

# Town of Leeds

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## Agenda Town of Leeds Town Council Wednesday, February 22, 2023

**PUBLIC NOTICE** is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, February 22, 2023, 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: (These items will be a single motion unless removed at the request of the chairman or board Members)
  - a. Tonight's Agenda
  - b. Meeting Minutes of February 8, 2023
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
  - a. Dumpster Days, March 10, 11 & 12 Acceptable item drop off location is Cherry Lane
  - b. Household Hazardous Waste Collection Day is April 15, 2023. From 8 a.m. to 1 p.m., residents may drop-off household hazardous waste. Drop off location is Washington County Landfill
  - c. Business license renewal certificates available for pick at town hall
  - d. Outstanding resident nominations for acknowledgement at Easter Festivities
7. Public Hearings: None
8. Action Items:
  - a. Discussion possible action regarding Administrative Code Enforcement
9. Discussion Items:
  - a. Discussion regarding establishing a Leeds Beautification Committee
  - b. Discussion regarding street analysis project
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 February 21, 2023 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.leedstown.org](http://www.leedstown.org).



Aseneth Steed, Clerk/Recorder

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## Town of Leeds

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### Town Council Meeting for Wednesday, February 22, 2023

#### Regular Meeting 7 PM

Call to Order/Roll Call: 7:0

**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: RON CUNDICK	<u>X</u>	<u>          </u>
COUNCILMEMBER: STEPHEN WILSON	<u>X</u>	<u>          </u>
COUNCILMEMBER: KOHL FURLEY	<u>X</u>	<u>          </u>

Invocation: Susan Savage

Pledge of Allegiance

Declaration of Abstentions or Conflicts: None

Approval of Consent Agenda and Minutes Tonight's Agenda

Councilmember Stirling moved to approve tonight's agenda of February 22, 2023.  
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: RON CUNDICK	<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCILMEMBER: STEPHEN WILSON	<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCILMEMBER: KOHL FURLEY	<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>

Town Council Meeting Minutes of February 8, 2023  
Councilmember Wilson moved to approve meeting minutes of February 08, 2023.  
Seconded by Councilmember Furley. 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>          </u>	<u>          </u>	<u>X</u>	<u>          </u>
COUNCILMEMBER: RON CUNDICK	<u>          </u>	<u>          </u>	<u>X</u>	<u>          </u>
COUNCILMEMBER: STEPHEN WILSON	<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCILMEMBER: KOLE FURLEY	<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>

#### Citizen Comments:

Daryl Lewis: There are two primary issues that we need to be aware of as citizens of the town. The first issue is the body politic, which involves the financial responsibility of maintaining the sewer system in the town. It was discussed tonight, but not in a clear and open fashion. Clear and open fashion means that whoever holds the body politic, which is the sewer system in our town, takes on the financial responsibility of the maintenance of that system forever. The developers in our town want you to take on this responsibility but be careful with that because it goes against the general plan of having open spaces in the city. The second issue is not just about the sewer system; it is a discussion about density. Ash Creek addressed this a little bit when he made the comment about putting in the sewer system, and everything's wonderful and fine, and then a 200-room hotel shows up in the middle, and everybody's saying, "Well, where did that come from? We didn't know we were doing that." That is all the density issues that surround the body politic or the sewer system. In our general plan, most of us said in the surveys that we wish to have open spaces in the city. We moved here because of the night sky, peacefulness, and quietness. This issue of sewers attacks the substance of that general plan because it will destroy all of that. If we wish to keep the essence of this town, what we have and what we are enjoying and amplify that, it is possible. We could annex all this land, go to the Planning Commission, and zone it all into three to nine-acre lots. Then we would have the Beverly Hills of southern Utah right here in this city. Do not be fooled by the fact that they are saying that we are running out of septic system possibilities. I'm not an engineer, and neither are the people who are saying we don't have that capability. But the state is saying we do have that capability. The state is saying we can have three-acre lots with septic tanks on them. We can have nine-acre lots with septic tanks on them. And if the state is saying that, then we do not have to be worried about water contamination coming fast and strong and already being here. We have to watch out because it's going to damage all water. Now that is fear tactics. Do not pay attention to it. It all comes down to density and body politic. Thank you.

