

# Town of Leeds

---

## Agenda Town of Leeds Planning Commission Wednesday, June 2, 2021

**PUBLIC NOTICE** is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** on Wednesday, June 2, 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](mailto:Clerk@LeedsTown.org) for the Zoom details.

### **Regular Meeting 7:00 p.m.**

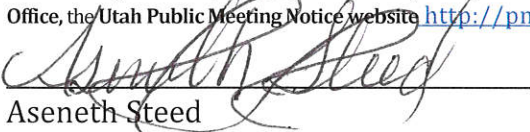
1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
  - a. Tonight's Agenda
  - b. Meeting Minutes from May 5, 2021
6. Announcements
  - a. Declaration of Candidacy for Town Council (2 four-year terms) and Mayor (four-year term) due at Town Hall by 5:00pm on Monday June 7, 2021.
7. Public Hearings: None
8. Action Items:
  - a. Discussion and Possible Action Regarding Lot Line Adjustment between Parcel L-HFM-1A and Parcel L-10-B
  - b. Discussion and Possible Action Regarding Proposed Language to be Added to Building Permits Regarding Fugitive Dust and Construction Noise.
9. Discussion Items:
  - a. Discussion Regarding Proposed Animal Ordinance changes.
  - 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 June 1, 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.leedstown.org](http://www.leedstown.org)



Aseneth Steed  
Clerk/Recorder

---

# Town of Leeds

---

## Planning Commission Meeting for Wednesday, June 2, 2021

1. Call to order:

Chairman Swenson called to order the regular meeting of the Planning Commission at 7 PM on Wednesday, June 2, 2021. This was an in-person/electronic meeting.

ROLL CALL:

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

2. Invocation: Chairman Swenson

3. Pledge of Allegiance: Chairman Swenson

4. Declaration of Abstentions or Conflicts: None

5. Consent Agenda

Commissioner Darton moved to approve tonight's agenda. 2<sup>nd</sup> 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>      </u>	<u>      </u>	<u>      </u>	<u>X</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 May 5, 2021. 2<sup>nd</sup> by Commissioner Darton. 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>      </u>	<u>      </u>	<u>      </u>	<u>X</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>

6. Announcements

Declaration of Candidacy for the Town Council (2 Four-year terms) and Mayor (1 Four-year term) are due at Town Hall by 5pm on Monday, June 7.

7. Public Hearings: None

8. Action Items:

- a. Discussion and Possible Action Regarding Lot Line Adjustment between Parcel L-HFM-1A and Parcel L-10-B

Scott Messel, Town Planner was attending via Zoom. Lorraine Greenhalgh explained that she was seeking approval to sell a portion of the parcel she owned to Cindy and Tom Beach and to adjust the lot line accordingly. Scott Messel explained that the approval to sell was not required, but that the adjustment to the lot line did require approval. The property address was identified as 575 S. Red Cliffs Road. It was explained that the shaded area on the map represented what was being sold and added to the Beach parcel (Parcel L-HFM-1A). Scott Messel indicated that the strip of property being transferred was part of a subdivision several years ago, the Harold Furrow Minor Subdivision. Commissioner Darton asked Scott if there were any issues related to this lot line adjustment that the Planning Commission should be considering. Scott indicated he had reviewed the application and the State Code addressing a lot line adjustment between two willing neighbors, which does not require a Public Hearing, so the Planning Commission would be able to take action on it this evening. Scott Messel recommended approval subject to the findings that it meets the State codes and Town codes and allows the Beaches to better utilize their property and have more street frontage. Commissioner Rosenthal inquired about the zoning for the area. Scott Messel indicated it was zoned R-R-1. Commissioner Rosenthal asked if removing the 0.33 acres would leave it less than the required for R-R-1. Chairman Swenson indicated the bigger map showed 1.21 acres remaining.

Commissioner Darton moved to approve the lot line adjustment and make that recommendation to the Town Council. Scott Messel suggested adding the findings that that it meets the State and Town codes, which the Commissioners did not think was necessary since they were already satisfied. 2<sup>nd</sup> by Commissioner Rosenthal. All voted. Motion passed in a roll call vote. It was explained that Town Council would be considering the recommendation in one week.

