

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, May 5, 2021

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** on Wednesday, May 5, 2021 at 7:00 P.M. This meeting will be held at Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

If you are interested in participating remotely via Zoom, please contact Town Hall at 879-2447 or email Clerk@LeedsTown.org for the Zoom details.

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 February 3, 2021
6. Announcements
 - a. Dumpster Days, May 21-23, Dumpsters Located on Cherry Lane
7. Public Hearings: None
8. Action Items: None
9. Discussion Items:
 - a. Discussion Regarding Proposed Language to be Added to Building Permits Regarding Fugitive Dust and Construction Noise
 - b. Discussion Regarding Historical Zoning Ordinance
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 May 3, 2021 at these public places being **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmmutah.gov> and the **Town of Leeds website** www.leadstown.org



Aseneth Steed
Clerk/Recorder

Town of Leeds

Planning Commission Meeting for Wednesday, May 5, 2021

- 1. Call to order:
Chairman Swenson called to order the regular meeting of the Planning Commission at 7 PM on Wednesday, May 5, 2021. This was an in-person/electronic meeting.

ROLL CALL:

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

- 2. Invocation: Danny Swenson
- 3. Pledge of Allegiance
- 4. Declaration of Abstentions or Conflicts: None
- 5. Consent Agenda
Commissioner Darton moved to approve tonight’s agenda. 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: KEN HADLEY	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: MARK ROSENTHAL	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Commissioner Rosenthal moved to approve Meeting Minutes of February 03, 2021. 2nd by Commissioner Hadley. 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: KEN HADLEY	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
COMMISSIONER: MARK ROSENTHAL	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

- 6. Announcements
Chairman Swenson invited Jim Coleman, the new owner of the “Outpost shopping center” to speak.

Jim Coleman – After purchasing and completing what we hope are improvements on the property, we were approached by a few citizens about possibly having a farmer's market at the property. We had thought about it and the timing seemed very fortuitous. I have put together what I'm referring to as a memorandum of understanding and guidelines for procedure. We are having a meeting tomorrow morning, Thursday the 6th, at what we've named the Leeds Outpost, and we wanted to spread the word tonight about that meeting. We will be having our first planning session to consider having a farmer's market for the community here with the purpose of promoting community spirit and giving local entrepreneurs a place to show and sell their wares. I would like to give you a copy of what I've drafted and welcome your evaluation and comments, so we know before we have anything public if we are on the right path. Also, it was our intent to make the facilities available for no cost to participate, it is also our desire that this would be administered under a community committee tied in with the authority and authorization from the town. We would only be playing a role as property owner and overseer of the thing, but not administering or responsible for its administration, which we will cover in the meeting tomorrow. We are open for your suggestions, comments, and or criticisms.

Chairman Swenson – In regard to one word you said, responsible, don't forget that you are responsible for the property and what takes place there so obviously you're going to be directly involved and you can't take that responsibility away.

Jim Coleman – I had that realization when I signed the deed at the title company.

Commissioner Rosenthal – Item nine states that the driveway must be kept open and free of obstruction between displays for tenant, delivery, and emergency ingress/egress. How is that proposed to be done because parking is fairly limited?

Jim Coleman – This would be held in the space at the south end of the building with the stalls lining the south fence where the asphalt ends. We want to keep the pathway open for tenant traffic to come and go during the course of the sale. So it wouldn't be in front of the building, but along the side and around the back.

Commissioner Rosenthal – I think it's fantastic and I look forward to having the farmer's market there.

Commissioner Dalton – I concur, so you're encouraging people coming to the market to park on the vacant lot so I'm wondering what you are going to do to encourage that.

Jim Coleman – We plan to have some signage there.

Commissioner Dalton – I think parking is the biggest issue because you don't want the farmers market people filling up the lot for the tenants.

Jim Coleman – We agree.

Commissioner Dalton – I would recommend in advance that you have a release from liability prepared that all of the marketers sign before you allow them to market their wares.

Jim Coleman – Thank you, I intend to.

Chairman Swenson – As somebody that was in the fire department and worked a lot of large incidents, we always had a traffic plan. You have one started, but you will have kids meandering in front of the stalls and out into the parking lot a bit, I think I would probably have some cones to keep people from turning immediately where the stalls are. You need a buffer because there will be kids and people watching and you don't need someone coming into the lot fast and not seeing what's there because of the hedge. Something about twenty feet or so then adjust accordingly.

