



Agenda

Town of Leeds Planning Commission

Wednesday, April 2, 2025

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** on Wednesday, April 2, 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 7:00 pm

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Approval of Agenda/Minutes:
 - a. Tonight's Agenda of April 2, 2025
 - b. Meeting Minutes of March 5, 2025
 - c. Meeting Minutes of March 5, 2025 Work Session
6. Announcements:
7. Discussion and Possible Action Items:
 - a. Conditional Use Permit Application – Iconic Resorts LLC
8. Public Hearings:
 - a. Phillip Peine – Preliminary Plat Subdivision Amendment Application
 - b. Holloway - Preliminary Plat Subdivision Amendment Application
9. Discussion and Possible Action Items:
 - a. Phillip Peine – Preliminary Plat Subdivision Amendment Application
 - b. Holloway - Preliminary Plat Subdivision Amendment Application
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 April 1, 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, Town Clerk/Recorder

Town of Leeds

Planning Commission Meeting for Wednesday, April 2, 2025

1. **Call To Order/Roll Call:** 7:05 pm

ROLL CALL:	<u>Present</u>	<u>Absent</u>
CHAIR: CHUCK BENTLEY	<u>X</u>	<u> </u>
COMMISSIONER: KEN HADLEY	<u> </u>	<u>X</u>
COMMISSIONER: LAURIE SULLIVAN	<u>X</u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u> </u>
COMMISSIONER: DAVID RHOADS	<u> </u>	<u>X</u>
TOWN PLANNER: SCOTT MESSEL	<u>X</u>	<u> </u>

- 2. **Invocation:** Commissioner Roberts
- 3. **Pledge of Allegiance**
- 4. **Declaration of Abstentions or Conflicts:** None
- 5. **Agenda:**

- a. Tonight's Agenda of April 2, 2025
Motion to approve made by Commissioner Roberts, 2nd by Commissioner Sullivan.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
CHAIR: CHUCK BENTLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: DAVID RHOADS	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
COMMISSIONER: KEN HADLEY	<u> </u>	<u> </u>	<u> </u>	<u>X</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 March 5, 2025
Motion to approve made by Commissioner Sullivan, 2nd by Commissioner Roberts.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
CHAIR: CHUCK BENTLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: DAVID RHOADS	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
COMMISSIONER: KEN HADLEY	<u> </u>	<u> </u>	<u> </u>	<u>X</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>

- c. Meeting Minutes of March 5, 2025 Work Session
Motion to approve made by Commissioner Roberts, 2nd by Commissioner Sullivan.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
CHAIR: CHUCK BENTLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: DAVID RHOADS	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
COMMISSIONER: KEN HADLEY	<u> </u>	<u> </u>	<u> </u>	<u>X</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:** None

7. Discussion and Possible Action Items:

a. Conditional Use Permit Application – Iconic Resorts LLC

Brandee Walker with CivilScience was present to represent the applicant. Brandee spoke about the plans for the proposed Hotel. The plans include 100 key cabin development with a nice lobby area with an event center, restaurant, and a wellness center. The cabins are dispersed, they're very low lying and blend well with the natural, native desert scenery in the area. No grass, It's always be natural desert landscape. The wellness center and the restaurant will be open to the general public. The building elevations are low lying and are meant to blend in. She referred to the photos being projected on the wall. (Attachment A)

There were no questions from the Commissioners.

A Motion was made by Commissioner Roberts to Approve the Conditional Use Permit for Iconic Resorts with the following conditions:

- 1) The CUP will follow the land.
- 2) Applicant must verify and adhere to the Hillside Protection Overlay (ORD 2025-03)

Motion was 2nd by Commissioner Sullivan. Motion carries.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
CHAIR: CHUCK BENTLEY	X	_____	_____	_____
COMMISSIONER: DAVID RHOADS	_____	_____	_____	X
COMMISSIONER: KEN HADLEY	_____	_____	_____	X
COMMISSIONER: LAURIE SULLIVAN	X	_____	_____	_____
COMMISSIONER: ALAN ROBERTS	X	_____	_____	_____

The Conditional Use Permit will be sent to Town Council for final approval.

8. Public Hearings:

a. Phillip Peine – Preliminary Plat Subdivision Amendment Application

This Application is for property in the Ed Snow Subdivision. Scott Messel projected a map of the properties involved in this application. (Attachment B)

Phillip Peine was present to explain what he is asking for.

He and his wife built their home on Babylon Mill Rd several years ago, they purchased an adjacent lot and built another home on it. They have recently sold their original home and have moved into their new home on Valley Rd. The new owners were not interested in the orchard behind the home and aske the Peine’s to retain that part of the property during the sale. The Application submitted is a Plat Amendment to add the orchard piece, as well as a ten foot wide driveway to their existing home parcel on Valley Rd (L-EDS-2-A-1 and L-65-D).

