

Town of Leeds

Agenda

Town of Leeds Town Council Wednesday, November 9, 2022

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, November 9, 2022, at 7:00 pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Regular Meeting 7:00pm

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes of October 26, 2022
 - c. Joint Work Session Meeting for August 30, 2022
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
 - a. Dumpsters Days, November 11, 12, & 13, Dumpsters Located on Cherry Lane
 - b. Christmas Tree Lighting event, held Friday December 2, 2022, at 6:30-7:30pm at Town hall
 - c. Draft Administrative Code Enforcement available for public review on the town website
 - d. Public Hearing date for Annexation of Zion Landing LLC & Write Direction LLC set for November 30, 2022
 - e. Public Hearing date for preliminary 2023 grant recommendations set for November 30, 2022
7. Public Hearings:
 - a. Ordinance 2022-05, Amended Master Transportation Plan
8. Action Items:
 - a. Ordinance 2022-05 Amended Master Transportation Plan
 - c. Discussion possible action regarding Ordinance 2022-07, Adopt 2023 Meeting Schedule
 - d. Selection and appointment of Council member term ending December 30, 2023
 - e. Discussion possible action regarding Conditional Use Application for Bed and Breakfast, Ron and Pauline Fowlks
9. Discussion Items: None
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
11. Staff Reports:
12. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
13. 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 November 7, 2022 at these public places being at **Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town of Leeds website www.leadstown.org.**



Aseneth Steed, Clerk/Recorder

Town of Leeds

Town Council Meeting for Wednesday, November 09, 2022

Regular Meeting 7 PM

1. Call to Order:

Mayor Hoster called to order the regular meeting of the Leeds Town Council at 7:03 PM on Wednesday, November 09, 2022. This was an in-person meeting with an electronic option. Town Planner Scott Messel present.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: BILL HOSTER	<u>X</u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u>X</u>	<u> </u>
COUNCILMEMBER:	<u> </u>	<u> </u>
COUNCILMEMBER: STEPHEN WILSON	<u>X</u>	<u> </u>
COUNCILMEMBER: RON CUNDICK	<u>X</u>	<u> </u>

2. Pledge of Allegiance: Mayor Hoster

3. Declaration of Abstentions or Conflicts: None

4. Approval of Consent Agenda

Councilmember Stirling moved to approve tonight's agenda and meeting minutes of October 26, 2022. Second by Councilmember Cundick.

Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: BILL HOSTER	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: STEPHEN WILSON	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: RON CUNDICK	<u>x</u>	<u> </u>	<u> </u>	<u> </u>

Councilmember Stirling moved to approve meeting minutes of Joint Work Session Meeting August 30, 2022. Councilmember Cundick seconded the motion.

Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: BILL HOSTER	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: RON CUNDICK	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: STEPHEN WILSON	<u>x</u>	<u> </u>	<u> </u>	<u> </u>

5. Citizen Comments:

Lynn Potter said he is against the Town adopting the Administrative Code Enforcement program currently in review. His opinion is it will pit neighbors against each other.

Kohl Furley have update report for Hurricane Valley Fire District. The district is at 4,125 calls for service as of November 9,2022. They Anticipate exceeding 5,000 which is above the record set last in 2021. He gave a reminder of Burn seasons and the importance of attaining a burn permit. He offered to answer question about the current Truth and Taxation process taking place. A Public Hearing is set Nov 21, 2022.

Rhonda Mclaughlin asked if there would be an opportunity for public comment on the increased tax rate. Mayor Hoster set a tentative a Public Hearing November 22, 2022, at 7:00pm.

6. Announcements:

- a. Dumpsters Days, November 11, 12, & 13, Dumpsters Located on Cherry Lane

Mayor Hoster offered a reminder that the Dumpsters were not to include Hazardous waste, and please do not climb on the dumpsters to compact. For compaction needs call and let the Town accommodate compaction service.

- b. Christmas Tree Lighting event, held Friday December 2, 2022, at 6:30-7:30pm at Town hall

Mayor Hoster announced with the Christmas Tree Lighting event private citizens are offering a sub for Santa opportunity for those who want to donate. Donuts and Hot Chocolate will be served.

