

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, January 04, 2023

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission **PUBLIC MEETING** scheduled for Wednesday, December 7, 2023, 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 of December 6, 2022
6. Announcements:
 - a. Dog and Cat Vaccination Clinic, Saturday, January 7, 2023, 1-3pm with Dr. Bice
7. Public Hearing: None
8. Action Items:
 - a. Discussion and possible action Conditional Use Application for Brain Hansen 480 N. Main
9. Discussion Items:
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 3, 2023, 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**



Aseneth Steed, Clerk/Recorder

TOWN OF LEEDS

218 NORTH MAIN STREET
PO BOX 460879
LEEDS, UT 84746-0879
PHONE: 435-879-2447 FAX: 435-879-6905
E-mail: clerk@leedstown.org Website: www.leedstown.org

CATEGORY _____	FEE _____
(Non-refundable)	
DATE RECEIVED _____	
BY _____	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

Name: Brian + Shelly Hansen
Address: 480 North Main
Phone: Home: 435-703-3046 Work: _____ Cell: 435-703-3046
Email Address: hansenhouse8@hotmail.com

List nature of business or use applying for: Bed + Breakfast

Property to be used for the following purposes: Provide Nightly lodging in part of our basement. Area includes 2 bedrooms, 1 bathroom, living/dining area, and TV Room. Total Sq. Ft 1,214.1241. Our home is 4,984 sq. ft; so proposed B+B comprises just under 25% of home. 1 King bed in each room with 2 sleeper sofas in living room. We prefer to cater to 4 people but could accommodate 4 more on sleeper sofa if needed. Maximum of 8 people. Areas of the basement locked and NOT included are food storage room, Shop, storage closets, and Canning Kitchen. Breakfast provided each morning

Legal description of property, (give exact legal description & include: Lot, Block, Subdivision and Tract)

S: 7 T 41SR 13W BE6 NW4 COR SEC 7 T41S R13W TH N 89*23'E ALG
SEC/L 1334.16 FT To 1/16 SEC/L TH S 0*19'49"E ALG 1/16 SEC/L 848.15
FT TO POB; TH S 0*19'49"E

Property Tax ID# L-78-C-1

The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)
480 North Main

Attach a plot plan, drawn to scale, of the property involved showing the location of all existing buildings and plans and descriptions of the proposed use of the property with plans for all proposed buildings:

1. Prepare site plans/elevations.
2. Show existing/proposed buildings
3. Show parking/loading areas.
4. Include other pertinent information

The applicant has the ability and intention to utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval; and the applicant understands that this CONDITIONAL USE PERMIT, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing of the application; or if any time after granting, the use is discontinued for a period of twelve (12) months; or if the property is sold or developed by someone other than the applicant.

WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS, SUCH CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET.

Category 1 \$100.00, Category 2 \$350.00, Category 3 \$650.00, Category 4 \$1000.00 (See Land Use Plan Chapter 7 5.1 for category descriptions)

ENTIRE HOME 4,984 sq. ft.

**SECTION OF BASEMENT TO
BE USED 1,241 sq. ft.**

LESS THAN 25% OF HOME



