



Agenda
Town of Leeds Town Council
Wednesday, February 12, 2025

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, February 12, 2025, at 7:00 PM at the Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

If you are interested in participating remotely via Zoom, please contact
Town Hall at 435-879-2447 or email the clerk@leedstown.org for Zoom details.

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 December 11, 2024
 - c. Meeting Minutes of January 8, 2025 Work Session
 - d. Meeting Minutes of January 8, 2025
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. *(Three minutes per person.)*
7. Monthly External Reports: LDWA/HVFSSD/Sheriff's Office
8. Announcements:
 - a. ISO Rating
 - b. Fire mitigation list
9. Public Hearing: None
10. Discussion and Possible Action Items:
 - a. Hoster Recusal
 - b. CCC Door replacement
 - c. Pickleball court color
 - d. Zoning or small animal discussion
 - e. Mosquito Abatement Committee
 - f. Council Decorum Resolution
 - g. Changes to the Land Use Ordinance pursuant to SB174
 - h. Mixed Use (MU) Zone Ordinance
 - i. Budget Review
11. Staff Reports
12. Citizen Comments: No action may be taken on a matter raised under this agenda item. *(Three minutes per person)*
13. Adjournment

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 on February 10, 2025, 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.leedstown.org>.

Michelle Rutherford, Town Clerk/Recorder

Town of Leeds

Town Council Meeting for Wednesday, February 12, 2025

1. Call To Order/Roll Call:

ROLL CALL:	<u>Present</u>	<u>Absent</u>
MAYOR: BILL HOSTER	X	
COUNCILMEMBER: DANIELLE STIRLING (ZOOM)	X	
COUNCILMEMBER: RON CUNDICK	X	
COUNCILMEMBER: MICHELLE PEOT	X	
COUNCILMEMBER: KOHL FURLEY	X	
TOWN PLANNER: SCOTT MESSEL	X	

2. Invocation: Councilmember Cundick

3. Pledge of Allegiance

4. Declaration of Abstentions or Conflicts:

5. Agenda:

a. Tonight's Agenda of February 12, 2025

Motion to approve made by Councilmember Furley, 2nd by Councilmember Cundick.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

b. Meeting Minutes of December 11, 2024

Motion to approve made by Councilmember Cundick, 2nd by Councilmember Peot.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

c. Meeting Minutes of January 8, 2025 Work Session

Motion to approve made by Councilmember Peot, 2nd by Councilmember Furley.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

d. Meeting Minutes of January 8, 2025

Motion to approve made by Councilmember Cundick, 2nd by Councilmember Peot.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

6. Citizen Comments:

Jean McCollum: I'm Jean McCollum and I live up in Silver Reef on Wells Fargo Drive and I have been at the Planning Committee meeting and also to City Council with citizens comments. And this is just to request that although it is not on this agenda that you would put on the agenda the short term rental ordinance or the revised bed and breakfast ordinance. We moved here a little bit over a year ago. We bought a decent sized home. We love it. Our dream is that the lower level would be used for our family when they visit and friends and we have used it for that. When we are in town, we would also really appreciate the opportunity to rent it out on occasion as a short term rental such as an Airbnb. Just to help us pay for the renovations we have done. We love our neighborhood. We love the peacefulness of it and we want to maintain that, especially anyone who stays with us. We are very strict in terms of what we allow. No pets, no parties. We consider it our neighborhood and our home. We improved the outside quite a bit to the delight of our neighbors, and we want to continue that just to make it a very habitable place. Right now we're not able to do this under the current ordinance. The bed and breakfast is the closest we could do, but it restricts it to 25% of the home are the lower House of our home is what is available? And so I know you've looked into perhaps increasing that to 35% or more that would be very helpful.

Susan Savage: I have a question and a comment and I would like them both included in the minutes please. As I attend meetings of the county on the transportation issues or proposal for the northwest interchange, I've heard two different statements from actors in that issue, one is that the interchange is being requested by developers and the other is that it's being requested by the town, and I'd like to have that clarified and recorded in the minutes so that we understand who is requesting it.

