

# Town of Leeds

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## 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](mailto: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 27<sup>th</sup> Drivers should expect traffic impact & delays throughout summer 2024- Hotline:385-403-4300
  - d. Annual Easter Egg Hunt April 8<sup>th</sup> 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.

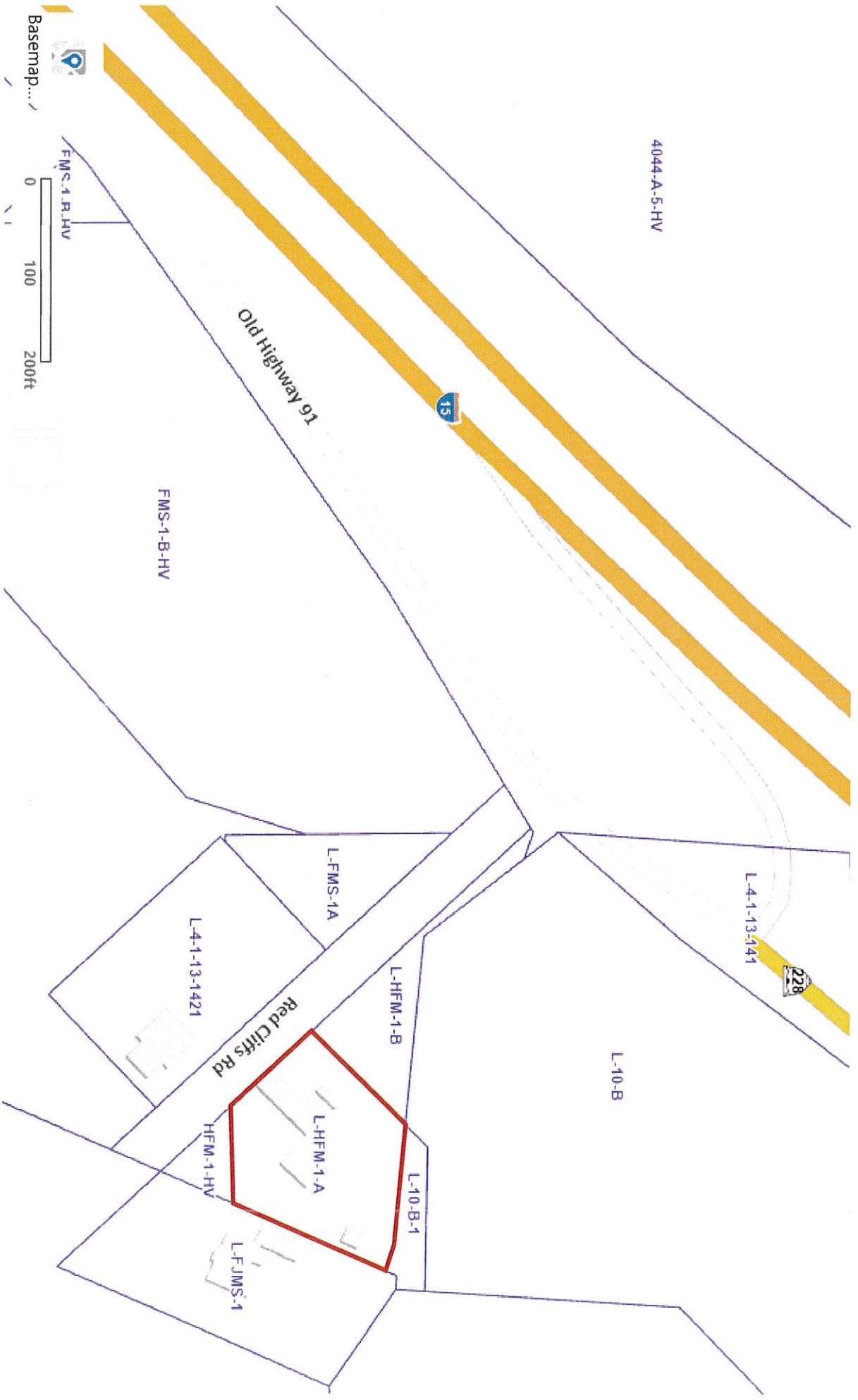
Certificate of Posting.