Jim Coleman – We have measured the stalls out to be ten foot wide by twelve-foot front to back which will give us ample space for the driveway, but that is exactly what we will do. I was thinking of giving us a roped off area of thirty to fifty feet extending into the parking area for patrons of the market.

Commissioner Rosenthal – Have you considered having the farmer's market in the lot to the South? I think it would address many of the questions about the flow of traffic and would keep the parking area you have open for the clientele of the retail outlets.

Jim Coleman – The only reason we were thinking of the parking lot was the asphalt and having a clean area for the market. As for space and room to sprawl out that would give us plenty of room.

Chairman Swenson – It's too bad the town doesn't have a water truck that could come spray down the lot before the market sets up to keep the dust down.

Commissioner Rosenthal – The Hurricane Valley Fire District has a Type 1 tender at the fire station.

Jim Coleman – I'd like to have a straw pole vote from the commission before the meeting tomorrow, so we don't have to retract anything or redo anything that would be a mistake in the beginning.

Chairman Swenson – I think safety trumps vegetables so my concern would be traffic, so having the market on the dirt lot would mitigate a lot of that. Negative is dust and dirt, however a negative on the asphalt though is it's clean but during the Summer that asphalt is going to be 130 degrees.

Commissioner Darton – For me it would be the liability issue, if you did it all in the vacant lot you will be keeping the two activities separate so you don't have to worry about kids running around in front of the stores. It would be dirtier, but I consider that authenticity for a farmer's market.

Jim Coleman – Also we were thinking about having porta-potties on site.

Commissioner Darton – Another nice thing about using the dirt lot is you would be able to use marking paint to create a parking lot, mark things off, and you could change it every week. I think we've given you some considerations that you may want to keep in mind for when you speak to your committee.

Commissioner Hadley – I just wanted to thank you for cleaning up the bulletin board at the Post Office. We are lacking a garbage can up there.

Jim Coleman – We are planning on having three that will blend into the façade but attached to the building. Do we have any available through the town to put there?

Commissioner Hadley – Also, you were inquiring about a town flag. They're expensive and Lorrie checked into that, how much are they?

Lorrie Hunsaker – They are about \$169 for a 3x5 two-sided flag at Alpha Graphics in St George and they have the artwork.

Commissioner Hadley – How will you be letting citizens know about this?

Jim Coleman – We will be posting it on the bulletin board, post office, and will see if we can't get something distributed through the mail. Once we have the guidelines set up, including the authorization and release, they would make an application that the committee would approve.

Chairman Swenson – I would like to brag a little bit, I believe you (Commissioner Hadley) were one of the leads for the artwork of the Leeds symbol.

Jim Coleman – To make sure I answered your question adequately we do want to make sure the word is out. The other nice thing about going to the lot is that we have room to expand and not restrict it to just twelve stalls.

Commissioner Darton – Do you know where the next closest farmer's market is? Tuachan? So we may draw in people from Hurricane who may want to bring their produce here, so that's another reason to consider using the lot because of the room to expand.

Jim Coleman – So what are your thoughts if I was to charge for participation and that way there would be a tax base coming into the town?

Chairman Swenson – I don't know that a tax base is required, but it would pay for your flag, trash cans, and marking paint.

Jim Coleman – To encourage participation we originally thought we wouldn't charge, but from a business standpoint, not as a revenue source, but as a matter of principle it may make sense to charge if it ties them in better.

Commissioner Darton – You could do one of those sign up now and your first month is free to encourage people to participate.

Commissioner Rosenthal – I would suggest you speak with your attorney about the pros and cons of charging because I don't know if by charging people a fee to have a booth you are opening yourself up to additional liability. Would your current tenants be able to set up a Saturday booth at the farmer's market?

Jim Coleman – They could and would since they have the same opportunity, but in fairness to them when we thought we would be in the parking lot I mentioned that they would be able to set up in front of their businesses. We'll see what the committee thinks, and I still need to run that by the tenants.

Chairman Swenson – Mayor Peterson I’ve noticed that the Town has a new employee present, would you like to introduce your new employee?

Mayor Peterson – Yes, we have with us, she’s been doing some bookkeeping work for us, and she is now our Town Clerk/Recorder, her name is Aseneth (A-seen-ith) Steed and has been doing a terrific job with the books for many months and is picking up the Clerk/Recorder very rapidly. So thank you Aseneth and welcome, I look forward to working with you for the time to come.