Mayor Hoster: I think we'll address it at the property owners meeting tomorrow night.

Susuan Savage: I feel like it would be helpful to the public because they ask questions about to understand. That's why I ask it here because I'll be at that meeting tomorrow night.

Mayor Hoster: For the sake of your question Susan, this study was requested by the town before we would allow anything to occur over there. The developers have not necessarily requested the interchange as much as the town has wanted to see the interchange because if the developers get all of their development, it would mean that Main Street was occupying about 3000 more cars than it normally would and so of all the residents who would be impacted by that, we wanted to make sure that the options were evaluated of do we continue having all of that go down Main Street for those people to get into Saint George or is it best to put in a new interchange of so we requested this study to have that examined.

Susan Savage: Thank you. OK my comments: I've been attending those meetings as you know that the county has unless some of the residents have spoken with me to learn more about the Leeds North interchange study and they've expressed a desire to see the energy changed sufficiently north of leads so that it wouldn't disturb the existing look and feel of rural Leeds, existing Main Street and maybe that's part of what you're saying. When I mentioned that I've known Nagi for quite a while in our last exchange there we were both early at the meeting that chance to talk from there and he mentioned that he was aware this was going on and I said to him, we have some ideas as people have talked with me, and he said please bring us your ideas. There are lots of ways, we don't have all the answers, we don't have all the ideas, and we don't claim to have. So in the spirit of that, I prepared some folders for the council and in this folder, I'm not gonna expect you to look at it right now I think it's fairly concise and to the point you will find maps showing 3 alternatives for our full change that citizens have talked about a comparative analysis of those including fiscal analysis and then you will also see photographs of the the recent flood that came through in August, and what it did at that at the location of the Grapevine Wash. The move to Wonder Lane connection and proposed connection of course, would cause a major disruption to property owners on both sides of the freeway and no matter where it's placed between exit 23 and the