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](http://www.leadstown.org).



Aseneth Steed, Clerk/Recorder

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# 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](mailto:clerk@leedstown.org) Website: [www.leedstown.org](http://www.leedstown.org)

CATEGORY <u>II</u>	FEE <u>350.<sup>00</sup></u>
(Non-refundable)	
DATE RECEIVED <u>4-5-2023</u>	
BY <u>Asmeth Steed</u>	

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT INFORMATION:

Name: BARBARA LORRAINE GREENHALGH  
 Address: 575 S. RED CLIFFS RD., LEEDS 84746  
 Phone: Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: 435 669-3133  
 Email Address: rusty1347@gmail.com  
 List nature of business or use applying for: CUP CATEGORY II

Property to be used for the following purposes: 2 HORSES

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Legal description of property, (give exact legal description & include: Lot, Block, Subdivision and Tract)  
L-HFM-1-A, L-10-B-1, AND HFM-1-HV (SEE ATTACHED DOCUMENTATION FOR LOT DESCRIPTIONS)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Property Tax ID# \_\_\_\_\_  
 The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)  
575 S. RED CLIFFS RD.

\_\_\_\_\_  
 \_\_\_\_\_

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)

Greetings Town of Leeds,

This message and a reminder was sent out a couple of weeks ago, to set up a time for you to review your draft flood risk mapping. This study has been ongoing for a couple of years and we are now at a point where we can share some draft results with you.

The meetings identified above begin this week and may be too fast to schedule. But I was curious if you would be available on April 19 between 9:00 - 11:00 to review your maps (in a virtual meeting)? If this day does not work, we can certainly set up a day and time that works best for you. For Leeds I do not believe it will take the full two hours. I would plan for 30 min. to have an hour. Then when our discussion is finished, you can leave the meeting.

These maps are used for floodplain development and floodplain permitting purposes, so please invite any Town officials that would be interrupted in this discussion or may have some comments on how your infrastructure, such as bridges, and culverts, may impact you creeks and streams.

We will be sending draft maps out shortly for review and preparation, but if you have any comments or concerns, please feel free to reach out. We have also created a project webpage for additional details.

<https://washington-county-risk-map-document-repository-utah-em.hub.arcgis.com/>

Regards,

**Jamie Huff, CFM**

Risk MAP Program Manager  
Utah Division of Emergency Management  
Phone: 385-549-0746  
Email: [jhuff@utah.gov](mailto:jhuff@utah.gov)  
<https://floodhazards.utah.gov/>



## Webinar Agenda

# Washington County, Utah Flood Risk Study Kickoff Webinar

### Contact Information

**Jamie Huff, CFM**

Risk MAP Program Manager  
Utah Division of Emergency Management  
[jhuff@utah.gov](mailto:jhuff@utah.gov)  
Phone: 801-538-3752

**Kathy Holder, CFM**

State Floodplain Manager  
Utah Division of Emergency Management  
[kcholder@utah.gov](mailto:kcholder@utah.gov)  
Phone: 385-315-3566

**Margaret Doherty**

FEMA Region VIII  
[margaret.doherty2@fema.dhs.gov](mailto:margaret.doherty2@fema.dhs.gov)  
Phone: 303-235-4887

**Matt Buddie**

FEMA Region VIII NFIP  
[matt.buddie@fema.dhs.gov](mailto:matt.buddie@fema.dhs.gov)  
Phone: 303-235-4730

**Remmet deGroot, CFM**

AECOM-Project Manager  
[Remmet.degroot@aecom.com](mailto:Remmet.degroot@aecom.com)  
Phone: 801-232-0468