A Motion was made by Commissioner Roberts to open a Public Hearing to discuss the Preliminary Plat Subdivision Amendemnt Application, 2nd by Commissioner Sullivan. Motion carries.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
CHAIR: CHUCK BENTLEY	X	_____	_____	_____
COMMISSIONER: DAVID RHOADS	_____	_____	_____	X
COMMISSIONER: KEN HADLEY	_____	_____	_____	X
COMMISSIONER: LAURIE SULLIVAN	X	_____	_____	_____
COMMISSIONER: ALAN ROBERTS	X	_____	_____	_____

Mike Williamson: Hello, I'm Mike Williamson, the person who bought Phillip’s house. So what he said is exactly what we talked about. It looks good. It's at .46 Acres, is what it's going to end up with and everything seems to be copacetic and I'm fine.

With no further comment from the Public, Chairman Bentley closed the Public Hearing.

9a. Discussion and Possible Action for Phillip Peine – Preliminary Plat Subdivision Amendment Application

Commissioner Sullivan asked for clarification on the application. Commissioner Roberts explained that because there is a recorded Subdivision, there needs to be an Amendment in order to make any change to the Plat, therefore needing a Public Hearing. Scott Messel explained that as the Land Use Authority, the Commission can make a decision and then if approved, Mr. Peine will need to have a Mylar created by his Engineer, request an updated Title Report, and once the mylar is completely signed, bring it to the County Recorder for recording.

A Motion was made by Commissioner Sullivan to approve the Preliminary Plat Subdivision Amendment Application, 2nd by Commissioner Roberts. Motion carries.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
CHAIR: CHUCK BENTLEY	X			
COMMISSIONER: DAVID RHOADS				X
COMMISSIONER: KEN HADLEY				X
COMMISSIONER: LAURIE SULLIVAN	X			
COMMISSIONER: ALAN ROBERTS	X			

8b. Holloway - Preliminary Plat Subdivision Amendment Application

This Application is for property in the Silver Meadows Estates Subdivision. Scott Messel projected a map of the properties involved in this application (L-SME-B-16 and L-SME-B-15). (Attachment C).

Kenneth Western was present representing the Holloway's. He explained: When this subdivision filled out, it kind of channeled water and water carries down the center of that lot and then they have some ADS irrigation that carries it out. With the limited use they've decided that it's not a good building lot, but it would be good for them to just build a medium sized detached garage. So what they're wanting to do is to join those two parcels. And what that will allow us to do is to build a detached garage without building a home on that separate parcel. So it'll be one parcel and then they'll look to build a smaller detached garage. Scott Messel explained that it's public hearing because there's vacation of easements and combining 2 lots going less dense. It meets the minimum lot size requirements for the zone and allows the property owner to use their property in a beneficial way that is not out of the realm of what could be done in any typical residential lot in that subdivision.

A Motion to open the Public Hearing was made by Commissioner Sullivan, 2nd by Commissioner Roberts. Motion carries.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
CHAIR: CHUCK BENTLEY	X			
COMMISSIONER: DAVID RHOADS				X
COMMISSIONER: KEN HADLEY				X
COMMISSIONER: LAURIE SULLIVAN	X			
COMMISSIONER: ALAN ROBERTS	X			

Commissioner Sullivan asked Mr Western if there are concerns about water, is it going to be safe to build there? Mr Western explained that they have a pad that would be sufficient out of the flood zone. Chairman Bentley also asked if it would all become Lot 15 or 16? The response was probably Lot 16 because that is where the home is located. With no further comment from the Public, Chairman Bentley closed the Public Hearing.

9b. Discussion and Possible Action for Holloway - Preliminary Plat Subdivision Amendment Application

A Motion was made by Commissioner Roberts to approve the Preliminary Plat Subdivision Amendment Application, 2nd by Commissioner Sullivan. Motion carries.

ROLL CALL VOTE:

CHAIR: CHUCK BENTLEY
COMMISSIONER: DAVID RHOADS
COMMISSIONER: KEN HADLEY
COMMISSIONER: LAURIE SULLIVAN
COMMISSIONER: ALAN ROBERTS

Yes	No	Abstain	Absent
X			
			X
			X
X			
X			

- 9. **Staff Reports:** None
- 10. **Adjournment:** 7:26 pm

Approved this 7th Day of May, 2025.



Chuck Bentley, Planning Commission Chair

ATTEST:



Michelle Rutherford, Clerk/Recorder