

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, April 12, 2023

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, April 12, 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. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes of March 22, 2023
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
7. Announcements:
 - a. New Interchange Exit 12 Construction Begin March 27th Drivers should expect traffic impact & delays throughout summer 2024- Hotline: 385-403-4300
 - b. Appointment for Alternate Planning Commissioner, Term ending June 30, 2023
 - c. Beautification and Leeds Outreach Committee (BLOOM) Event update, Kohl Furley
8. Public Hearings: None
9. Action Items:
 - a. Ordinance 2023-03, Water Authority Ordinance
 - b. Leeds Special Event/Filming permit Application.
 - c. Conditional Use Permit, 575 S Red Cliffs Rd. Category II (R-R-1) Lorraine Greenhalgh
10. Discussion Items:
 - a. Discussion regarding 2023 potential flooding preparedness.
 - b. Discussion Regarding Road Street Analysis, Councilmember Furley
11. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
12. Staff Reports:
13. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
14. 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, 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, April 12, 2023

Regular Meeting 7 PM

1.Call to Order/Roll Call: 7:

ROLL CALL:

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

Invocation: Troi Hoster

Pledge of Allegiance: Councilmember Mayor Hoster

Declaration of Abstentions or Conflicts: None

Consent Agenda for April 12,2023

Experienced technical difficulties during roll call. Councilman Stirling and Councilman Furley present via Zoom. Town Planner Scott Messel present.

Mayor Hoster made a strike from the agenda action item 9a. Ordinance 2023-03, Water Authority ordinance. The action will be tabled pending further deliberation.

Councilmember Wilson moved to approve tonight's agenda of April 12, 2023, striking action item 9a. 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	X	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	X	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	X	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	X	_____	_____	_____

Town Council Meeting Minutes of March 22, 2023

Councilmember Cundick moved to approve meeting minutes of March 22, 2023. Seconded by Councilmember Wilson. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	X	_____	_____	_____
COUNCILMEMBER: DANIELE STIRLING	_____	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	X	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	_____	_____	_____	_____

Citizen Comments: None

7. Announcements:

- a. New Interchange Exit 12 Construction Begin March 27th Drivers should expect traffic impact & delays throughout summer 2024- Hotline:385-403-4300
- b. Appointment for Alternate Planning Commissioner, Term ending June 30, 2023

Applications are being welcomed for the role of alternate planning commissioner, which will conclude on June 30, 2023. Despite the relatively brief duration, if you're interested in familiarizing yourself with the town's politics and events, I strongly urge you to apply. Please forward your application to the clerk, and we will pass it on to Danny Swenson, the chair.

- c. Beautification and Leeds Outreach Committee (BLOOM) Event update, Kohl Furley

During the Easter celebration, we learned a lot and realized where we could improve in terms of planning. However, the event was still well received by attendees. We are thrilled to learn from our experiences and enhance our events with each passing day. Currently, everything is moving forward positively, and we are going to discuss future events such as the Arbor Day Foundation and other holiday celebrations to engage the community. We are excited about these upcoming activities, and I will keep you posted as we get closer to the dates.

Mayor Hoster added, I would also like to second your remarks regarding the triumph of the Easter celebration. I had the opportunity to converse with some of the volunteers and would like to reiterate the town council's gratitude for their involvement in hosting such an outstanding event. Although I was not able to attend personally, being out of town, I saw all the photographs and spoke to many individuals who had a wonderful time. Hopefully, we can all take part in such events in the future.

8. Public Hearings: None

9. Action Items:

a. Ordinance 2023-03, Water Authority Ordinance

b. Leeds Special Event/Filming permit Application.

Mayor Hoster suggested that we postpone discussing this topic until we can seek advice from our town attorneys and ensure that our actions align with constitutional and state laws.

Councilmember Cundick moved and Councilmember Wilson seconded. Motion passed in a Roll Call Vote.

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

c. Conditional Use Permit, 575 S Red Cliffs Rd. Category II (R-R-1) Lorraine Greenhalgh

Scott Messel reported that the property owner, Lorraine Greenhalgh and her daughter met with the planning commission last week to request a conditional use permit for large animals (horses). The applicants want to have the ability to have horses on their rural residential one-acre property that is broken into 3 parcels. The Planning Commission April 5, 2023, recommended the conditional use permit be granted subject to these conditions.

- That the three parcels be combined into one lot to comply with the zoning regulations.
- That the conditional use application allows for two large animal units.
- That the setback specified in the land use code be complied with as setbacks in 13.4.2 of chapter 13 .