- c. Draft Administrative Code Enforcement available for public review on the town website

Mayor Hoster said the draft code was currently available for public review on the town website and encouraged feedback to be emailed.

- d. Public Hearing date for Annexation of Zion Landing LLC & Write Direction LLC set for November 30, 2022

- e. Public Hearing date for preliminary 2023 grant recommendations set for November 30, 2022

Mayor Hoster set a tentative date for both Public Hearings as November 30, 2022, at 7:00PM.

7. Public Hearings:
 a. Ordinance 2022-05, Amended Master Transportation Plan

Councilmember Stirling made a motion to open the Public Hearing.
 Councilmember Wilson seconded the motion.
 Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER:	_____	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

Mayor Hoster said the Town of Leeds accepted our General Plan and Master Transportation Plan that was sufficient with qualifications which included the MPO being a participant in the draft and finalization of that transportation plan. He clarified the Master Plan is a set of documents that outline where roads may or may not be anticipated and what growth might be occurring to accommodate the traffic within those areas. It is a draft of suggested anticipation. He wanted it to be understood that it is not some sort of a finalization, it is a draft of suggestion. The reason it is in place is if the town should try and secure funding from State, federal or other source. The process entails that there should or must be a Public Hearing relative to this component, because the two are not done at the exact same time. Ordinance 2022-05 is an amendment of the Master Transportation Plan. Mayor Hoster opened for citizen comments.

Citizen Comments:

Lynn Potter gave the attached presentation and his opinion that the town should modify its General Plan.

Mayor Hoster asked for Scott Messel to describe what that process would entail.

Scott Messel described the Master Transportation plan is more about major transportation corridors and does not necessarily have the layout for particular streets in the town. Streets and connection details are handled at the subdivision level. The Master Transportation Plan is a broader view to traffic management. He suggested adding language in our Master Transportation plan that encourages road connections and good circulation to address Sub developers concerns. As a Town Planner, enriched road networks are given as much protection as possible.

Mayor Hoster summarized his understanding was the information Potter presented was more effectively addressed in the development stage and not as a component of the Master Transportation plan.

Potter asked if the Master Transportation Plan did not need to contain suggestions for future roads.

Scott used New Harmony's General Plan as an example. Right now, they pretty much have 1-44 That goes into town, they would want to talk about, as the area develops, having plenty of north south and east west connections, and make sure that no properties are land locked. New Harmony does not need to call out exactly where those are unless it is part of the major transportation flow like a southern parkway. It is good practice to consider them, but private property and minor neighborhood streets do not need to be in the generalization of the Master Transportation Plan.

Tori Hoster said I feel concern about fire evacuation routes that's in the plan. I worry about the Eldorado area not having a fire rescue escape.

Mayor Hoster said those elements have been taken into consideration. We've made every effort to keep them off of private property. I was able to submit all that information over to the MPO as well as Sunrise Engineering, for them to make the adjustments. We haven't received that back; therefore, we are not going to be voting on this after the Public Hearing component, this is another element that will make sure that Sunrise Engineering is reviewing all of these things, but I think having all of that information available for us to provide them will gave them the perspectives they needed to help us walk this through. Great modifications have been fostered by this new concern about fire evacuation routes that is in the plan about the Eldorado area not having a fire rescue route. We have made every effort to keep them off private property . We are trying to make them accessible in other ways if we have to.

Councilmember Stirling made a motion to close the Public Hearing.
Councilmember Wilson seconded the motion
Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER:	_____	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

- 8. Action Items:
 - a. Ordinance 2022-05 Amended Master Transportation Plan

Councilmember Stirling made a motion to table the action item regarding Ordinance 2022-05, Amended Master Transportation Plan.