Chairman Swenson – As a reminder, Dumpster Days is May 21st through May 23rd on Cherry Lane.

- 7. Public Hearings: None
- 8. Action Items: None
- 9. Discussion Items:

- a. Discussion Regarding Proposed Language to be Added to Building Permits Regarding Fugitive Dust and Construction Noise.

Commissioner Rosenthal – Before I begin, is Scott Messel on?

Mayor Peterson – No

Commissioner Rosenthal – After a lot of consideration and reviewing of our ordinances and the process of establishing any new ordinances it seems to me that establishing new ordinances for dust and noise would become redundant to ordinances we already have. Chapter 9 speaks to both dust and noise, although it doesn’t go very deep. I sent the Commission suggested language to amend Chapter 9. If it passes muster it might be the cleanest, easiest way to address these issues and concerns. I can read them for the record if you would like. For Chapter 9 under dust I’m suggesting: 9.7.6.1 simply stating all excavation associated with construction, road building, mining or gravel pit operations will be in compliance with an excavation permit issued by the Town of Leeds.

I propose we use the city of St. George excavation permit with a change in the minimum acreage trigger from one acre to one quarter (1/4) acre as well as changes to the form reflecting it as the Town of Leeds. Additionally, I propose we adopt the city of St. George “Blasting Air Quality Application Addendum.”

For 9.7.8 Noise, I propose the following: All construction operations using heavy equipment (including but not limited to bulldozers, excavators, motor graders, drilling rigs) shall not be operated before 7:00 a.m. or after 5:30 p.m. weekdays and weekends, within 500 feet of residential housing, consistent with Section 9.6. Failure to comply with this requirement may result in fines or loss of building permit.

For those wondering how I came up with the 500 feet number, I actually did measurements where the excavators were using hydraulic hammers near my home. Three hundred feet was still very noisy, at 500 feet it seems to drop off, this is not taking topography or air flow or temperature into account, but it seemed like a reasonable way to address this. There are a lot of residents that don’t get up with the roosters anymore, so having equipment operating before 7 a.m. and shaking their house can become quite

annoying quite rapidly. With that I included the city of St. George's permitting examples and after reviewing them it seems usable for us. One question that may come into play is who does the enforcement, and that could be the building inspector or possibly someone on the Town Council. The fines could be based with the town's fee schedule.

Chairman Swenson – If we are going to talk about fines, that can be arbitrary so we would need to state it specifically.

Commissioner Darton – It would also need to state that adequate notice is given.

Commissioner Rosenthal – I think anyone coming in for a permit would be given this and that way they have the information to do their due diligence to ensure that they are in compliance with town ordinances.

Chairman Swenson – I get the times but what are the limits past 500 feet? Can they go all night?

Commissioner Rosenthal – That's a good point, I hadn't considered that.

Chairman Swenson – That's fine, we just need to be specific and also what is okay outside of our limits.

Commissioner Darton – What is our current process for blasting? Do we have one?

Commissioner Rosenthal – There is a process, Hurricane Valley Fire District is the issuer of blasting permits. The Deputy Chief typically handles that and it would include the requirements by both the state and the ATF to make sure the person doing the work is in compliance. The concern I have is that in the recent past there's been blasting, you know where I live...I have county land all around me and some individuals were doing some blasting within 200 feet of people's houses without blast plans.

Commissioner Darton – I'm thinking that neighbors within a certain area of the blasting should be notified in advance so we don't have people having heart attacks when all of a sudden it sounds like Armageddon's arrived.

Commissioner Rosenthal – That would be part of the process, that notifications would need to go out.

Commissioner Hadley – I have a question on that permit from the county, does it list distance or anything?

Commissioner Rosenthal – I don't know the answer to that specific question, but my observations say there is not. There is an onsite inspection, at one point the Deputy Chief attended the Angel Springs Water Board meeting because there was a lot of concern over blasting taking place in the area and what it may be doing to the water infrastructure. If the blasting is taking place on county land the town would not have any say, but if the blasting was within the town I would suggest having Hurricane Valley Fire District still handle it in concurrence with the Town Council.

Commissioner Hadley – You mentioned some geologic concerns, ground movement, water flow, who determines those hazards?