ROLL CALL VOTE:

	Yea	Nay	Abstain	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>	—	—	—

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

Chairman Swenson introduced the topic, indicating there were updates desired to what had been presented at the last meeting. Commissioner Rosenthal highlighted the updates, including putting in a definition of fugitive dust, which was pulled from the State website. Items were added to the second paragraph. Chairman Swenson explained the focus on construction dust to those in attendance at the meeting. Commissioner Rosenthal added that it also addressed noise. Commissioner Rosenthal stated that the referencing on dust was to State requirements on construction sites. The proposed changes would become part of the building permit packet, appropriately notifying applicants of State (and local) requirements. Chairman Swenson asked if the updates to the applications should be spelled out before forwarding to Town Council? Commissioner Rosenthal stated that he had previously recommended utilizing the City of St. George's process, rather than reinventing the wheel with our own. Commissioner Rosenthal addressed a previous question from Commissioner Darton regarding noise and working past dark, highlighting that the language limited working within 500 feet of a residence outside the specified hours of 7:30am until 5:30pm daily. It was highlighted that the restriction was on heavy equipment operation, in response to a question from Commissioner Darton about the 5:30pm knock-off time. Other activity without heavy equipment would still be permitted after 5:30pm. Chairman Swenson thought it would be ready to move on to Town Council once the application was updated to reflect the changes.

Moved by Commissioner Darton and seconded by Chairman Swenson to move the suggested changes along with the updated application, once prepared, to the Town Council.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	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>	—	—	—

**9. Discussion Items:**

**a. Discussion Regarding Proposed Animal Ordinance changes.**

Commissioner Darton had looked at ordinances from other communities. He did not want to look at just one or two issues, but look at it in a more holistic fashion. There's a lot of information to look at. There are other people to speak with about it. It will not be gotten through tonight. Chairman Swenson said it was originally looked at by Town Council, whose assigned representative was Councilmember Lorrie Hunsaker. Commissioner Darton was assigned from Planning Commission and four others from the public, Sharon Johnson, Susan Roberts, Ken Hadley and Angela Rohr, joined the group. Chairman Swenson noted that a lot of work had been done by Councilmember Hunsaker and Commissioner Darton, then asked had the whole committee been able to meet together? Commissioner Darton replied no, that it had all been email and that had only been from Sharon, Susan and Councilmember Hunsaker. Chairman



Swenson said he wanted agreement from the group of six that what was being presented reflected their collective thoughts. Commissioner Darton said he would look to meet with everyone together, but that wouldn't happen soon. Mayor Peterson was asked about the process and indicated it was appropriate for the Planning Commission to get the public input they felt was proper.

Dara Iverson asked what the generalized plan was. Commissioner Darton replied that currently there was haphazard approval of animals based on zoning, not on the size of the parcel, so people with larger parcels of five acres plus can't have any, or hardly any, animals at all, while people who have a half acre can have Noah's ark. He continued that the effort was to look at the size of the parcel and an approach that was not keyed to the zoning of the parcel, residential versus rural residential. Dara Iverson asked if she would be contacted about her ten acres on Main Street, which she was not sure how it was zoned. She then asked if people with animals would have tickets written because of that, which Commissioner Darton said would not come from him and which Chairman Swenson said the new regulations would not likely continue the current focus on zoning. Commissioner Darton said there were probably many people with animals that are currently not permitted. Commissioner Darton and Chairman Swenson expected something would be sent to Town Council for their vote in a month or two. Ultimately there will be a Public Hearing.

Jared Westhoff said there were a couple of approaches that could be taken towards an animal ordinance. The lot size is possibly an indicator, but he doesn't think it's a fair way to do it. For instance, Penny Weston could keep ten times the number of animals Jared keeps because she takes care of them better. His opinion is that the animal ordinance ought to be run mostly to the nuisance ordinance, rather than the lot size, and be based on how someone is taking care of their animals. He also thinks the animal ordinance should focus as much as possible on permitted uses and not conditional uses, with a pretty simple system for counting. He thinks it is a mistake to say a half-acre lot can only have one large animal or two small animals or some combination thereof because then you're basically taking an animal right from someone.

