

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, April 5, 2023

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission **PUBLIC MEETING** scheduled for Wednesday, April 5, 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 pm

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. 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 March 1, 2023
 - c. Meeting Minutes of Work Session February 22, 2023
6. Announcements:
 - a. Resignation of Planning Commissioner Jennifer Luft
 - b. (Re)Appointment of Ken Hadley for term ending June 30, 2024
 - c. New Interchange Exit 12 Construction Begin March 27th Drivers should expect traffic impact & delays throughout summer 2024- Hotline:385-403-4300
 - d. Annual Easter Egg Hunt April 8th 9:00am with Easter Bunny assistant photo opportunity, "BLOOM Sprouts" seed planting event and "Pebble Painting" event at the Town Park
7. Public Hearing: None
8. Action Items:
 - a. Conditional Use Permit for animals at 575 S Red Cliffs Rd (R-R-1) Lorraine Greenhalgh
9. Discussion Items:
 - a. Evaluation of 2006/2019 Regional Water Supply agreement with Washington County Water Conservation District, Scott Messel/Hyrum Bosseman
 - b. Discussion regarding 2023 potential flooding preparedness.
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 April 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.leadstown.org.



Aseneth Steed, Clerk/Recorder

Town of Leeds

Planning Commission Meeting for Wednesday, April 5, 2023

Call to order: 7:00 p.m.

Chairman Swenson called to order the regular meeting of the Planning Commission at 7 PM on Wednesday, April 5, 2023.

ROLL CALL:

	Present	Absent
CHAIRMAN: CHAIRMAN SWENSON	<u> X </u>	<u> </u>
COMMISSIONER:	<u> </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> X </u>	<u> </u>
COMMISSIONER: GARY ROSENFELD	<u> X </u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u> X </u>	<u> </u>

Alternant Commissioners present: Bill McLaughlin

Invocation: Commissioner Rosenfield

Pledge of Allegiance:

Declaration of Abstentions or Conflicts: None

Agenda:

Commissioner Roberts moved to approve the consent agenda of April 5, 2023. Commissioner Rosenfield seconded. Motion passed in a roll call vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: CHAIRMAN SWENSON	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: KEN HADLEY	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: GARY ROSENFELD	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Commissioner Rosenfield moved to accept the Meeting Minutes March 1, 2023, roll call correction. Commissioner Roberts seconded. Motion passed in a roll call vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: CHAIRMAN SWENSON	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: KEN HADLEY	<u> — </u>	<u> </u>	<u> X </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> — </u>	<u> </u>	<u> X </u>	<u> </u>
COMMISSIONER: GARY ROSENFELD	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Commissioner Roberts moved to accept the Work Session Meeting Minutes of February 22, 2023. Commissioner Rosenfield seconded. Motion passed in a roll call vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: CHAIRMAN SWENSON	X	—	—	—
COMMISSIONER: KEN HADLEY	X	—	—	—
COMMISSIONER: TOM DARTON	X	—	—	—
COMMISSIONER: GARY ROSENFELD	X	—	—	—
COMMISSIONER: ALAN ROBERTS	X	—	—	—

Chairman Swenson voiced appreciation that Fran Rex's passing was mentioned in the prayer. She was a dedicated citizen that served in the town clerk capacity. Her influence on municipal administrative processes continues and will last for years to come. The Commission discussed the importance of approving the minutes in a timely manner to ensure that they can be made public.

They discussed the resignation of commission member Luft who took a new job up north. The mayor asked Chairman Swenson to select from the alternates a new commissioner to fill the vacant position and Ken Hadley was offered the opportunity to fill that position. He accepted the offer and returned to the commissioner seat. As he had previously served as a commissioner and never resigned from his alternate position, he did not need to take the oath of office again. Ken's term will end on June 30, 2024. Additionally, there was an alternate, Bill, who is present at nearly every meeting. He is very up to date on the issues and could step in if needed, ensuring that the commission body is sound.