Commissioner Rosenthal – To my knowledge, unless an entity, let's say LDWA for example, could show serious impact to their water infrastructure, then there wouldn't be any objections about issuing a blasting permit. This can become tricky since damage may not show for a while.

Commissioner Darton – We also have to be concerned about ensuring safety, but not making everything so expensive and so difficult for people to do things that they can't do anything.

Commissioner Rosenthal – I'm not recommending using the same fees that St. George uses, rather the process and forms.

Chairman Swenson – I think we all agree it's needed, there are some additions to be done, so do we want to put those additions on before sending it on to Town Council? We need minimum standards, maximum standards, time frames for out of the 500-foot zone. Also, we talked about dust control during windy conditions by watering the road and things like that. It is not in here, so we need all means to mitigate dust including wind direction. Most of the time these things have a clause like "over 30 mph in the direction of the nearest residence you can't even do it."

Commissioner Darton – The wind here is the number one contributor to the dust.

Chairman Swenson – I think if we add these additions and then move it onto Town Council, we can get it into the process. Otherwise it will be another month.

Commissioner Rosenthal – So I can make the additions to this and give it to you.

Chairman Swenson – All you need to do is bring it into the secretary and she will forward it to the Town Council to be put on their agenda and maybe it will get back to us by the next meeting with some suggestions or deletions. So let's vote on that, if there isn't any further discussion on dust.

Commissioner Darton – So on the dust we want to add times of day when work can be done. Mitigation of dust by water on roadway for travel to and from worksite, during those business hours. Might I suggest you add that as an exhibit or put it into the body of the ordinance or anyone could change what is in the application.

Chairman Swenson – It can't be a reference to someone else's ordinance, it has to be spelled out in our permit process.

Commissioner Rosenthal – Since the "permit" is already a packet I think this would be added to that packet. The language in the amended ordinance as proposed would be what's highlighted here, noise and dust.

Chairman Swenson – I think we are finding more things that need to be worked on and it's not as complete as we thought. Mayor do you want us to send this to you now or wait and give you something more complete?

Mayor Peterson – Let's go with something more complete.

Chairman Swenson – I agree, let's do that and bring it back. Of course we could require that all roads be asphalted and that would mitigate a lot. Again, I would scratch those fees because they are kind of arbitrary for us.

b. Discussion Regarding Historical Zoning Ordinance

Chairman Swenson – Mayor, who do we have to present?

Mayor Peterson – We have our Town Attorney, which was a request of the Planning Commissioners at a previous meeting.

Craig Hall – I'm assuming that each of you has a copy of the draft ordinance that has been floating around for the last three or four months, is that correct?

Chairman Swenson – We do, it's in the packet that we received today.

Craig Hall – I can talk about the genesis of it, and it has come about because of the popularity of Silver Reef and the concerns that have been raised by residents and homeowners in the area; based on a number of activities that have traditionally taken place there. The draft is intended to put a broad concept around historical buildings, historical ruins, replicas, reconstructions of historical buildings, walking trails, and artifacts that may be displayed on public or park grounds. It's intended to be a broad umbrella instead of broad operating conditions of the permitted uses. If you look at section 19.3 there are four general permitted uses, museum with an associated gift shop, educational lecture programs/workshops, exhibits/historical or informational plaques, and meeting facilities for non-profit organizations or groups. Those are the permitted uses in the proposed ordinance for the Historical Public Park District.

Chairman Danny Swenson – It may be answered here in your next few paragraphs so right now you've primarily seemed to have focused on the Silver Reef area. This isn't going to just be for Silver Reef is it?

Craig Hall – No, if you go back to permitted uses it's intended to be broader than that. Silver Reef is just what came to mind for the intact historical buildings. We have a use and then we have activities.

Commissioner Darton – Do you anticipate on expanding 19.2 and 19.3 and having some verbiage to go with intact historical buildings, historical ruins, etc..