Commissioner Darton responded that the proposal is a point system, a hundred points per acre with fractional acres. Different sized animals have different point values. He continued that his desire was to allow people to have a reasonable number of animals for family food production, not for commercial. Jared Westhoff responded that for his family it is a lifestyle, having a horse and a cow and when the eagles aren't eating the chickens, they have chickens.

Commissioner Darton said that what one person considers an appropriate number may be totally different from what another person thinks is appropriate, so to some extent there's an arbitrariness. Jared Westhoff believes not being permitted multiple horses renders his property useless from an animal standpoint. There is a lot that is 66 feet wide by 330 feet deep that Jared believes is a much more functional animal lot than many five-acre lots, that are made into a rectangle or square. You can have animals further away from the home on that lot than on most five-acre lots. By tagging the regulation to lot size you are harming people with deeper lots that can have an ag area that's 100 feet from a house. Jared Westhoff designed a subdivision up north for agricultural,

rural residential lots that are 130 feet wide by 440 feet deep and every home is over 90 feet from any ag/animal area. The lots are the perfect size for an arena and 40-foot pens. Jared Westhoff thinks the point system needs to be very generous or you are taking away the ag person's reason to clear away the sagebrush and use their land. He added that many of the people in Town who do not fit the current ordinance fit the previous ordinance and that situation should not be perpetuated. Years ago they tried to outlaw mules because of braying, which rarely happened, although it did the night it was brought up at a meeting. Jared Westhoff understands it's a challenge to balance it, but believes the more uses that are permitted the better, with a liberal point system, with problems handled through the nuisance ordinance.

Commissioner Darton said he went away from square footage requirements to a point system to provide latitude. He approached the issue from the concept that Leeds has historically been an agricultural, rural, farm-based community and it should maintain that characteristic. Jared Westhoff offered to review the point system and provide his input. Commissioner Darton said that no matter what point system is used, some will think it is too many animals and others not enough, and that he wants to find the right mix. Jared Westhoff says he looks at it from a lifestyle perspective and if he is going to be trail riding, it doesn't make sense to be limited to one large animal. Commissioner Darton thought the current point system under consideration allowed for four horses per acre. Commissioner Darton said he wanted to come out with what has traditionally been in Leeds as his goal. Commissioner Darton cautioned that he was not available the next couple of weeks to meet with the group.

b. Discussion Regarding Historical Zoning Ordinance

Dara Iverson earlier asked to what area the ordinance applied. Chairman Swenson replied that it was all historical properties throughout Leeds, not just the Silver Reef area.

Doris McNally thanked the Commissioners for their service to the Town and stated she is on the water Board and her HOA in the Silver Reef area. Doris McNally wanted to talk about the Silver Reef museum and what is going on up in the area. There has been discussion of Chapter 19, there has been discussion of rezoning the area, there has been discussion of the interlocal most recently. There are not a lot of people here tonight, but I have been asked to represent a lot of people who are concerned about some of the ordinances that might be put into place in that area. First off, none of us want to see the museum go away. The issue is that many of us purchased homes, have residential homes in the area and want to retain the lifestyle we have up there and we'd like to be brought to the table as part of the discussions. We have attempted to have discussions not only with the museum, but also with Town and also with others, including Washington County, about the subject matter, but unfortunately the conversation has happened within themselves and things have moved forward and then frustration happens within the community because we are not being heard. What I'd like to do, very broadly, is talk about some of the top-level things we are concerned about. First off, noise ordinances. A few years back there had been shootouts up at the museum. Those who don't live up by the museum, I live less than a quarter mile from the museum. The Silver Reef Highlands area is less

