

Town of Leeds

Work Session Agenda Town of Leeds Planning Commission Wednesday, April 3, 2024

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **WORK SESSION** on Wednesday, **April 3, 2024, at 6:00pm**. The Planning Commission will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

The purpose of this work session is to facilitate open dialogue among the Planning Commission, Town Council members (should a quorum be present) and Staff, regarding agenda items. Public comment will not be taken in this session. Decision-related discussions will be scheduled for a future Planning Commission meeting. This session prioritizes candid idea exchange, with no formal action taken.

Work Session 6:00pm

1. Work Session
 - a. Review Land Use and Zoning Ordinance Alignment with SB 174, Utah State Standards. Highlighting the aim to clarify terms and enhance verbiage to facilitate easier compliance with town objectives

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 March 29, 2024 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.

Michelle Rutherford

Michelle Rutherford, Clerk/Recorder

Town of Leeds

Planning Commission Work Session for Wednesday, April 3, 2024

Call To Order/Roll Call: 6:06pm

ROLL CALL:	<u>Present</u>	<u>Absent</u>
CHAIR: DANNY SWENSON	<u>X</u>	<u></u>
COMMISSIONER: TOM DARTON	<u></u>	<u>X</u>
COMMISSIONER: KEN HADLEY	<u>X</u>	<u></u>
COMMISSIONER: LAURIE SULLIVAN	<u>X</u>	<u></u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u></u>
COUNCILMEMBER: BRIAN HANSEN	<u>X</u>	<u></u>
TOWN PLANNER: SCOTT MESSEL	<u>X</u>	<u></u>

1. Work Session

a. Review Land Use and Zoning Ordinance Alignment with SB 174, Utah State Standards. Highlighting the aim to clarify terms and enhance verbiage to facilitate easier compliance with town objectives

Scott Messel provided an updated copy of the Definitions pages to the attendees.

We'll need to do some updating to the language in 1.1 – 1.5.

He has continued to go through adding definitions. Anything in red has been added. Anything with a strikethrough should be removed.

Leeds will be growing fast over the next several years, but there are ways to maintain some control.

Commissioner Roberts: The challenge lies in avoiding turning Leeds into an HOA, which may not fit the established environment. However, we need to set some parameters before this goes into effect. The House bill may cause this, and developers or individuals can do anything they want. He is not in favor of this community being an HOA, but suggests a broader perspective and not focusing on specific aspects.

Discussion about how specific the parameters should be.

Levels of Home Occupations, proposed minor and major home occupations depending on how it impacts the community. Minors would be more Administrative, and Majors would need to come through Planning Commission. The fees charged for business licenses should be on par with the services being rendered. A new code would need to be written for Home Occupation.

Why are all these new definitions needed?

This is the starting point for new codes to protect the Town with the growth. Definitions are crucial for defining new laws, as they prevent unauthorized interpretation of words and prevent legal issues caused by ambiguous meanings.

Scott spoke a little bit about Pocket Neighborhoods. He provided a handout.

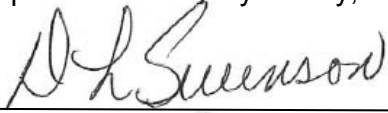
www.CottageCompany.com

There are ways you can have multiple small homes on the same lot. The state has already decided that there are no longer single family lots.

Chairman Swenson: We will continue to have these work sessions, every month, to work through these changes. First Wednesday of the month at 6:00pm.

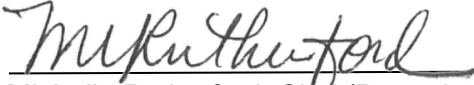
Adjournment: 7:03pm

Approved this 1st Day of May, 2024.



Danny Swenson, Planning Commission Chair

ATTEST:



Michelle Rutherford, Clerk/Recorder