Councilmember Wilson seconded the motion.
 Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER:	_____	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

c. Discussion action regarding Ordinance 2022-07, Adoption of 2023 Meeting Schedule

Mayor Hoster read Ordinance 2022-07, Adoption of 2023 Meeting Schedule. WHEREAS, the Town Council of the Town of Leeds has held a Town Council Meeting on the ninth day of November 2022; and discussed the 2023 meeting schedules; and

WHEREAS, the Town Council approved the 2023 meeting calendar with 2 Town Council meetings a month (second and fourth Wednesdays) for 8 months (January, February, March, April, May, June, September, and October) and 1 Town Council meeting a month (second Wednesday) for 4 months (July, August, November and December), and to approve 1 Planning Commission meeting a month (first Wednesday) for 12 months (January thru December); and

WHEREAS the Town Council of the Town of Leeds understands the need to provide proper notice if any changes to this schedule become necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, THAT THE FOLLOWING SHALL BE ADOPTED:

1. The Leeds Planning Commission will conduct Planning Commission Meetings at 7:00 PM in the Leeds Town Hall on the first Wednesday of the month for 12 months (January thru December). Meetings can be adjusted with proper notification and as allowed by law.
2. The Leeds Town Council will conduct Town Council Meetings at 7:00 PM in the Leeds Town Hall on the second and fourth Wednesday of each month for 8 months (January, February, March, April, May, June, September, October) and 1 Meeting a month (second Wednesday) for 4 months, (July, August, November, and December). Meetings can be adjusted with proper notification and as allowed by law.
3. The Town Council will provide proper notice of any changes to this 2023 Town of Leeds Meeting Schedule.

4. This Ordinance shall become effective on January 1, 2023.

Councilmember Cundick moved to approve Ordinance 2022-07, Adoption of 2023 Meeting Schedule. Councilmember Stirling seconded the motion. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER:	_____	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

d. Selection and appointment of Council member Mid-term ending December 30, 2023

Mayor Hoster said we have had several parties from the town with qualifications interested in the Mid-Term appointment.. We have received an application that the Town Council has reviewed and at this time we will present that information to the Town Council for appointment. Town Council it is my honor and privilege to present Mr. Kohl Furley as an option for appointment to the position of Mid-Term Town Council member, ending December 30, 2023. This appointment would begin immediately upon vote and acceptance.

Councilmember Stirling made a motion to appoint Kohl Furley to the Leeds Town Council effective immediately. Councilmember Wilson seconded the motion. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER:	_____	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

Kohl Furley to the Oath of Office.

e. Discussion possible action regarding Conditional Use Application for Bed and Breakfast, Ron and Pauline Fowlks

Mayor Hoster said this is the first time I have implemented a Conditional Use Permit. I went through and read and re-read the ordinances as they stand to make sure that

there was not any inconsistency to this. As I review the application it really seemed to be straightforward. But currently, if there is any discussion, we do have the applicants present for Town Council to ask further questions.

Councilmember Wilson asked how it could process with no Public Hearing.

Scott said you do not have to have a Public Hearing or take public comment. Take off your legislator hat and put on your administrator hat. if the legislative body has requirements they like to have on a Conditional Use, it is best practice to put those in the code when we are referring to a specific diagnosis before approving. Especially if it is a solar farm, you want to make sure that they are only frying so many birds as they fly over those types of things.

Councilmember Stirling made a motion that the Conditional Use application for a Bed and Breakfast for Ron and Pauline Fowlks be approved. Councilmember Wilson seconded the motion.

Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	_____	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

9. Discussion Items:

Mayor Hoster said I wish to present the discussion before the Council the matter of consideration for future Town Council Meetings giving the possibility of having an invocation. This would lead up to all denominations be allowed to present themselves to the town clerk to be considered for giving an invocation and then we would certainly try to get everyone that provide that application into Town Council. Are there any other thoughts or considerations? There is no action on this.

Councilmember Wilson and Councilmember Stirling voiced acceptance for invocations to be implemented into Town Council Meetings from now on.

- 11. Staff Reports: None
- 12. Closed Meeting: None
- 13. Adjournment: 7.49

Approved this Fourteenth Day of December 2022.



Bill Hoster, Mayor

ATTEST:



Aseneth Steed, Clerk/Recorder