than a quarter of a mile away from the museum and what happens is when the shootouts would happen, and they would go on for a long period of time. Anyone with animals or pets, it would be hell, sorry for the language. But it would be terrible, the dogs would go crazy, the cats would go crazy, everything would go, it was just very noisy. Although it brought a lot of attraction to the museum, and brought revenue to the museum, it truly changed the makeup of the community in the area, because it became a destination for entertainment. The noise ordinance is very important to us. The second thing is traffic. Since Covid, since other things, since they closed down Zion a few years ago, what happened is the traffic up in the Silver Reef area is very volume-us, tremendously volume-us, especially with the ATVs and the parking on the side of the roads. I personally put out two fires on Silver Reef Road myself with my own, personal fire extinguisher. I had to call the fire department to have the trees put down because people parked cars on the road that were warm and set to flame the grass underneath. So there is a safety concern. It is the only egress in and out of the Silver Reef area. When we had the fires last year, up in that area and they actually called for an evacuation of Silver Reef, it looked like Tuacahn after a show. It was just car after car after car and the panic in the neighborhood was palpable because everybody knew it was the only in and the only out and the road itself is not in good condition, as it is right now. No studies have been done about the quality of the road, how much volume it can take and where the parking would occur because the area doesn't really have cement parking. It has pebbles and grass and things in it and dry brush that could go up in flames. And once again, the distance between our homes and Silver Reef area is less than a quarter mile with no break for fire. We have nothing to take care of us up there. So this is a security issue. Not only security from a fire perspective, but also it has brought an element of people into the community where we have found people in peoples' driveways and in their garages who shouldn't be there. We had to call the Sheriff a few times. Another thing, previous ordinances that I saw had signages and posters, signs on the rules and they were different than the signs down here, they were much larger, they could be illuminated, now we are talking about dark sky, another thing that my HOA is very, very defensive on. We want our dark skies and if you have hours of operation for a museum that go into the evening, then you have to mandate lights to be able to have people walking on the pathways to their cars, right? So it may not be in what they want to do in the document, but it may be facilitating something else that would cause damage to the community up there and the dark skies are an element that we are concerned about. Building. If I remember correctly in the interlocal that I saw, once again I didn't see the earlier drafts, I heard rumors of them, and that's a shame, it's really a shame when the community members and Council, or whoever talk or we hear rumors that creates real animosity, which is really a shame. There should be better transparency and more conversation. I think the volume of issues would be a lot lower.

Chairman Swenson interjected that having mentioned rumors, did Doris McNally know the Rohrs, because I don't think the rumors are coming out of this organization, because we don't meet separately, we never meet separately.

Doris McNally said she understood. It comes from discussions between the entities who are involved, but things like... I like to deal with facts. So the interlocal stated a height restriction on buildings, new construction. We heard



and we had documents from the museum stating there would be no new construction, but then in the interlocal it stated that there was going to be new construction and the height restrictions were even higher than our houses in our community. The height restrictions were higher than we allow our homes to be in our area. So now you are talking about building structures that are much higher than the communities around them, which is problematic, which is an issue for us because we are a residential area, so we don't want to see skyscrapers, but there's a big difference. I think the Rice Bank is maybe 24, 25 and the agreement says 36 maybe, I don't remember offhand the top number, but it's a big difference, it's a big difference.

Chairman Swenson interjected that this is totally unrelated to this.

Doris McNally said, but it's a part of the ordinance.

Chairman Swenson responded that it was a situation with you, but it is totally unrelated to the Historical Ordinance. He said he understood the stated concerns.

Doris McNally said we are concerned that the ordinances that go into play can ultimately nick away at some of the concerns we have and we are unable to understand what's happening, in fact the only reason I am here tonight is because I saw a line item that said historical discussion. So even in the minutes of what we've come to hear tonight we should begin with what are you going to be discussing, but since I've been given this opportunity, typically at Planning we don't have the opportunity to talk to you guys, so I...

Chairman Swenson said you are always welcome to come and talk to us.

Doris McNally said the issue is we would love to work with the Town we would love to work with Planning to understand what they'd like to do and we'd like to voice our concerns about how it could impact our homes and we'd love to be brought to the table. And we feel that we are still not being brought to the table, so if you are going to be discussing ordinances for historical and if any of those things are going to potentially impact things like noise, lighting, sound, volume of traffic, then all I can say is you have a group of people up in that community and there are a few more here, right, who are willing to have that intelligent, honest, constructive conversation. Please invite us, because if we are not invited then all that's going to happen is it's going to create more of that stuff that we don't want. We're a small Town, we all want to work together, we all want to live together and I bought here because I want to retire and be here the rest of my life.