Homespun area. Those disruptions are more than just widening the road, bringing it closer to a home. Depending on where that is it would take out four homes and if it's in a little different place it would take out the entire farmland on Wonder Lane. What I want you to know about that is that those farms that don't look like they're very big, they're just the hub of much larger operations they're where things are coordinated for a big operation on the Arizona strip and at the Danish Ranch. So taking those out would actually take out the entire operation for those families. On Alan Howard's place, it would take his operation because that open land between him and Hwy. 91 was required for him to purchase and leave open in order to protect his water source because that's the income as a public water provider. The Mills to Wonder Lane proposal has had decades of consideration. We've gone the circle many times over the years and I've talked to UDOT people about it in years past I've talked with the county planner and so on and they were looking at maps right on paper councillor looked obvious to everyone developers and companies that we're going to do that the reason that has never been done is because people finally started coming out to look at that area and what it's like. No matter where an interchange goes, if an interchange goes anywhere between exit 23 and the Homespun that has to deal with Grapevine Wash. I know people say they can do anything now, right? The two sides of the Grapevine Wash on either side of the freeway but the one on this side is not really like it was originally because it's been influenced by the fact that there's an S curve the wash comes under the freeway that curves and and goes around under Hwy. 91 and so it throws the in different directions than it did when it was a natural drainage. On the West side, that's where the gravel was taken out for all the freeway from Anderson Junction to the Harrisburg off ramp but what's the cause of exit 16 where you go to Hurricane, and so it's a 10 acre area and the floodwaters that have come down there have blocked that 12 by 12 tunnel under I-15 and backed water up over that 10 acres and so that is a FEMA flood hazard zone and so while people say they can do anything now transportation bridges they can put fill in over the valley and so on what nobody can do is control those floods. Nobody's gonna control that. I see that Don Fawson's here and I hope he might say something about what we've seen with the two drainages, actually the cottom the drainage comes in from the South the Leeds Creek if the people have seen Malley's documentary on the field and they saw the flood in their flood waters churning down that channel? The only reason that got in the film was because I happened to be passing it on my ATV to go up to the Danish Ranch to work and saw it and called the filmmaker. Nobody else was around even looking at it and I don't know if people Silver Reef were aware of this happening, if they'd heard it, already been there, I don't know. But when the flood comes down the Grapevine Wash, it wakes us up at night because it's boulders crashing against each other and those boulders, some of the size of the Volkswagen just jump right up out of the water and those drainages and we can talk about this a little bit more tomorrow night at our meeting the comparative drainages, they're so different. The drainage that feeds Leeds Creek that comes down from Oak Grove, it does have springs that feed into it but it's healed to a certain extent with grasses and vegetation. After a flood comes down on Leeds Creek you can still go up there and go fishing but you won't go fishing on the Grapevine Wash. the Grapevine Wash is just over the ridge and it feeds into what's called Cedar Ridge, up in there there are multiple canyons that feed into that. None of them are green. The main drainage is just just like rick rack and so when a storm comes in there it gathers in all those areas and feeds into the Grapevine Wash and there were two other drainages that feed them right where it converges, where it goes under the freeway at the end of Wonder Lane and Mills Rd. One comes from Silver Reef Highlands and feeds into the Grapevine Wash goes past the red knolls so that's been fun when people Silver Reef Highlands have said to me, ohh we had a flood right next to us that was 10 feet wide. Then there's one that comes from the north up by Cody Rhodes that feeds down it says uncovered the LDWA pipeline it's come down right through there and they all come together right there at that point. So it's a different issue and when you look at the photographs in here you can see what we saw the morning after we had the flood and I've tried to label those so that you you can just flip through them quickly. The Leeds Creek historically, has caused massive destruction as it makes that curve and goes toward Quail Lake. I mentioned Don, because maybe he'll talk about that repeated destruction of infrastructure, loss of life and so on and so there was all the public was already there there was already private property and stuff there to be destroyed. If we do something at the crossing of the Grapevine Wash, we're inviting the public into an area that's destructive and whatever happens if developers some of the people of the county meetings are saying this would have to be developer funded OK they can fund it but when the floods come through and destroy things they're not going to be there it's going to be the taxpayers who pay for it and that road will be torn out over and over again bridges over if it's anything like the Leeds Creek which it is we already know it's more than that so that's a big concern that we have there. I've just finished with something that I read from the Federal Highway Administration and their flood zone section and I don't claim to be an expert on this so I'm reading something that needs to be interpreted by the experts and so it says here in many situations it's possible to design and construct highways in a cost effective manner such that their components are excluded from the floodway does the simplest way to be consistent with the standards that should be the

initial alternative evaluated and then it also said it talks about standards of hydraulic conditions if they can be improved by what's done there so that the water level doesn't rise. So we've also already seen how it acts I believe these with you.

Mayor Hoster: For all who are wondering about the meeting we're referring to, it's a land owners meeting that we are referencing that is specific to the land owners associated by invitation from the government parties that are asking them questions. I don't think they want everybody there, it's a personal matter for each one of those land owners. It's not a quorum, it's not talking about town business. It is something that is, I think a personal matter for each one of those property owners. I plan to be there to help represent them. None of the other council members are required or from my knowledge intending to attend, but I want to be there to make sure anyone who's in the borders of Leeds is represented.

