

Town of Leeds

Agenda
Town of Leeds Planning Commission
Wednesday, February 5, 2020

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** on Wednesday, February 5, August 7, 2019 at 7:00 P.M. The Planning Commission will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Regular Meeting 7:00 p.m.

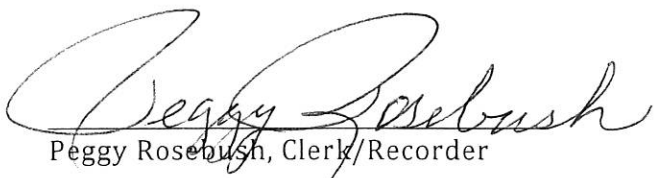
1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes from January 15, 2020
6. Announcements
7. Public Hearings
8. Action Items:
 - a. Discussion and possible action on Home Occupation Business License Application, Tiffany's Floral & More, Tiffany Jones
9. Discussion Items
10. Training
 - a. Open and Public Meetings Act (video)
10. Staff Reports
11. Adjournment

The Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 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 January 30, 2020 at these public places being at **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmmutah.gov> and the **Town of Leeds website** www.leadstown.org



Peggy Rosebush, Clerk/Recorder

Town of Leeds

Planning Commission Meeting for Wednesday, February 5, 2020

1. Call to order:

Chairman Swenson called to order the regular meeting of the Planning Commission at 7 PM on Wednesday, February 5, 2020, at Leeds Town Hall, 218 N Main.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
CHAIRMAN: DANNY SWENSON	<u>x</u>	<u></u>
COMMISSIONER: BRAD ROBBINS	<u></u>	<u>x</u>
COMMISSIONER: MARK ROSENTHAL	<u>x</u>	<u></u>
COMMISSIONER: TOM DARTON	<u>x</u>	<u></u>
COMMISSIONER: KEN HADLEY	<u>x</u>	<u></u>

2. Invocation

3. Pledge of Allegiance

4. Declaration of Abstentions or Conflicts: None

5. Approval of Agenda:

Chairman Swenson said I hope you had the opportunity to go over the minutes from our last meeting since they were pretty extensive. Are there any changes or additions to those minutes?

Commissioner Rosenthal said it is quite a bit of information for the benefit of ourselves and for Peggy. Peggy and I discussed the meeting minutes from the last meeting. There was a lot of technical discussion that occurred which can make it really difficult to transcribe an audio file. In the future, when we are presented with that type of information if we can strive to be descriptive when we are referencing a map on the wall or something of that nature, it would help Peggy and I think it would make for a better ...

Chairman Swenson said some of the verbiage especially with each one of our past technical aptitudes and work, we may throw out something that is there, which is appropriate, but then it should be followed up with an explanation.

Commissioner Hadley said it is mentioned in the minutes that it is recorded so if there is any more explanation needed, you can go back to the recording.

Chairman Swenson said I want you to know also that the Mayor actually reviews our meetings, every one of them. Between written and recording, especially if there is anything that is a discrepancy or a complaint, it goes back to the recording. The Mayor is reviewing those, and he is onto it. Maybe the other board members, too, I do not know.

Commissioner Darton moved to approve tonight's agenda and meeting minutes of January 15, 2020. 2nd by Commissioner Hadley. All voted. Motion passed.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: BRAD ROBBINS	<u> </u>	<u> </u>	<u> </u>	<u> x </u>
COMMISSIONER: MARK ROSENTHAL	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: KEN HADLEY	<u> x </u>	<u> </u>	<u> </u>	<u> </u>

6. Announcements: None

7. Public Hearings: None

8. Action Items:

a. Discussion and possible action on Home Occupation Business License Application, Tiffany's Floral & More, Tiffany Jones

Tiffany Jones said I am interested in turning a hobby that I love into a small business. I like to make floral arrangements, boutonnieres and corsages. Quite often I will do something in silks so they can be keepsakes. Occasionally I will do something in fresh floral. I order fresh flowers and they are delivered by UPS. And I typically deliver them. Most orders are by phone and I deliver them usually to St George. I brought a couple of boutonnieres and a corsage for you to see.

Scott Messel said home occupations are allowed in the Town. Cottage Industry is encouraged. One of the biggest concerns is making sure that the residential property stays primarily residential.

Tiffany Jones said I will do the boutonnieres and corsages mostly for prom night and dances.

Commissioner Darton said if you are going to be doing mostly boutonnieres and corsages for dances and maybe wedding floral....

Tiffany Jones said wedding and maybe some funeral florals.

Commissioner Darton said are you going to be delivering?

Tiffany Jones said I will deliver.

Commissioner Darton said there will not be a lot of traffic coming to your home to pick up or anything?

Tiffany Jones said if I do corsages or something for a dance, I will try to get all of my kids' friends who want one all together and I will deliver them to the school.

Chairman Swenson said I have one question for Peggy. When she came in to apply did you give her any information or direction as far as what a home business would require? I mean, we do not have a floral business.

Peggy Rosebush said I discussed it with her. I told her that I thought, maybe, you might approve this floral business under crafts.

Chairman Swenson said and I would agree.

Scott Messel said if you determine it is more like a craft, you do not have people coming and there will not be a storefront, the impact is very minimal. It is a minor home occupation. Larger major home occupation businesses are handled as a conditional use. If you look at what the major home occupation businesses are, it is things like auto repair, commercial kennel, bed and breakfast. Everything that is listed under the major home occupation , Chapter 24.2.5.2, all of those have people coming to the residence. She will be delivering. The impact is minor.

Tiffany Jones said very seldom would I have an order like that unless it was a large wedding or something. Typically, I would go pick up the floral I need from a friend who is a florist.

Chairman Swenson said let me be the devil's advocate now. Let's say your business becomes very popular, and you like it, and all of a sudden you have another employee or two, and it is so busy that actually people want to pick up their order. So, you are going to grow. Now, how does that fit in? If you grow to the point you have a couple of employees and you are really busy certain times of the year, people are coming and going, do you know all of the parameters?

Tiffany Jones said I have a 10-year-old. My job and my desire are to be a full-time mom. I am not anticipating any of that happening for at least a decade and then it would probably happen very slowly. At that point, maybe I could come back and re-address issues with you. I just want to have this little hobby of mine be official and do it legally. For now, I want to enjoy it as a hobby.

Commissioner Rosenthal said I have one question. I do know that somewhere in our ordinances there is a condition for home businesses that the business does not occupy more that 25% of the square footage of the house.

Tiffany Jones said I have one little room, now that my son got married and moved out, that I have turned into my flower room and the rest of the house is lived in by my family.

Commissioner Hadley said the only question I have is "and more"?

Tiffany Jones said I do little home crafted gifts.

Commissioner Darton said unless anyone else has more questions, I would like to make a motion to approve the Home Occupation Business License for Tiffany's Floral & More. 2nd by Commissioner Rosenthal. All voted. Motion passed.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: BRAD ROBBINS	<u> </u>	<u> </u>	<u> </u>	<u> x </u>
COMMISSIONER: MARK ROSENTHAL	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: KEN HADLEY	<u> x </u>	<u> </u>	<u> </u>	<u> </u>

9. Discussion Items: None

10. Staff Reports: None

11. Meeting was adjourned at 7:55 PM.

APPROVED ON THIS 6th DAY OF July, 2020

Danny L Swenson
Danny Swenson, Chair

ATTEST:

Peggy Rosebush
Peggy Rosebush, Clerk/Recorder