project starts. Lastly, the crack fill machine, I will have all the parts by tomorrow. I wanted to bring up something that has to do with roads kind of. We have Washington County Sheriff here but more of a general question. On Main St we had a pretty significant police presence, but I feel now that's kind of tapered back.

Mayor Hoster: Stated that we do have the option to purchase some of those hours from the Sheriff's office.

12. Closed Session:

Motion to go into closed session for reason of security made by Councilmember Stirling, 2nd by Councilmember Furley at 8:24pm.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

Motion to close the closed session made by Councilmember Furley, 2nd by Councilmember Cundick.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			


Motion to open public meeting made by Councilmember Furley, 2nd by Councilmember Stirling at 8:41pm.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: RON CUNDICK	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: MICHELLE PEOT	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: KOHL FURLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Motion to adjourn made by Councilmember Cundick, 2nd by Councilmember Furley at 8:41pm.

Adjournment: 8:41pm

Approved this 9th Day of April 2025.



Bill Hoster, Mayor

ATTEST:



Cari Bishop, Deputy Clerk