Don Fawson: Just a little bit of history on some of the floods that we've had come down at various times and Susan has mentioned the fact that we have the Grapevine Wash and it has an S curve once it get under the freeway, it actually washed that whole section out up there. The county came back in, or the state and brought a massive amount of dirt and boulders at the end of that S curve to try to redirect that a little bit because it was going up and washing out both toward the freeway and also 91. I've seen it up to the top of that culvert that comes through there at 12 by 12 and you can just it's just a massive amount of water also the Cottonwood wash up here I've seen it to the top of that big culvert and it actually when the county the state, maybe Hurricane City was putting the road around Quail Lake just as you turn left, after you get past Harrisburg, they've got those giant culverts in there and they put the culverts in laid the road down and the water came through and washed it all out, and they had to go back obviously, and redo that. Also, when they were building the dam there was a wash that came down they actually had a bunch of equipment down toward that that East dam gonna Quail Lake and Susan's dad had mentioned to him you better get that outta here and they didn't take his advice I think it's still down there just buried in the in the lake over there. Also, they have a Marina down at Harrisburg and it was just yeah Marina it was actually boats in there and whatnot so lake was up high enough and the Marina was deep enough that they could launch boats in there and it was two years in a row they had big floods come down through Red Cliffs and washed that out. Of course we have that situation where the camp host at Red Cliffs at one time, trying to get out during a washout like that and the man was drowned down there and washed his car down toward that Marina area. When they put that bridge down and Red Cliffs, they got the foundations all formed up and the flood came down and washed them all out so they got to start that over again. So basically the history is that there's a chance for some major kinds of flooding and destruction coming down through there. I think the whole idea here is that it's best not to try and put some kind of freeway structure or whatever into any of those areas and there is room North out I think towards some BLM land and it seems like it would be a better better situation also I will be attending that meeting all night representing LDWA we do have a piece of land out here at the North End of town.

Councilmember Peot: Are there any LDWA infrastructure implications that we should be aware of in terms of placement of the interchange?

Don Fawson: Yeah, so there is there is pipeline going down Wonder Lane and some of our our PRV's are pressure reducing valves. The other piece of that is that the line for the North end of town goes under the freeway through that big culvert up there and you know if they have to redesign all of that including the high pressure line that will be feeding up here to Silver Eagle would be an issue.

Wayne Peterson: Just hearing the comments that were previously made brings to mind a little over 10 years ago, Nevada had what was determined to be at that point a 500 year flood. As we're all learning. You know, 100 year floods happen every five to ten years now, and that wiped out parts of I-15 where old Highway 91 became the alternative and quickly deteriorated as a result of the traffic coming off of I-15 that couldn't still traverse it, and the one thing I would just want to make sure is in everybody's consciousness about this, right now, the Grapevine Wash does pass under I-15, but it's only making one pass under the roadway. If you put an entrance and exit ramp in, it suddenly gives it a sequence of crossings that need to take place where they can quickly domino on each other if there is a problem with one of them. So getting out of the floodplain, I think, has a lot of benefits. And as I mentioned at a previous meeting, I think a very high priority should be placed on existing Leeds residents as we look to accommodate future Leeds residents that would come in as a result of future growth. The other thing that I noted was on the agenda. There was a thing about zoning or small animal discussion. I know not all of the members of Council were at the Planning Commission meeting a week ago, and I fully understand that. But it was topic on their agenda, not exactly clear to any of them that I was able to observe exactly what they were supposed to be talking about with it. Having previously mentioned the mountain lion that visited my property, I

just wanted to share just a brief couple sentences from a book that my son thought would be great to give me when I was mayor and there seemed to be more chickens in the town of Leeds than there were people. And it's the backyard chicken Bible, the complete guide to raising chickens. There's a thing about avoiding predators and what it mentions with regard to these predators and what you would need to do is dig a trench about 14th and bury heavy mesh wire around the perimeter of the pen to keep animals such as dogs and rats from borrowing in. It then mentions later on, and this is focused on urban as well as rural types of backyard chickens. And just because you live in an urban area, doesn't mean that you won't be visited by a predator. Once they figure out that you have chickens, they will come. Not exactly Field of Dreams, type of things that you want to have happening in your community. And the thing that was brought up on one of the planning commissioners that I thought was very relevant for town council to hear is that although the town does not enforce CC&Rs. That this individual who's lived in town over 30 years at this point mentioned that many people made the decision on which area to buy basis, those that were rural residential and allowed animals, and those that were residential and did not. And it is something that they were hoping that the town would respect. And I also would like the town to respect the fact that people consciously made decisions. In my case, my wife has a very serious allergy towards horses. We knew we could not buy a rural residential lot. We also knew we couldn't buy a residential lot that was adjacent to a rural residential lot that people were granted by the town. The right to have the kind of animals that my wife could not be near. We made a conscious decision to live where we would be safe from that kind of problem, and I hope the town council will continue to respect the fact that people had the opportunity, rural residential and residential have been here since at least 2008 and I believe before that. And it is something people had the opportunity, maybe they didn't avail themselves of it. Maybe they just listened to the realtor. But they had an opportunity to learn about what animals they could or could not have on their properties. And I do think the town should respect that. Thank you very much.

