



Work Session Agenda
Town of Leeds Planning Commission
Thursday, November 21, 2024

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **Special Work Session** on Thursday, November 21, 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. Proposed Ch XX – Home Occupations
 - c. Proposed Ch XX – Village Commercial
 - d. Proposed Mixed Use (MU) Zone Ordinance
 - e. Changes to the Land Use 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 November 20, 2024, at these public places: **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** at <https://www.utah.gov/pmnl/>, and the **Town of Leeds website** at <http://www.leadstown.org>.



Michelle Rutherford, Town Clerk/Recorder

Town of Leeds

Planning Commission Work Session for Wednesday, November 21, 2024

Work Session 5:00pm

Call to Order: 5:00 pm

In Attendance: Chairman: Danny Swenson

Planning Commissioner: Alan Roberts

Planning Commissioner: Chuck Bentley

Planning Commissioner: Laurie Sullivan

Town Planner: Scott Messel

Town Clerk: Michelle Rutherford

Also in attendance: Town Councilmember Elect Michelle Peot, Lynn Potter

a. Proposed Ch 15 – Walls, Fences, Landscaping and Buffering, Outdoor Lighting

The Commissioner had a lengthy discussion about the proposed ordinance, making some changes to the Draft. This Proposed Ordinance will be on the Agenda for Public Hearing on December 4, 2024.

b. Proposed Ch XX – Home Occupations

Due to time restraints, this Ordinance was not discussed in detail. The Commissioners chose to table it for a future date.

c. Proposed Ch XX – Village Commercial

The Commissioners discussed the benefits of adopting a Village Commercial Zone for future development. This Zone would allow for the type of Commercial development that would keep Leeds quaint and charming.

d. Proposed Mixed Use (MU) Zone Ordinance

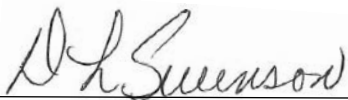
The Commissioners discussed the possibility of adopting the repealed Mixed-Use Zone. They felt it necessary with the imminent development to come.

e. Changes to the Land Use Ordinance

A lengthy discussion was had regarding the changes to the existing Land Use Ordinance 2008-04. Definitions were reviewed and changed or removed based on the Town's need as the Planning Commission sees it. Scott explained that the Draft Ordinance being prepared by the Hansen Group had additional changes they were working on and we would hopefully have the Draft in the next couple of days. This Ordinance will be on the Agenda for Public Hearing on December 4, 2024.

Adjournment: 6:59 pm

Approved this 4th Day of December, 2024.



Danny Swenson, Planning Commission Chairman

ATTEST:



Michelle Rutherford, Clerk