### **Project Timeline and Next Steps**

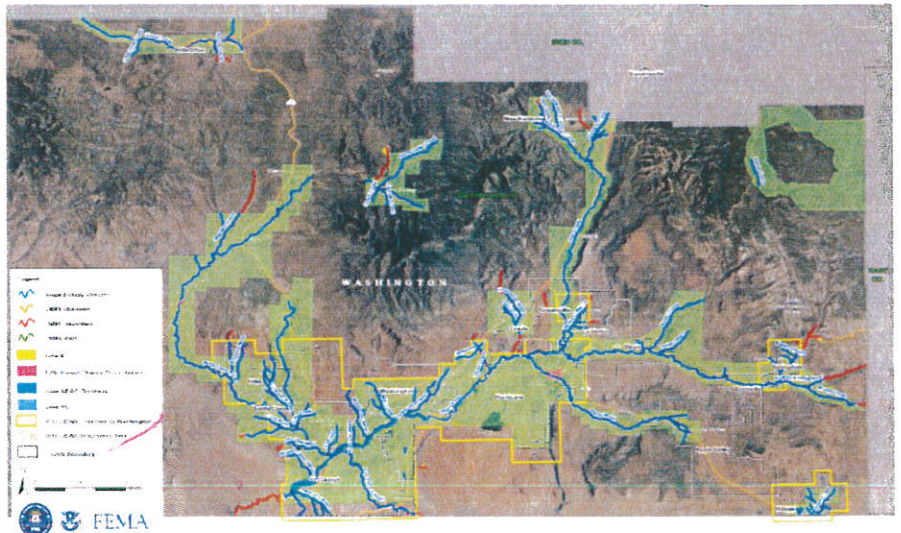
- Discovery Meeting May 2018
- Community Map Option Selection
- Community Coordination & Engagement-Ongoing

**Date:** Tuesday April 11, 2018

**Time:** 9:00 am to 10:30 am

## AGENDA

- **Opening Remarks**
  - Introductions
  - Project Objectives
  - Background
- **Decision Check Points**
  - New Risk Assessment
  - Process & Phases
  - Communication
- **Questions**



AECOM



FEMA



# Community Guide to Navigating the Risk MAP Process

## CHECKLIST OF COMMUNITY ACTIONS FOR EACH PHASE



### WHAT TO EXPECT AT FLOOD RISK REVIEW

- The Utah Risk MAP team will organize a discussion with your community staff and leadership to discuss draft results of your community’s floodplain mapping information. They’ll review the draft maps and flood risk products and allow you time to provide comments.
- This will be your opportunity to ensure your community understands how the flood maps are changing, and what is causing the flooding in any areas that will be newly mapped into the floodplain, especially areas that are regulated by your local flood ordinance (Special Flood Hazard Area, or SFHA).

### WHAT THE COMMUNITY WILL RECEIVE

- Draft maps show initial changes to your floodplain mapping information. These typically come as digital files containing (geospatial) mapping information. Other flood risk products may be included, depending on the scope of the floodplain mapping update project.

### WHAT THE COMMUNITY OFFICIALS NEED TO DO

- Review the draft floodplain mapping information and other flood risk products and check:
  - The areas that have updated mapping are accurate,
  - The draft mapping against any recent flood studies or information showing flood risk for your community, and
  - Whether the flood risk for residents or properties is changing and how many structures will be affected (added or removed from the floodplain).
- If your community has access to qualified engineering support, request that they:
  - Compare the mapped floodplain and flood zones (including floodway) to the engineering hydraulic models provided by the Utah Risk MAP team,
  - Verify that newly mapped areas connect (or “tie-in”) to previously mapped areas that were not modified by this effort, and
  - Ensure that detailed mapping information (flood water elevations, or BFEs) is shown where expected, and that BFE numbers match the hydraulic model information.
- Talk to FEMA about the next steps in the process, particularly the community’s upcoming responsibility for ordinance updates, public outreach, and the comment and appeal period
- Identify additional stakeholders that may need specialized outreach
- Provide any other comments or questions about the draft maps and supporting information

***Important note:*** After the comments received from your community during this phase are resolved, the mapping products will be released as Preliminary versions in the Consultation Coordination Officer (CCO) phase. At that point, any further changes must be made through an Appeal. It is very important that your community does a thorough review during the Flood Risk Review (FRR) phase and provides feedback for all issues identified now, as they are much easier to resolve at this phase.

# What Does Flood Insurance Cover in a Basement?

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After a flood event, you may not be sure what is included by flood insurance as it pertains to basements. Basement coverage through FEMA's National Flood Insurance Program (NFIP) is limited.