#### Announcements:

- a. Dumpster Days, March 10 ,11 & 12 Acceptable item drop off location is Cherry Lane

Mayor Hoster: First announcement is dumpster days being that of March 10<sup>th</sup>, 11<sup>th</sup>, and 12<sup>th</sup>. Acceptable items can be dropped off. Location is again at Cherry Lane. And folks if those dumpsters get to the top please don't just pile stuff onto them. We've tried we went over our budget last year to try and bring in extra dumpsters, so we'll do that again if they get there that way but please call town hall or myself so that we don't run into the issue of those being overfilled and then it costs us a whole lot more to get this stuff off.

b. Household Hazardous Waste Collection Day is April 15, 2023. From 8 a.m. to 1 p.m., residents may drop-off household hazardous waste. Drop off location, Washington County Landfill

Mayor Hoster: The next announcement is household hazardous waste collection day. This will be on April 15. Think of the irony there. Okay, this will be from 8am to 1pm residents may drop off household hazardous waste drop off location is that the Washington County landfill now.

c. Business license renewal certificates available for pick up at town hall  
Mayor Hoster: The next item for announcement is business license renewal certificates, which are available for pickup at Town Hall. We did have a bunch of businesses that did not renew that were brought to my attention. I am hopeful that we can get them taken care of. That does impact you on multiple levels with the state, especially if you've received any funding for COVID relief and such. So please make sure those are up to date.

d. Outstanding resident nominations for acknowledgement at Easter Festivities

Mayor Hoster: The outstanding resident nominations for acknowledgment of Easter festivities is the last announcement. And I think what we put on here for this is that we're looking to try and recruit somebody to spearhead the Easter activities for this year. This is an encouragement to nominate an outstanding citizen that will be acknowledged in a public setting for appreciation of exemplary landscaping or civic service at the Easter festivities. The nominations will be accepted right there. That table will have nomination forms to nominate a resident. This is really a positive effort on behalf of the town but I must hand all credit to Aseneth in trying to improve the stewardship and camaraderie within the town. Being able to acknowledge your fellow resident neighbors for doing a great job instead of complaining. So hopefully we can find some great people who do deserve to be recognized because we've got some really wonderful neighbors out there who have built wonderful aesthetic places that don't get the recognition they deserve. We hope that rising waters will certainly raise all boats. That does segue into the Easter issue. We are going to try to repeat the Easter activity. We are a little bit premature on it right now. But if you might be thinking about it, last year was an amazing event that we were able to have over here at the park. We had so many kids come out, and what a wonderful activity. So, if any of you are thinking of being able to help us with that, it would be an outstanding contribution. And thank you ahead of time.

Public Hearing: None

Action Items:

a. Discussion possible action regarding Administrative Code Enforcement

Mayor Hoster: This first and only action item is the discussion of possible action regarding the Administrative Code Enforcement, the acronym is ACE. Let me say that I wish we were able to act on this tonight. I spent a good part of the day on the phone with our



attorney. There are a couple of outstanding items that I'm going to surface before the board, and I wish to also open this up for discussion. Council members, the outstanding items are the fee structure associated with the Administrative Code Enforcement. We also have to review the current code, which is being done right now by our current town legal counsel. Additionally, we have to acknowledge the fact that a hearing officer and a code enforcement officer expense need to be added to the budget. My understanding is that the final draft of the ACE has been prepared by Hiram, the assistant counsel, and will be provided to us by Friday of next week. As you all may be aware, our current council members have experienced some significant health issues, which would push us back a little bit. But outside of that, those things need to be in place so that we can act quickly upon receiving all of that for the next Town Council, which will be in two weeks. Council, I will ask for your questions. I am hopeful that I can answer them. I asked our town attorney to be on the call today, but he was not able to do that. So, I'm available to answer your questions the best I can."

Councilmember Furley: We will have the opportunity to review the codes and make adjustments as needed?

Mayor Hoster: Yes. The thing about this is that it's a living process. For example, if we have an ordinance that says you can't have a red truck within 50 yards of a commercial building, and then someone parks another red truck, and it's a silly law, we can go through and change all of those things. We don't have to do it before we enact this code to allow us to enforce some of the other codes that are in place that we want to continue to do.

Scott Messel: It's a good idea to consider your land use code and your town code as a living document. You make adjustments as you go. You will never get it all correct. You can't write a perfect code no matter how hard you try.