Chairman Swenson said, since you brought that part up, by our ordinance, or you can say Town law, any time discussion's going to take place, whether there's going to be a vote or not, we have to invite the Town, we have to put up notice. We put up notice here and the post office, we do that because how else can we get that notice out to people. We want anybody that's interested to come in. That's the time that it's all out on the table and we want everybody's issues. So it is done the best way that the Town knows how to get that word out.

Doris McNally said, and I think what I am trying to say is that I think sometimes those discussions, and I admit it, at Town Council meetings I have heard said we try to keep the Town out of it until we can have that Town meeting and what I am saying is sometimes that cart can be so far down that hill that it is hard to stop. What I am saying is that, once again, it's not like we are from the East Coast and, we are not in New York or New Jersey, where I am from, but we are a small Town and maybe a more collaborative involvement of the community in some of these decisions would make better long-term planning and maybe those things that maybe haven't been able to be dealt with for years, like Chapter 19, could actually be dealt with and have their teeth sunk into. I think there are a lot of newer community members who would want to become part of those discussions, so I am just, this is a plea to you guys, because you are one of the first steps before it gets to Town Council and it was unfortunate that the interlocal seemed to be happening during Covid, which was kind of under the radar, so that was a little bit like, where is that coming from. We want to have more discussion. Please once again, if you are going to be discussing ordinances for historical area or for a park, or for whatever you want to call it, please invite the people in the community into the discussion. It seems like you have created a small, little panel for this (animal ordinance). It has truly been three years and we have never been invited to have a panel like this to be able to be brought together, so I am asking for the community I represent, please think about this.

Chairman Swenson said, so it seems like we are doing the right thing, because this meeting here is totally not a public hearing, but we are open to open discussion, because our philosophy is to let you speak. I think we are in line there, so I am glad you are here and have a voice and again, any time that any decision is happening, once we go past this step, it's put out there. I would just put it on your calendar until this is over. Every first Wednesday of the month you need to be here, because that's the only time we discuss it.

Doris McNally said, please remember that the ordinances as I have been hearing them include things like hours of operation, include things like lights and that's why I felt compelled to come and talk to you. It's like the old adage when you pull a string on the hem of a dress, all of a sudden everything falls apart. Because when you pull one all of a sudden everything else is impacted. Little things like hours of operation can automatically facilitate another edict by the government stating that you have to have lighting to be able to have somebody park a car or you have to have this. You know, are the lights going to go off after dusk? Are we going to have lights on all night? And that's going to impact dark sky lighting. And these are the things that I think the community, if they were a part of more of the discussion, rather than just hearing it at the last minute, maybe before we get to a meeting for a vote, it would be more constructive. So that's what I'm asking and thank you for the time, I appreciate it.

Martha Ham from 2106 Oak Grove Drive, part of Silver Reef Estates, said she has been involved for many years in historical restoration and interpretation, including on Main Street where her name ended up on a bench. LoAnne and Dale Barnes were deeply involved with Martha on a lot of the work that took place a number of years ago. Martha stated she is very supportive of the museum in Silver Reef and the Silver Reef residents, as you may know, Jerry Anderson, June Forsha, who is someone who is passed, worked to do wonderful

things to restore this museum. Her husband is the former chairperson of the museum. We Silver Reef residents are very supportive of the museum. LoAnne and I actually explored the possibility of a historical ordinance many years ago and I can't remember where it went, but it didn't happen. I'm in favor of something like that being established, but one of the things I really want to point out is that there are really two separate parcels of property to pay attention to and the parcel I want to speak to is L-3192-C, which is the 6.39 acres in front of Jerry Anderson's home. He has this great view scape and that was a lot of work on the part of a number of people many years ago. There was a special service district, the Silver Reef Special Service District. It was a water company before we merged, thankfully, with Leeds Domestic Waterusers Association and they actually owned that parcel. So when they dissolved what they wanted to do was to make sure that was maintained as open space. I don't know how that works with planning and zoning, but I know on the deed, and I can provide you documents, I have sent some to Wayne, but in all of this work, as we start talking about this, I think it's very important that that remains as open space. In fact there's one little infraction that my friends at the Silver Reef Museum have made. They have brought the jail from St. George and it's actually on that parcel and truthfully that's not, if you look at what the deed is about, that's not a legal placement. I'm not coming to protest that, I think it's something that we can all work out.