Announcements:

- A. Dumpster Days. March 10,11, & 12th. Acceptable items drop off location on Cherry Lane
- B. Household hazardous drop off location day is April 15, 2023, from 8am to 1:00pm residents may drop-off household hazardous waste no charge at Washington Landfill
- C. Nomination for Leeds Aesthetic Award at town hall to be presented at Easter Day Festivities

Chairman Swenson announced a new opportunity to recognize individuals who have gone above and beyond to make the town more presentable and beautiful, whether it be through their yard or other efforts. The recognition will be presented during the Easter day festivities and applications are currently being accepted with no closing date. Chairman Swenson encourages everyone to nominate deserving individuals.

Public Hearing: None

Action Item:

- a. Conditional Use Permit for animals at 575 S Red Cliffs Rd (R-R-1) Lorraine Greenhalgh

Lorraine Greenhalgh had her daughter Terry speak on her behalf. Terry explained that due to her father's passing, her mother Lorraine is moving to St. George to be closer to his sister across the street. She has received a contingent offer for their property at 575 Red Cliffs Road, but the buyers require a property for two horses. Terry is hoping to get the conditional use permit for the horses on property at 575 Red Cliffs Road, which is a combination of three separate parcels of land. The commissioners discussed the possibility of combining the three parcels to count all the acreage but warned that doing so would mean losing the ability to have a second septic on the property. They cited the septic density Hanson Alan Luce study that restricted the town from issuing septic permits to less than 9 acres between systems unless the parcels had a grandfathered status. Combining the parcels would forfeit the grandfathered status of the parcels. They also discussed the small size of one of the parcels and agreed that it was not large enough to build on or use for a septic. The commissioners suggested that Terry should consider combining all the parcels to allow for enough acreage for the horses. They also mentioned that Terry would not need a conditional use permit to have two horses on his property, as the zoning already allows it without a permit. This was corrected due to the parenetical exception stating zones R-R-1 and R-R-5 must acquire a conditional use permit for the two large animal units allowed in Rural Residential zones. Additionally, they discussed a lot line adjustment that took place a year and a half ago, which allowed Terry's neighbor to have a small five-foot space on the West Side of Terry's property. Finally, the commissioners agreed that the Town Council would need to review the situation further at the commissioner's recommendation to determine if the land can be used for horses. The group discussed the zoning requirements and the need for the threat parcels of land to be combined into one to meet the minimum lot size requirement for the zone. They also discussed the setback requirements and the definition of animal units in the town's land use and zoning ordinance book. There was some discussion about whether to limit the conditional use to horses only or allow other types of animals as well. In the end, the group decided to recommend to the Town Council approval of the conditional use permit for two horses, subject to the condition that the parcels be combined, and the setbacks be met.

Commissioner Darton motioned to recommend approval of the Conditional Use application for animals at 575 Red Cliffs Road to Town Council with the following conditions:

- The applicant must combine the three parcels into one lot to comply with the zoning regulations for R-R-1, as defined in Land Use and Zoning Chapter 12.1.3.
- The Conditional Use application would allow for two large animal units, as defined in Land Use Chapter 1.6 Definitions, and must comply with the 50 ft setback, as specified in Land Use Chapter 13.2.5 Regulations for R-R-1.

These conditions ensure that the applicant is following the zoning regulations and will minimize any potential negative impacts on neighboring properties. Therefore, Commissioner Darton recommends approval of the Conditional Use application to the Town Council, subject to these conditions. Commissioner Roberts seconded the motion. Motion passed in a roll call vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: CHAIRMAN SWENSON	<u>X</u>	—	—	—
COMMISSIONER: KEN HADLEY	<u>X</u>	—	—	—
COMMISSIONER: TOM DARTON	<u>X</u>	—	—	—
COMMISSIONER: GARY ROSENFELD	<u>X</u>	—	—	—
COMMISSIONER: ALAN ROBERTS	<u>X</u>	—	—	—

Adjournment:

Chairman Swenson opened the for citizens comment than asked for a motion to adjourn the meeting. Commissioner Darton and Roberts seconded.

The meeting was adjourned at 7:56pm.

APPROVED ON THIS THIRD DAY OF MAY 2023



Danny Swenson, Chairman

ATTEST:



Aseneth Steed, Town Clerk/Recorder