Mayor Hoster: Some of the considerations for a code enforcement officer have been to contract with other towns that have someone who might be in a part-time capacity. The legal structure of that has been in question from our town attorney, and where does liability stand when they're working for us versus the other place? Is there an agreement there? Anyway, we have got to look at how we're going to create the job description and then post it for an enforcement officer. Hopefully, this information will accompany the other information I'll receive from our town attorney this week as well.

Councilmember Wilson: Do we have an idea on what cost might be for code enforcement officers?

Mayor Hoster: Usually, you're about 24 bucks an hour. That's what they've been advertised as on the League of Cities and Towns site. There's two places in the state that are asking for one right now that I was able to see.

Councilmember Wilson: How many hours would we be hiring someone to do that?

Mayor Hoster: That's based on an as needed basis. Right now, we don't go out looking for violations. We wait for violation complaints to come to us. As I look at it, it's probably not going to be a lot. But, you know, as I drive through town, I can tell you, I could sit there all day and nitpick.

Fee structures. Counsel, if you can give some consideration to how you believe these fee structures should be happening, I think we'll have a generalized guidance from our legal counsel this week of what other cities and towns are doing, as far what a fee should be for this. And then if that is not paid, what should be the consequence, which should be the third consequence, and then sequentially if it turns into criminal, but all of those will be associated with that. If there's no other further discussion or questions, we can move on.

#### Discussion Items:

##### a. Discussion regarding establishing a Leeds Beautification Committee

Mayor Hoster: The first item for discussion is regarding establishing a Leeds Beautification Committee. Ladies and gentlemen, this is one of the wonderful ideas from our own town clerk, Aseneth. I think she's got a really great idea here. I'm going to read this handout This is something that's going out to the town. It'll be going in our garbage billing, I assume.

Attention community members! we are excited to announce the formation of a new Beautification Committee in our community with the goals of enhancing the beauty of our town, and creating a welcoming environment for all residents and visitors. We're looking for passionate and dedicated volunteers to join our committee and help make our community an even better place. As a member of the Beautification Committee, you will have the opportunity to work with myself and the Town Council and Planning Commission on various projects, such as organizing community events, planning fundraisers, and maintaining public spaces. Whether you have a green thumb, an eye for design, or simply a desire to make a difference. We welcome all volunteers who share our vision of maintaining our past with present dignity.

Joining the beautification committee is a unique opportunity for us to come together and generate community pride, while inspiring others to contribute their talents toward making the town of Leeds, a place we love to live and be proud of. If you are interested in joining the Beautification Committee, please contact us at [clerk@leedstown.org](mailto:clerk@leedstown.org). We look forward to hearing from you and working together to make our community a more beautiful and welcoming place that we are all proud to call home.

So again, Aseneth, thank you for suggesting this wonderful project. I think it's going to be a great asset to the town. Any discussion Council on this?

Councilmember Wilson: This will go out with the trash statement and then people can then come in and offer themselves to be on committee, is that the idea?

Mayor Hoster: This notice will go out. We're just soliciting and ask for people; I think we are all donating our salary. Right?

Councilmember Wilson: Right.

Mayor Hoster: Okay. Easter festivities. We have some great creative people.

b Discussion regarding street analysis project

Mayor Hoster: The next discussion item is regarding the street analysis project. It was brought up in the last Town Council meeting that the town had hired a consultant to assess the town's status of each street, when it should be repaired, and what that cost might be. It was kind of shelved, if you will, and we are resurfacing it to identify if this is something that we want to move forward with. We don't know what the cost would be to employ somebody like that, but we can start to talk with our partner, Sunrise Engineering, to find out what those fees would cost and if there is an interest would the Town rather just take it on themselves.

Councilmember Cundick: My recollection is that we had somebody in Toquerville, maybe four or five years ago, that put together a plan that we did each year for it. He went through and looked at all the streets and put together a plan that we did each year for it. I do not know if he is still available. He did a really good job on that. And I do not know if he listed a consultant. He put that together. And then of course, he was responsible for helping line up the contractors to make it happen. I don't know if we can find anything in the files about that or not. Does anybody know the end project?

Clerk: 2015-2022 was the analysis projection. The project consisted of \$28,000 that was spent between 2015 and 17. It was over 11 invoices that totaled close to \$28,000.

Councilmember Cundick: Was that just for the consultant?

Clerk: No, that included actual chip seal surfacing.