## Basement Classification

The NFIP [defines a basement](#) as any area of a building with a floor that is below ground level on all sides. Rooms that are not fully below ground level (such as sunken living rooms, crawlspaces, and the lower-levels of split-level buildings) may still be considered basements because the lowest floor is below ground on all sides.

## Building Coverage in a Basement

Basement coverage under the Standard Flood Insurance Policy (SFIP) consists of specific building items in a basement and cleanup. Items must be connected to a power source, where appropriate, and/or installed in their functioning location. Cleanup expenses can include pumping out trapped floodwater, labor to remove or extract spent cleaning solutions, treatment for mold and mildew, and structural drying of salvageable interior foundation elements. Review your flood insurance policy for a comprehensive list of covered items and expenses.

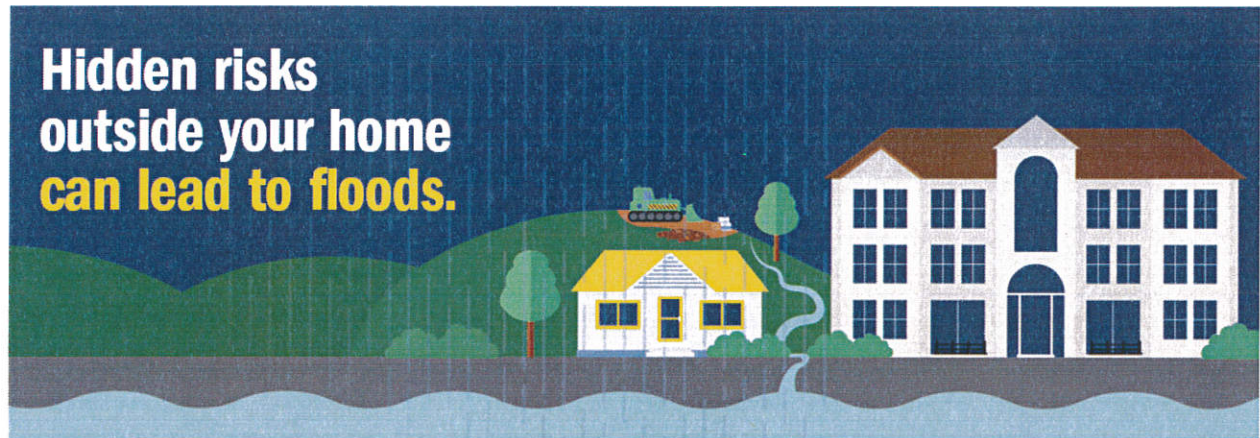
Examples of covered items include:

- Central air conditioners
- Fuel tanks and the fuel in them
- Furnaces and water heaters
- Sump pumps, heat pumps, and well water tanks and pumps
- Electrical outlets and switches
- Elevators, dumbwaiters, and related equipment
- Drywall that is unfinished and un-taped for walls and ceilings
- Electrical junction and circuit breaker boxes
- Stairways and staircases attached to the building
- **Foundation elements** and anchorage systems required to support a building



**FEMA**





## 4 Hidden Flood Risks Within Cities

Flooding can happen anywhere, even if you're far from a water source. In fact, towns, cities, and suburbs have hidden flood risks that can put local homes and businesses in danger. Use these talking points to educate your community about the hidden flood risks in their area:

1. **New developments.** Towns, cities, and suburbs have more structural development and fewer places for water to go. This means a hard rain can become a flash flood in minutes. Whether it's the development of new apartment buildings, or backyard renovations to your home, construction can increase your chances of flooding.
2. **Small streams or creeks.** A storm can cause the smallest of streams or creeks to overflow and flood the surrounding area. Overflow can also travel miles from its point of origin, causing damage to homes far from the source.
3. **Drainage systems.** Cities and suburbs have more concrete, which can't absorb water. Limited or outdated drainage systems, increased rainfall, and aging city infrastructure can cause damaging runoffs and overflows.
4. **Changing weather patterns and severe storms.** Storms are becoming more frequent and more intense. As a result, a community can quickly become overwhelmed by flood water within a short period of time.