



**Work Session Agenda**  
Town of Leeds Planning Commission  
Wednesday, October 2, 2024

**PUBLIC NOTICE** is hereby given that the Town of Leeds Planning Commission will hold a **Work Session** on Wednesday, October 2, 2024, at 5:00 PM at the Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

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 5:00pm**

1. Work Session
  - a. Proposed Ch 15 – Walls, Fences, Landscaping and Buffering, Outdoor Lighting
  - b. Review changes to Short-Term Rental Ordinance

The Town of Leeds will provide reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 435-879-2447 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 September 30, 2024, at these public places: **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** at <https://www.utah.gov/pmn/>, and the **Town of Leeds website** at <http://www.leadstown.org>.

Michelle Rutherford, Town Clerk/Recorder

# Town of Leeds

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## Planning Commission Work Session for Wednesday, October 2, 2024

### Work Session 5:00pm

**Call to Order:** 5:01 pm

**In Attendance: Chairman Pro-tem:** Alan Roberts

**Planning Commissioner:** Chuck Bentley

**Town Planner:** Scott Messel

**Councilmember:** Brian Hansen

**Town Clerk:** Michelle Rutherford

**Also in attendance:** Lynn Potter, Melodie Hayes

- a. Proposed Ch 15 – Walls, Fences, Landscaping and Buffering, Outdoor Lighting
- b. Review changes to Short-Term Rental Ordinance

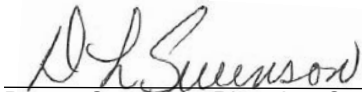
Scott Messel began the discussion on the Changes to the definition of Bed & Breakfast Inn. He suggested that we not call them Short-Term Rental (STR), but rather define a Bed & Breakfast Inn. Discussion was had about the difference between STR and Bed & Breakfast Inn. Commissioner Bentley suggested that we designate districts and limit each district to 15% of each of those districts to be Bed & Breakfast Inns with a maximum occupancy of 8 people. After lengthy discussion about CC&Rs, it was decided that the Town does not have to enforce them in order to recognize them. It was also suggested that people travelling in an RV may park on the property, but not sleep in the RV. Districts were suggested and Scott said he would make the map.

Scott explained that he has additional definitions. Agritainment and Agritourism were defined and explained to the Commissioners. Scott added Mixed use and Village Commercial to the zoning and these options were discussed.

Ch 15 Proposal was discussed. Commissioner Roberts commented that our lighting ordinances are pretty strict as they are. Scott explained that they have been improved with this proposal. He has provided pictures to help illustrate the intent. The Commissioners were asked to review the proposal and a Public Hearing will be scheduled.

Adjournment: 6:55 pm

Approved this 4<sup>th</sup> Day of December, 2024.



Danny Swenson, Planning Commission Chairman

ATTEST:



Michelle Rutherford, Clerk