Councilmember Stirling: I think what it was is we piggybacked off of Hurricane, because they were getting everything chip sealed. They said that if we wanted to use it, at the same time, the cost would be considerably less. I think what they did is they inevitably provided that research for their bid for their residual income. It was like, look this is what we're going to do in 2015. But this is what needs to be done all the way up to 2022. And so they provided that for us, so that we would know and call them for a bid.

Mayor Hoster: Okay, so if that'd be the case, my dialogue with the mayor of Hurricane and their city planner, and the guy who's over there, all their roads and streets is we can't do that this year, they're going to try to add us on next year. That's good background on that. I can tell you that I think we've got a couple of projects that I would love to see happen. Valley Road is a big priority of mine. I don't know what our cost is going to be on that. But I think it's going to be significant because we have drainage issues that we've got to resolve. We also at the same time have roads that are going to be torn up because of the Washington Water Conservancy running a line up Main Street, and we may have other projects that are coming into town. So, considering all of those things, I think it's

probably going to be on our own shoulders as we go forward with our bid for the chip and seal. Unless we can get Ivan's or Santa Clara to kind of work with us.

Councilmember Stirling: We can also talk to Washington County Conservancy and see who they're actually using to redo the roads, and then, if they're here, they won't charge us to bring all their equipment. So, we can hopefully piggyback off of them for some of our roads because they're going to be making substantial changes when they dig up the entire road.

Mayor Hoster: Yes, we can see if that's an option too, I think it would be outside of what they're intending to do on Main Street. I like that idea.

Councilmember Cundick: It would be outside. But that doesn't mean we couldn't talk to the contractor who's going to be doing it. Say, Okay, you are on site. This is what we're going to need what can we work out and at least find out what is available or what kind of costs it would incur?

Mayor Hoster: Okay, any other discussion or thought on this before we move on?

Councilmember Stirling: Do you have a date in which they're going to begin?

Mayor Hoster: No, I am trying to recall their timeline. It was April sometime. I know it is this spring when they were hoping to start turning dirt.

Councilmember Furley: Something else to consider, Mayor. I know Washington City has pretty good program where they bring in a slurry seal company out of Las Vegas. Every single year, they set up just north of Buena Vista. They seem to be pretty good about just coming up and looking at your streets. And we consulted them on just a private driveway that's considerably long, and they were just glad to do it. So, I don't know if we'd be worth looking at getting with the Washington City Public Works, see when they plan to have that done. And if that person could even include that in a trip up here. I'd be willing to help if needed.

Mayor Hoster: Those are great suggestions. I have written them down, I'll probably call some people after this and ask for some support and trying to secure that information. I love those suggestions because my calls to the County and Hurricane have fallen flat. That would be great. I do think we are going to have some support from the county for Silver Reef Road. That is a joint effort relevant to the museum up there so we were able to get that one negotiated. That gives us more dollars for the others down here. We have a good budget right now for that. Okay, well, great suggestions. Thank you very much. If no other discussion on those items, I will close discussion and move on to citizen comments.

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Citizen Comments: None

Staff Reports



Councilmember Cundick: I don't have a report but I had a question I'd like to raise. I don't really have a good idea of these, what we call these small septic systems or sewer systems. I don't know how cost effective they are, but it would be helpful to me if I had somebody who really knows this business, to say, okay, here's what's available for the size lots, so that we get an ability to analyze that, versus the sewer system cost. Right now we're dealing with facts on the other side, I think; and the sewer, to me, is such an expensive thing. I don't think we can accurately really estimate those costs. We can come up with something but everything's always costing more especially in this current economy. If we were able to use smaller units that had a more defined cost for people, we could at least get a better handle on it. Before I start trying to tackle the sewer, I'd like to say okay, what other options are available, what other things might be available to developers where he could still develop his land with these the smaller units and because we were told by the by the folks tonight that the soil here is ideal for this kind of thing. So you don't need nine acres from that standpoint. Some of the smaller units have obviously been approved in various areas. And I just think we need more information on it. Scott, what do you think about this?

Scott Messel: I know a little bit, but I think it could be beneficial to have maybe a representative like Clint Fry from the health department or from the Water Conservancy District. They would be able to describe them well. The Aramco, I know, they are like double what a septic tank cost. And then you end up talking to the Water Conservancy District to see if they can handle it. I'm just thinking out loud because the Water Conservancy District is working right now with Brooks Pace, who's developed Dammeron Valley and is wanting to do more development up there. They've kind of maxed out the septic, and they're doing a more regional system up there. It is bigger than the individual lots kind of a thing. It is a big project. They may have some really good insight on just the different types of systems that are out there.