The new owners are considering selling the property to horse owners but cannot have animals on the property unless they acquire a Conditional Use Permit stipulated in Chapter 13 for zone R-R-1. The Planning Commission recommended the parcels are combined as a condition of approval. The need for combining the parcels is to provide enough ground area to permit the use of two large animal units. Chapter 13, Rural Residential Districts referring to paragraph 13.3 specifies a conditional use permit may be obtained in zone R-R-1 and R-R-20. The property owner is waiting for the surveyor's report to decide whether to combine the parcels. If the parcels are combined, the total acreage would comply with the one acre's requirement for the zone. The property owner owns all three properties and is considering selling them together or separately.

Councilmember Stirling wanted to ensure that all the Planning Commission's recommendations were considered, and that their research was included in the motion. A motion was made and seconded to approve one parcel for the animal conditional use permit without combining the parcels to prevent jeopardizing the "Grandfathered" status the parcels may have to obtain a septic permit, but the problem was that that without combining, the other parcels alone did not meet the required one-acre regulation for zone R-R-1. The applicant owns two other parcels adjacent to the house property. According to the surveyor's map provided by the applicant, the house property was 1.2 acres, while the adjacent lots were approximately 0.23 acres combined. The Planning Commission's recommendation was based on the concept that all three parcels had to be combined into one to meet the one-acre zone requirement. Mayor Hoster said combining the parcels was a recommendation by the planning commission but Town council was not obliged to comply with the recommendation. He understood as per the survey map, combining parcels was not necessary as the map portrayed the house parcel acreage to be 1.2. The other two lot slivers were simply non-compliant with the zone acreage. He pointed out that joining the lots jeopardized the "grandfathered" septic status all 3 parcels might have. Councilmember Stirling established through the County Assessors website that L-HFM-1-A was not 1.2 acres but was actually a .77-acre lot, while parcel HFM-1-HV was 0.10 acres and parcel L-10-B-1 was 0.13 acre, respectively. There was discussion and clarification on the confusion of the actual acreage of all three parcels due to the outdated survey map provided. The confusion in acreage may be due to a recent Greenhalgh/Beach lot line adjustment the applicant made in 2021.

Town Council tabled the Category II Conditional Use Permit for 575 S Red Cliffs Rd. (R-R-1) as per Lorraine Greenhalgh's decision regarding combining the three parcels.

10. Discussion Items:

a. Discussion regarding potential flooding preparedness.

Mayor Hoster said The Hurricane Valley Fire District has provided sandbags and sand for the residents to use as needed. The governor's office and Washington County preparedness team are closely monitoring the situation and updating daily. Although there is no immediate concern about flooding in Leeds, it is important to stay prepared.

b. Discussion Regarding Road Street Analysis, Councilmember Furley

The council also discusses the road street analysis provided by Councilmember Furley, who received quotes for improving two roads, Valley and Vista avenue. Andy Stevens, who is an expert in public works, offers his expertise to ensure the bids received are accurate and appropriate. The type two slurry is recommended for preserving the road surface, and the new coat is best for enhancing the appearance. One of the companies did not specify a timeframe for the project, but it is expected to start soon.

Don Fossen makes a comment about the importance of consulting someone with experience before moving ahead with road maintenance. The conversation ends with a

discussion of crack filling and prep work that may be needed before the road maintenance can be done.

11. Citizen Comments: None

12. Staff Reports:

Mayor Hoster voiced his appreciation for the effort of BLOOM on the Easter event. He offered a special shout out for the efforts of Larry and Julie Bruley, Doris McNally and the Johnsons. It's great to have such a wonderful group of volunteers. Their contributions are very important to our town.

I want to let everyone know that the fire chief has retired, effective April 22, for the Hurricane Valley Fire special service district. I had a good meeting with Chief Kohlmann this morning and we have a plan to find a replacement. In the meantime, we'll be meeting next week to figure out what to do. The Hurricane Valley Fire Service District is very important to this area, especially with the recent population growth. We didn't have the budget to finance it, but a House Bill was passed allowing the sales tax to fund the department. We'll be putting this on the ballot and talking to the county commissioners about when to do it. Hopefully, everyone agrees that this is a better option than relying solely on property taxes. In other news, we received a call from Angie Roar regarding transportation planning in the area. We're trying to get a pedestrian and bike path budgeted through the MPO to make the area safer for everyone.

13. Closed Meeting-None

Citizen Comments:

Doris McNally said I wanted to check if you had covered the topic of the Water agreement.

Mayor Hoster said I apologize for any confusion regarding the agenda if wasn't updated on the website, but we will have a work meeting scheduled and notified soon to discuss it. Councilmember Cundick has already sent out an email about it today. The work meeting will include the planning commission, the town council, and the LDWA, and we will make sure that there will be quorums available.

Adjournment: 8:28

Approved this Twenty-sixth Day of April 2023.



Bill Hoster, Mayor

ATTEST:



Aseneth Steed, Clerk/Recorder