Chairman Swenson asked who the property owner is.

Martha Ham responded, I am trying to think. It was deeded to the Historical Monument. That has been dissolved. The new organization was started. They own it, but the point is it was declared as open space. As you move forward, historical development, whatever that might be, should happen on the side of the road where the museum is. The museum owns that property, but it must be managed as open space based on what the deed says.

Chairman Swenson says however that is deeded, it will say what it says. The legal aspect of what it says will be followed now, not what was said 20 years ago.

Martha Ham said when they deeded it over it said open space. Now my understanding is legally you can't change that aspect when you accept that. You can't from what the deed said when it was given, you can't now start to put something else on it.

Martha Ham just wanted to go on record as saying there are two distinct parcels here and one had a different status in terms of how it was gifted to the Silver Reef Museum group.

Chairman Swenson said there are more than two parcels. We are not just talking about the Silver Reef area. We are talking about the historical part of the Town, all of the classified historical sites.

Martha Ham mentioned the CCC Camp.

Chairman Swenson pointed out that they all have homes around them.

Amanda Gonzalez came to the meeting to find out about what needed to be done to put a laundromat in Town. Chairman Swenson directed her to the Town Clerk, whose office hours are 9am-2pm tomorrow.

Discussion on the historical ordinance resumed.

Commissioner Darton pointed out in general the draft of Chapter 19 dated May 15, 2021 does address signs, lighting, parking, noise. He is hoping that when we are done with this it will be properly and adequately addressed.

Chairman Swenson said that was the case because we had been listening or had been told and everything is trying to be addressed, but once it's done, we need to fill in any needed details. Most of everything that was discussed tonight is trying to be addressed. Part of the respect is both ways. On the other ordinance discussed tonight Commissioner Darton said there are going to be people unhappy on both sides. It's more of a general ordinance because we are going to have the same requirements down the street (CCC Camp) and in Silver Reef. Plus there are requirements from the State of Utah. There are lot of avenues coming together here, as well as respecting the residents in the areas. Commissioner Swenson is on the County trails commission and this is the only access to the National Forest on the east side. It's not going to get less, it's going to get more. The National Forest is increasing their trails, their kiosks, making more access for the communities to enjoy the forest and this access (Oak Grove) is only going to get busier.

Commissioner Darton wanted Doris McNally to know that all the issues that she raised are issues that we're looking at, because I think it is important. Totally separate from the historical sites, just the increased traffic going up to the recreational hiking and camping, we're going to have to look at the road usage and the road condition. These are serious issues that we have got to deal with.

Doris McNally said one of the concerns is just the transient nature of the activity that will happen because it is being billed that way and it will be promoted that way and, you know, there's a little park up by the area and I can see someone up there 24/7. There's a park up there I've had to shoosh people, kids out of there with beer cans all around the place and there are people just popping tents on the side of the road. I've driven by and I've seen someone standing alongside a bicycle urinating into the street. We understand that it's going to happen, but I think the ordinances are really important because they will curtail some of the more draconian issues that will happen to the homeowners and we're just asking to be mindful of that. Remember that, you know, it seems really foolish that the Town ordinances will be less restrictive than, or more restrictive than some of the ordinances for historic, especially the signage.

Commissioner Darton said, if I am understanding this correctly in the draft right now, it's incorporating the regular, standard signage in Leeds.

Doris McNally asked, does that include lighting.

Commissioner Darton replied, lighting is separate from the signage. Just flipping through this I see that they were referring to the existing ordinance on signage. It

doesn't appear to me right now that there's going to be a higher or lower standard, but the same standard.

Doris McNally said, right now I have a real honest and direct question. Right now those two parcels that Martha is talking about are zoned residential. They are zoned residential. I understand there's a lot of people who feel the coloration of maps may have changed and there are other things out there, but they are documented in our Washington County records as residential one and residential two. So clearly...

Chairman Swenson asked, who owns them?

Doris McNally said, Washington County, from what I understand. I was looking to see if the second piece of property...

Martha Ham said, that is correct.