Mayor Hoster: The health department gave Silver Eagle a really hard time with that systems. The developers wanted to use those systems and they shut them down and said, the ground won't absorb your water. And so you can't do any septic system, the only option you have is sewer.

Councilmember Cundick: That is not what I am hearing from folks tonight.

Mayor Hoster: No, that was the Health Department not Ash Creek.

Councilmember Cundick: Yes, but I am just saying I question how accurate that information is.

Councilmember Wilson: I think it would be interesting to be educated on it. I think we should be educated as much as we can be. But I would think these developers that are wanting to do these big things probably have looked into those. And if they were more cost effective, they probably would look that way. I'm not suggesting we just say don't worry about I think if he could.

Councilmember Cundick: It may not be as cost effective, perhaps as the sewer long term. But I'm not convinced that if we put a sewer through here that we won't be paying for it.

Councilmember Wilson: Obviously, it's going to be paid for when it comes to that no matter.

Councilmember Cundick: But I'm talking about people who are not users of it. I just think there's a lot of things to look into here. And I've not convinced we have looked at other options on it.

Mayor Hoster: I have a few reports. The first is with DTAC and met with the MPO and talked with them about the transportation Expo that occurred this last week. There was a lot of feedback that they actually received from Leeds with regard to trails. And so, I did speak with them about the option of us to be able to put a bike trail going from I 15, all the way up to Oak Grove, on the side of silver reef and Oak Grove Road up there. My understanding is that through a possible CIP grant, we can get a 50% match from them. And so, we would have to be able to look at what options exist with being able to find out something like that, should the town desire that but they did receive several people from Leeds asking about that. They have also they've reallocated funding for some of the street's projects that are going on in Washington right now with that exit that's going over into their main street. So those are kind of the highlights that had occurred there. I'll update you on, I have been kind of glued to the legislative process. I've been at the Capitol a couple of times this past few weeks, been working with them on the fire departments, or fire district's ability to get this bill passed, that would enable the fire department to receive funding outside of property taxes, and rather, it would be in sales tax. And the reason for that is that we would try to mitigate the cost to the existing population who have property taxes here and help supplement that revenue through sales taxes, which would be mostly from transient use from the visitors who are kind of using all our systems within the Washington County area. We've identified that it does significantly raise the revenue options for the fire district while decreasing the liability to each household and property taxpayer. In some areas, I'll explain some, not all areas within the county have to absorb this new bill. It should have passed I believe it goes before the Senate tomorrow morning. The ability for them to opt out. So, St. George city doesn't want to do this, they can, they can say we don't want to do it. Leeds can say we don't want to do it. Even though we're in the fire district, it just is really difficult to say we want to stay in the fire district and get the services for free. So, all of the board that area, it's all the district members that are on there have said we want to participate in that should have first should go through. And that would enable us to provide a sales tax, as well as all of the other areas. And I can tell you, Springdale is actually who's going to fund a lot of this, because of all the tourists that come through there and all the revenue that happens with that, right now we only get about a quarter of a million dollars from rap tax from them. And we spend about \$1.2 million in revenue to try and provide the fire and EMS service up there. So, this is going to flip things a lot. If we can get this through. We got it through the House 65, 67 to zero, so it flew right through. So there's also some other legislative issues that I've been involved with. And I've been happy to see the efforts from our local representatives, so I'm going to make a big call out to Colin Jack. Colin Jack has been he's a sophomore up

there are freshmen rather this year, and he has been amazing. So if any of you know him, or you get an opportunity to send him a gratitude for all his efforts for Washington County, he's really made a stellar effort in protecting our kids and getting legislation passed that's going to do that against huge odds. And he was he was fantastic. Neil Walter, he is another one. He's over on the east side. Or on the west side, rather, he is fantastic. Worked with him a lot on some of these things that he's been able to push through. And Evan Vickers has been phenomenal to work with, as well, each one of them took time, worked with us on all of the issues that we're trying to get Washington County better of which were a part of. The last thing I'll surface is that right now we're working with the water company as a town to advance an ordinance and agreement between the water company and the town, which will enhance the ability of making sure that the liabilities between the two organizations are identified and provide structure and the ability for both agencies to work better together. And we've had great conversations between the two organizations. We anticipate that to get passed legal here soon and be presented before the Town Council. I don't have any other additional comments on that report.