Ken Hadley: Concerning flooding, it's gonna rain tomorrow and Friday, so I want to watch out for that.

April 11th through the 19th is a County Fair. I was just wondering if we're going to be represented at the County Fair this year?

Mayor Hoster: We haven't been invited for a booth or anything.

Ken Hadley: Do you have to be invited?

Mayor Hoster: Not that I know of. I mean, we can ask, I don't think they'd object to us showing up.

Ken Hadley: Every town should have a booth. That's the way it was last year.

Mayor Hoster: I think we were the Spotlight City last year.

Ken Hadley: We're not the Spotlight this year, but I'm just wondering if we're going to be represented at all? Do you have a committee together or anything?

Mayor Hoster: No, we don't have a committee.

Ken Hadley: Well, I'd like to see it happen.

Chuck Bentley: On the Grapevine Wash, so I've ridden my horse there for 28 years, been through the other 2005 or 2006 when we had the big floods that took out the houses on Santa Clara if Grapevine around pretty good then, however this August flood, I ride north of El Dorado you can't ride there anymore because Susan saying there's boulders the size of Volkswagen is maybe an understatement. It's totally changed the dynamic of that wash even at the top of it and you know we can build anything, but they're based on flood studies and if they missed one canyon in a flood study, which I think back in the 60s is when this would have been done, they missed more than one they don't have the technology that they have now and this freeway was almost lost when it was being built, because there was a big flood and it plugged up the 12 by 12 box culvert. They almost lost the freeway then, so that sounds like people are grasping for straws kind of when they talk about floods and Mother Nature but it's a real point and for this interchange not to be moved a mile north just seems it just seems silly and I think the town should advocate for that because it's a real deal. Wayne brought a good point, there would be 4 box culverts now because of the frontage roads and the off ramp for one long one. Well we already know that the 12 by 12 is not big enough it was undersized so I encourage that that the town organization is but it moves farther and gets his away from that hazard also to segue on Mr. Peterson's comment the ground was zoned back in the 90s, it was in the county but it was intentionally done to have no animals on some of it and that was Bonanza States and El Dorado we wanted animals we excluded everything except for horses and I think I think it's important that since those are zoned in I mean the city accepted him like that there was a letter written on the CC and R's that I keep saying city the town accepted it based on that they didn't they didn't change it they didn't say they weren't accepted the letter was Martin written March 14th of 2001 and I think part of the fabric of the Leeds and you don't just change stuff it's as

important today as it was when we were annexed in 2002 that's why we bought our lot because we could have horses, he bought his lot because there wasn't horses. Michael Katz is also allergic to horses and he bought 2 houses down from Wayne for the same reason he wanted the area but not the allergies of animals anyway thank you.

7. Monthly External Reports:

LDWA- Don Fawsom: We have had a challenge completing a pipeline up on the ridge, but as of today, it is complete. We are ready to get started on the infrastructure for Silver Eagle Estates Development. Just waiting on their bond to come through. We are trying to get permission from the BLM and the forest service to get our well dug. Don Fawsom and Brant Jones were re-elected for another 2 year term on the Board and Dan Brown was appointed to a newly open position on the Board as well.

HVFSSD- Chief Matt Butterfield: This last month we had 10 calls to service in Leeds, 6 of those were medical and the others were fire related. Five vehicles are going to be surplused. The ISO rating dropped from a 6 to a 4, that would take affect in April.

Mayor Hoster asked Chief Butterfield about the fund available to the town's citizens for fire mitigation and he said he did not have information about particular program.