Craig Hall – The next paragraphs set forth the criteria for the permitted uses and activities. On the next page is operating hours, it is suggested in the ordinance that they can run from 8 a.m. to 6 p.m. Monday through Saturday. Then 19.5.2 workshops, donor recognition nights, or board meetings may be held indoors until 10 p.m.. Again, these are suggestions. Then we go to special events, these would be outside the general allowance for permitted uses and permitted activities. We've attempted to be all inclusive, but broad enough that we do not eliminate things we haven't thought about that may be appropriate in those permitted uses and activities. 19.6.2 Allows special events, I know, not last Halloween but the year before, I happened to be in Southern Utah that week and I came up to Silver Reef as I presume the board of the Museum was setting up for their Halloween activity. That would be a special event that could be allowed under this provision. The bottom of page 2 of 4 talks about gun fights which are generally not permitted out there; that was by agreement between the city, the Museum,

and the residents about a year ago. But they could be allowed with language that has since been drafted stating that gunfights must be specifically approved by the Town Council as part of a historically focused town celebration. That means not every day, it means a specific celebration or historically based event on park property and subject to noise restrictions, and attendance limits set by Town Council. If someone wanted to do that they would have to request a special permit and if they want to go later it must be approved at least 21 days in advance. These times are just proposals, so let's not get hung up on that. For me the most important section regarding Silver Reef on page 3 would be 19.10 which talks about parking. The museum needs to respect the adjacent property owner's private property and the owners are entitled to not be disturbed by these activities. If the museum intends to invite more people then they have parking for, they will need to arrange a shuttle system or something. That is a mandatory requirement, it is not optional as drafted. Are there any questions to this point? This would also apply to the CCC Camp.

Commissioner Darton – There are a lot of ruins up in Silver Reef, foundations of buildings that existed in the hay day of the Silver Mining activity. Personally, I would love to see those buildings rebuilt so we could see what it looked like. I'm wondering if in permitted uses 19.2.3 under replicas or reconstruction of historic buildings, will we get more information in the permitted uses and activities so we would know under what circumstances and how we could get authorization to go about it if someone wanted to reconstruct those buildings.

Craig Hall – I think that's a great comment, that paragraph needs some more work to create standards or conditions, so the town mayor and council have a process to follow. There is an ongoing issue about what was there and what wasn't there, what did the county have beforehand. Certainly, what's up there is legal, can be operated, can be occupied as long as building codes are met and it's safe.

Chairman Swenson – It mentions the historical zone overlay, do we have an overlay zone?

Mayor Peterson – Scott Messel is going to work on that, it's something that has to be worked on.

Chairman Swenson – I still feel like it's written for just Silver Reef. We have the CCC Camp, the Tithing House, plaques here and there, but it still seems specific to just Silver Reef, which is the primary area of course, but I think our overlay includes all historical sites and properties in the town.

Commissioner Rosenthal – Do we have a list of historical places in town that may be on the National Register of Historical Places? If we have facilities in town on that register those places have to follow the standards and practices set by the National Register and that may address many of the questions of what can and can't be done.

Chairman Swenson – Both National and State.

Mayor Peterson – I can share that the CCC Camp, the Wells Fargo Building, and the Tithing House are on the National Historic Registry. I don't believe any of the other residences... some chose not to be on the Registry such as the Stirling house on Main Street, but those three properties are and have benefited from Certified Local

Government Grants that are available to buildings that are on the National Historic Registry. We have had discussions with SHPO the state's historical preservation office about trying to make the building we are in this evening, the Town Hall, on the register. The problem is the Town Hall was built as a one room schoolhouse in Silver Reef, in general it has to still be serving its original function. The argument that I've put forward to them is it has about three half centuries... one being up in Silver Reef not being used as a school but being up there for twenty or thirty years, then being brought down to Main Street where for about fifty years it served as a two-room schoolhouse, and then for about the last twenty-five years it has served as the Town Hall for Leeds. They are thinking about it, but I'm not sure it is an idea they can support.

Chairman Swenson – So who owns the Silver Reef property?

Mayor Peterson – The County owns the Silver Reef property, the Town owns the CCC Camp, and a private family owns the Tithing House.

Chairman Swenson – The area of the mines? BLM?

Mayor Peterson – Some of it is private land, some on BLM, I don't believe there are any mines on county land.

Chairman Swenson – Where do we go from here? Some of these things need to be built out farther, the overlay needs to be included.

Craig Hall – Let me suggest this, we are missing Scott tonight and Scott as the Town Planner should have some input on it. I suggest that the Mayor, Scott, and I take the comments from the Planning Commission tonight and see what we can do for a revised draft and bring it back as quickly as possible to the Planning Commission so that it can move forward in some fashion to the Town Council, if appropriate.

Mayor Peterson – I think if it is decided to move forward we need to have a public hearing at the Planning Commission and then a recommendation from the Planning Commission to the Town Council.