Scott Messel: I have a quick point on legislation I will let you know about. Every legislative session there's usually a handful of land use bills that go through some with good intentions, but the results aren't always good. One of them. I want to make you aware to be concerned about state bill 271. So 271 is Senator Mckell, his bill is trying to prohibit local jurisdictions from being able to regulate CO ownership of a home. And so, you know, when you first hear about Co-ownership of home, you think well, okay, it's the private sector, finding a way due to the lack of affordable housing that, you know, maybe the two families that couldn't previously afford a home could work together and co-owner home or you know, to college buddies could go together and share home. But what we're seeing in places like Park City and Washington County as a whole is that it's another it's an easier way for investors to get in and short-term rentals to sneak in. And so what you end up with now is to BYU graduates in business that want to get a little savvy and have some investment property. And you know, they are buying there. They buy a house in little valley in St. George. And it's the way that they've been set up and you can see him all the time on Facebook marketplace. Is people looking for Co-ownerships a property management and company will manage it when the two owners won't be there and then they're short term rented. So this ordinance I'm not trying to you may be for it. You may be against it, but it does Let us take this bill, if passed would take away local review, local ability to regulate any of that. And then you could kind of see how it could creep into just short-term rentals or how people can manipulate the system, if you're calling it if we can't regulate Co-ownership. So if I, if I and my son are, you know, if I put the house in my name and my son's name, now it's co owned. So now I can do a short-term rental, and the jurisdiction can't do anything about it. And so, just wanted to let you know about that one. That one just came out a couple of days ago. Wilf Sommerkorn, who has done some of the land use training and has been very involved with Craig Call, who wrote the book that you all have now. He has, they call it the land use blog, and I am if you go to [Utahlanduse.org/blog/](http://Utahlanduse.org/blog/). So Wilf gets on about every day during the legislative session, and gives land use updates on various topics or bills that are coming up. And I encourage you all to look at that website. It is [Utahlanduse.org/](http://Utahlanduse.org/) blog/.

Councilmember Stirling: Where are we going with the work session meaning what's next on the sewer?

Mayor Hoster: What we identified tonight was Ash Creeks position. And I, you know, I am going to be very candid about all of this, there's a lot of effort to try and put the cart in front of the horse and all of this. And I am going to try to not let that happen. Because I think it's important that all of the citizens of Leeds are involved with every step of this along the way. And so, as I have spoken with other mayors, who have gone through some of this, and identified areas they wish they had done better or gave advice on, we need to, we need to understand what the position is of each party who's going to be involved with this. So the developers, and it was even exposed tonight are not all in one party. And so we've got to work with each one of the developers, even though you know, there may be an attempt to be represented as one, each one of those developers are able to work with us and present their position and how they would like to see things happen. Do we also have if they go with the with the position of a sewer proposal that we must as Councilman Cundick described, identify the options that are available, does the town become the body politic? Does Ash Creek become the body politic? Grapevine wash has their own SSD right now. Do they become their own body politic. And so, all those factors, then get presented, and then sequentially, whatever we arrive on, then is presented to the town through engineering, which was presented tonight, I apologize. But it gave, I guess, you know, concept of what might be presented, but it is in no way something that I think is representative of what Ash Creek would want, or what maybe one of those special service districts who would want or what all the developers were want. And so I'm hopeful that I'm able to orchestrate and coordinate the information that the council receives to effectively receive from the Planning Commission as well as vote on. And so the all of that information gets presented accordingly. And I do believe, you know, we're going to be heavily involved with our legal counsel on a lot of these matters, and trying to make sure that we're providing the property rights to the existing property owners and to their new neighbors who want to build new things. I hope that comes across, right? Because, again, we are very much historically known for shutting the door behind us. But the fact of the matter is, is that we must honor the property rights of everyone who owns property here, which includes some of the people who live here, and then people who want to build here. So, as we balance both of those, we go through our Planning Commission, we go through our Town Council all the Those things are the opportunity for all citizens to be involved. That General Plan that came out just this last year is our guideline from doing all those things. So ladies and gentlemen, thank you for attending and your contributions into everything with this town. I really love this place and I'm grateful to all of you. I am going to adjourn this meeting. Thank you again.

Adjournment: 8:10 PM

Approved this eighth Day of March 2023.



  
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Bill Hoster, Mayor

ATTEST:

  
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Aseneth Steed, Clerk/Recorder