Sheriff's Office: None

8. Announcements:

a. ISO Rating: Mayor Hoster shared additional information about the ISO rating and it's benefit to homeowners possibly receiving lower rates starting in April.

b. Fire mitigation list:

Mayor Hoster advised that many homeowners in Southern Utah have lost their insurance due to a critical fire area assessment, leading to increased rates. This happened in California before the recent fires leaving many of those affected by the fires uninsured. California lawmakers imposed a cap on private businesses, leading to complaints from private insurance companies. Lessons learned from California include Utah's legislature creating its own map of critical fire areas, which are then used by insurance companies to decide whether to drop or raise rates. The fire department is implementing mitigation services to reduce fuel for fires, and the status bill is aiming to insist that insurance companies use the state's map instead. The fire department is backed up by aerial footage and reports from agencies that perform this process. They are also reevaluating the way these processes work, as it is not just farmers but also other insurers that provide insurance to them. The fire department is working with state representatives, legislators, and the Senate to address these issues and ensure everyone is safe.

c. Property owner's meeting with Five Counties, the MPO, UDOT, February 13, 2025. This is not a public meeting. This is a meeting for the homeowner's affected by the Interchange by invitation only, to discuss the future freeway interchange in Leeds.

9. Public Hearing: None

10. Discussions and Possible Action Items:

a. Hoster Recusal

Mayor Hoster publicly announced his recusal for anything to do with the property located at 211 N Main Street as of December 18, 2024. The recusal, as well as the transcript from the August 24, 2022 meeting are now public record.

b. CCC Door replacement

The CCC camp faces a significant issue with the falling apart front doors of the historical buildings. Dale and Loanne Barnes raised the issue a year ago, and the cost was shockingly high due to the size and material requirements. A woodworking company in Washington County was found to be the lowest-cost option. The council is reviewing the budget and considering moving funds to improve the doors. The council is open to discussing if this is something they want to further pursue. Councilmember Cundick added that in the past, we were able to get Grant money. He also warned that if we are going to address the doors, we need to replace the windows at the same time. Councilmember Furley asked if approaching the CIB would be a good idea? Councilmember Cundick stated that he attended a Solid Waste said meeting and they were trying to get money from CIB. They were turned down because they were out of money. Councilmember Stirling suggested that we use some of the RAP Tax money to pay for the doors. She feels this price is amazing and she would like to move forward. Councilmember Stirling made a motion to accept this bid from Melville Fine Woodworking for \$2226.28 to replace the three doors at the CCC Camp. 2nd by Councilmember Furley. Councilmember Cundick added his

concern that the windows need to be addressed soon so that the new doors are not damaged, but he understands the desire to move forward with this great price.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

c. Pickleball court color

Mayor Hoster opened a discussion for choosing the color for the incoming Pickleball Court in Leeds Town Park. He passed a color chart to the Councilmembers and a short deliberation was had including some input from the citizens. The choice was being made between Gray and Blue. In an effort to move on with the Agenda, they chose Gray. Upon speaking to the Contractor, the color was changed to Blue.

d. Zoning or small animal discussion

Mayor Hoster opened the discussion about chickens. He does not want to discuss large animals, just chickens, in order to help with the egg shortage we are currently facing. He does not want to necessarily change the ordinance, but he wanted to start the conversation. Scott shared that Brigham City has a chicken ordinance allowing up to 4 chickens per acre. Citizens shared concerns over roosters and attracting predators.

e. Mosquito Abatement Committee

Councilmember Danielle Stirling volunteered to serve on the Mosquito Abatement Committee. Her term will start immediately, with the first meeting being Thursday, February 13, 2025 and end in 4 years. The Committee meets 4 times a year. Mayor Hoster made a motion to appoint Danielle Stirling to the Committee, 2nd by Councilmember Cundick. All Ayes.

f. Council Decorum Resolution

Mayor Hoster shared a Resolution drafted by ULCT and our Town Attorney and asked if there are any suggestions or concerns from the Councilmembers. Councilmember Peot asked if this document was applicable to just Meetings? She also had some suggestions for changes. She would like to have State Code referenced where applicable, she would also like to add some items to the document. This document is a Draft and will be modified as the Council sees fit. No action was taken during this meeting.

g. Changes to the Land Use Ordinance pursuant to SB174

Prior to the TC Meeting, Council met in a Work Session, and suggestions were made for slight changes. Councilmember Cundick explained to the audience why we are making these changes to our Ordinances and what the intent of the State of Utah is with SB174. Mayor Hoster explained that this Ordinance will be followed by a Resolution adopting a Special Committee for approving Preliminary applications that shall not include any elected official.