Chairman Swenson – I have one more question, when you're talking about gunfights you are only talking about them up at the Museum, what if we want a gunfight during our Pioneer Days or a celebration here in Town? Will some of these requirements be for all structures within a historical zone because right now they are actually very specific.

Craig Hall – I think it was the intent to not be too general. If you wanted to have a mock gunfight going down Main Street during an event, I don't think that falls under historical, it would be a special event.

Commissioner Rosenthal – I think having an item like that, having a historical reenactment gunfight would be covered in the permitting process. Under 19.6.2 it does say gunfights, I would suggest some language that they are historical reenactments since we don't want real gunfights up there.

Chairman Swenson – I'm assuming the wording was so specific because of the complaints from adjacent residents in the area.

Craig Hall – I need to address something. About four or five months ago the city received a letter from an attorney in Park City regarding the proposed Interlocal Cooperation Agreement between Washington County and Leeds. The attorney alleged that these type of activities by the city were illegal and I want to unequivocally say that these activities that we have discussed tonight are not illegal. They are certainly consistent with the city's planning and zoning powers; the Planning Commission's powers to recommend to the Town Council and for the city to sponsor either directly or indirectly an Interlocal Cooperation Agreement and those type of things. The state encourages historical preservation of Utah history and the Town of Leeds for its size has many magnificent and many historical sites that are a treasure to the community. It is certainly within the powers of the Planning Commission to recommend and the Town Council to adopt reasonable regulations and zones for these types of activities.

Chairman Swenson – I'm glad you brought that up because I agree. Any questions from the Commission for our guest?

Commissioner Darton – I fully support not only the preservation, but I would like to see Leeds use its historical roots to more advantage. I think we can bring in a lot more tourists and tourism dollars, I know that brings with it some issues we would need to address, roads and parking, but I think it's something we should look at.

Commissioner Hadley – The road signs on the freeway have brought in a lot of people. Even local people see those signs and will come into the Museum and comment that they saw the signs and thought they would stop in. I own the Tithing house and on 19.2.3 Reconstruction of Historical Buildings, they allowed me to represent two time periods in that small building. One room is going to represent the 1890's when it was first used as a Tithing Office, the second room it's going to represent the 1940's when it was rented out to local people. That was approved by the state that I could do that this and I just wanted to let you know that there is a little leeway.

Craig Hall – Like I said we have the structure, but it is not a completed project.

Chairman Swenson – Anything else related to this? We will look forward to you getting together with Scott and giving us a little more depth so that we can move forward.

Craig Hall – I will reach out to the Mayor and Scott to see if we can schedule something early next week to put some flesh on the bones. Maybe get it to you in a couple of weeks so you can review it and schedule a public hearing.

10. Staff Reports

Commissioner Darton – Yes, I sent the updated Animal Ordinance with some feedback that I received incorporated into it. Lorrie I would like to talk to you after the meeting so I can get this version to you. It's been substantially reworked, and I would like your comments before we bring it back for our next meeting. There is a lot in it, a lot of numbers and people need time to digest it.

Chairman Swenson – The only concern I have in seeing some of the things is there seems to be two avenues of concern from individuals. The original complaint about a few animals at a particular residence, I think that would be a mistake to focus on just

that. Anything we do in a broad scale for the Town of Leeds will encompass that without being specific, so we need to keep it broad as opposed to tunnel vision.

Commissioner Darton – I think that is what we are trying to do is not address one issue, like the number of chickens or something specific but address for everybody what is permissible in the residential or rural residential zones in particular. We have discussed here many times the way zoning has grown over the years, sometimes the rural residential designation doesn't make sense when compared to some of the residential properties that are bigger. When it's tied to zoning it makes for unequitable results, so we are trying to get away from using zoning, and using size of a parcel whether its residential or rural residential to be the determining factor of what is okay and what is not.

Chairman Swenson – So you're saying is it's not necessarily tied to the zone since we have some properties in town that are a quarter acre and zoned rural and then up with me we have five to ten acres that are zoned residential. So can we put forth that at our meeting next month we will have a good solid working copy?

Commissioner Darton – Yes


Commissioner Darton moved to adjourn the meeting, second by Commissioner Rosenthal.

11. Roll Call Vote to end the Meeting.

ROLL CALL:

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

APPROVED ON THIS 7nd DAY OF June, 2021



Danny Swenson, Chair

ATTEST:



Aseneth Steed, Town Clerk/Recorder