Doris McNally said, I actually tried to go onto Washington County while you were talking and type in the numbers because I can look online. I believe Washington County owns both pieces of those properties. The six acre they only took in a few years ago, which was the acreage that you're concerned about. So as a lay person, who really just wants to understand, we're not just talking about a historical ordinance, to a certain extent we may also be talking about the potential of a zoning issue going down the line because you can't have a residential area that might have light level business in it, if you have hours of operation for a restaurant or something if you want to open up The Cosmopolitan again. I guess those are the things I would like to have Town and Council and Planning talk more openly about to the property owners and to the residents of Silver Reef because there's a lot of things that have to happen and it's a zoning issue, it's Chapter 19, it's all these things and, once again, hearing that we're going to deliver a document to the residents for them to review and have some say, it seems the cart's already being pushed down the road and we're not having any input, so, love that you're doing this, would welcome it. I hope you're hearing from my tone, I hope you're from Martha's tone, there are people from up in that area that are very open to have a conversation and I am also concerned about people down here too, not just thinking about my neighborhood. But thank you, think about the zoning when you look into this.

Chairman Swenson asked Scott Messel what he prepared regarding this ordinance.

Scott Messel said there was just some draft language for you to look at and he believed the Planning Commission had the document, which Chairman Swenson confirmed. Scott confirmed the parcels are owned by Washington County. The ordinance is before you for your review. Ordinances can be living documents. Nothing has been adopted yet and more comments can be taken. You still have to hold a Public Hearing on it, but before you right now is just the draft document and I'd be happy to answer any questions that the Planning Commission may have.

Chairman Swenson commented that it's a pretty thin draft.



Commissioner Darton asked about 19.8. Signs, where it says it will comply with the Sign Ordinance of the Town of Leeds.

Scott Messel replied that the Planning Commission could look at the Sign Ordinance to see if they wanted to make adjustments that would be more appropriate for the zone, or to make it look like all the other areas with the Sign Ordinance as it currently is, but the Planning Commission has the ability to see what direction they want to go and make recommendations to the Town Council. If you would like to have more language in there regarding signage, either in the historic zone or in the sign ordinance changes can be made.

Commissioner Darton also said, it looks like the lighting and parking, it's also incorporating the existing ordinances, which Scott Messel confirmed.

Chairman Swenson pointed out it did talk about monument signs. Chairman Swenson and Commissioner Darton agreed to address all of these. The Planning Commissioners needed to do some homework, looking at the ordinances and the minutes from meetings and other historical documents from other entities. Chairman Swenson commented about his career as a fire chief down in Los Angeles for 37 years and that some of the things talked about as fire hazards aren't and some things are.

Chairman Swenson suggested that the Commissioners start doing their referencing of documents and reiterated that they can't meet as a group outside of the monthly public meetings. They can talk to one other person and answer questions that way, but because it needs to be open and transparent they don't meet together outside of public meetings.

Doris McNally said, once again if we could have a group of another council like this offering input to individuals on the council we would love to do that and I can name, I can identify a few people. Chairman Swenson suggested she recommend a reasonable sized group including a little bit of both sides.

Commissioner Hadley arrived at 8:25pm.

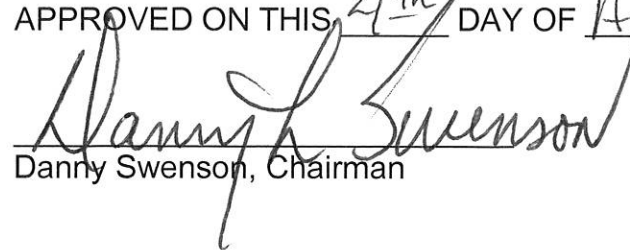
Chairman Swenson said further discussion would be tabled, but the issues raised would each be addressed and gone through with input from others.

## 10. Staff Reports

Commissioner Rosenthal noted that Angell Springs has begun to notify its customers of the real potential for the output of the spring to be less than what is used historically in the summertime and that other water companies in Town have been putting out similar information. He thought the Town newsletter should note the water conditions.

## 11. The meeting was adjourned at 8:28pm.

APPROVED ON THIS 4<sup>th</sup> DAY OF Aug., 2021

  
\_\_\_\_\_  
Danny Swenson, Chairman

ATTEST:

  
\_\_\_\_\_  
Aseneth Steed, Town Clerk/Recorder