A Motion was made by Councilmember Furley to approve the general provisions along with the modifications discussed in our Work Session. 2nd by Councilmember Cundick. Motion carries.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

h. Mixed Use (MU) Zone Ordinance

Scott Messel explained that we are trying to be Proactive rather than reactive with the development coming into town. The Planning Commission has recommended the adoption of the Mixed Use (MU) Zone. He read the Purpose aloud: to provide for a mix single family and multifamily residential uses together with appropriate scale compable commercial development, limited in area, height and materials, as appropriate, to serve the nearby neighborhood areas. Through a planned center development process, designate appropriate areas for each of the uses identified in the code. Provide for the creation of development that combine village scale, residential and complementary retail that can serve as the center for surrounding residential neighborhoods. Provide standards for site design, architectural, landscaping. Provide for medium density residential development. Preserve the residential character of Main Street. And integrate the Town's master transportation plan with internal traffic circulation. The intent with the character of the mixed-use is intended to be used for developments that incorporate a generous mix of uses as described above. The character of the area of Leeds. He went on to explain that just because the Town has a MU Zone, does not mean they have to approve the rezoning if it is not appropriate. Councilmember Cundick commented that in 2016, we had a Mixed Use Zone and it was done away with because it did not support the General Plan of the Town. He feels that if we adopted this Ordinance, we would be inviting developers to build their own communities within the Town and that does not support what the Town wants and he is against it. Mayor Hoster mentioned that we had received more feedback from the community recently and he would like to have time to review that feedback before making any decisions. Councilmember Peot said she understands that the developers would like to add some commercial development and she appreciates that this is a more planned approach to that.

Councilmember Furley made a motion to table this item to get further feedback from legal council. 2nd from Councilmember Stirling.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

- i. Mayor Hoster asked the Council if he could add an item to the agenda before the Budget Review. The motion was made by Council member Peot, 2nd by Councilmember Furley and approved by All. The Councilmembers voted to appoint Alan Roberts to Planning Commission Chair, Chuck Bentley to Chair ProTem, and David Rhoads as Planning Commissioner. During final Citizen Comments, former Mayor Wayne Peterson reminded the Mayor of the State Code governing appointment of these positions and the Mayor said he would add the appointment to the February 26, 2025 Agenda.

- j. Budget Review
FY2025 QTR2 Budget Review was presented to the Councilmembers he did advise that the groundcover at the CCC Camp did exceed the budget for that line item, but we were able to move some funds over to cover that. There were no other concerns that he noticed. He asked the Council if they had any questions. There were none.

11. Staff Reports: The Mayor realized that he had skipped Staff Reports.

Councilmember Furley: He is still waiting for two bids for the Chip Seal project that we have talked about in length. He did share some bad news that the Crack Seal Machine we were going to be purchasing from Washington City is being sold to a company in Las Vegas as part of a Lot. Mayor Hoster said he would call the City Manager in the morning and see what he could do.

Councilmember Peot: Nothing

Councilmember Cundick: Solid Waste Department needs about \$5 million and they were unable to get the grant, so they are looking into getting a commercial loan to cover those costs.

Councilmember Stirling: She will be ready for the Cemetery discussion at the next TC Meeting.

Mayor Hoster: Senate Bill 67, he went up to the Legislature and testified on that. That passed 23-0 and now it goes to the House. He feels very confidently about that. He gave more information about that bill and the affect it could have on Property Taxes if it is passed.

Town Clerk: Dumpster Days have been scheduled for the year. March 14-15, June 20-21, September 12-13, and December 12-13. Reminders will be posted at the Post Office and on the website.

12. Citizen Comments:

Rochelle Gardner: I'd like to comment on the animal ordinance and I agree with the fact that horses people came here and bought property specifically because of the ordinances or the regulations that were in place. And also about the chicken thing, I think we spent way too much time on that when there were other valuable things the community that should have been discussed. I know that there are people that want chickens. I like chickens. I have nothing against chickens. I would like to have more eggs myself but enforcement issues, I think, take a priority here. If you put something in temporarily, when it comes time to end it, that's a lot of money and time spent on putting up chicken coops and raising your chickens. You're not just going to suddenly get rid of them, and who's going to enforce it? Nobody. There's already a lot of things going on in this town that are not enforceable, that we have ordinances against that are not enforceable. So why generate another one at this point?

Don Fawsom: I'm here representing the chickens. So you know it was. We talked about a little bit about maintaining the rural character, and then eliminating chickens. I am absolutely pro chicken and when we first moved here, we had we had a cow on our little 1/3 acre and then we had to get rid of the cow because she was given 10 gallons of milk a day and we couldn't handle that. So we got goats instead and raised our kids on those goats, and during that time we had a couple of sheep, a couple of geese. We had a dozen or more chickens. That's what I call rural character. I think one of the big issues that I've seen with people that were mainly against the chickens has been the fact that they let them run loose and then they impact other. What I think if they're properly penned in and sequestered so they can't get out and taken care of, that they're very positive. Part of a rural lifestyle. I think the other thing is people have chickens here in town and I suspect that on a case by case basis that they're being dealt with. So, if somebody complaints, that's kind of the way I'd like to see it stay. You know you can get online and you can read a lot of things about how to take care of them. Keep them in, keep them safe. And so there's a lot of good stuff out there to help you with that. The eggs, if you do raise your own chickens? Then they're probably \$100 a dozen, but, but they're fairly consistent.

Wayne Peterson: In 3 minutes or less, a variety of comments. CCC camp. I've not been there in the past 18 months or so, but the windows, I hope it's only the frames that maybe are having some issues because with the previous CLG grant we were given the approval from the State Historic Preservation Office since the original glass did not exist to put in airplane glass because it was impossible to prevent it from being vandalized and being broken. So, if there is a need to do something with the frames, if the glass is still intact, you might want to keep that because it was fairly expensive getting that airplane quality glass for before that. With regard to the chickens, there now as of today, 3 new counties added, 16 counties in the state of Utah have avian flu cases. Elsewhere in the country, and they have decided to have to actually extinguish the flocks of chickens just to take action against that. Not happening here in Utah yet, but that could end up being one of the end results of that. Mention was made people letting them run free when I was. I had to stop my car one time because there were a bunch of chickens crossing the road. None of them were willing to tell me why. But the problem is not the animals, always it's animal owners. You put an approval in for animals you don't necessarily have the ability to control the owners of those animals. With regard to the decorum. Robert's Rules of Order have been adopted previously by a Leeds Town Council many, many years ago. Roberts has nothing to do with former Mayor Alan Roberts, it's somebody from 149 years ago in their life. And they're currently on the 12th edition, so roughly every 12 years they've come out with a new edition of it. And I think the nice part about that is, when you have that as the basis of your way of running meetings, these updates happen automatically and you don't have to stay on top of it every year to come up with what are our rules going to be and what's appropriate for the current situation. Mixed Use, I can only say my experience is, it's not helpful to the town. It's very well liked by the developers who can declare BLM Land as their open space and their wonderful mixed-use, and BLM is fine with that till they decide to do something with that land and it doesn't have to stay open space. SB174, I disagree with the thought that it would be helpful. I think once you have it in place, you're going to have a hard time really telling somebody no when it comes to that. The point of order, I do not believe you can take action on an item that is not on the agenda. I would encourage you at the next meeting to actually revisit and do the appointment of the new Planning Commission member and unless what's on the website, the Planning Commissioner elects their own chair and their own Pro Tem at their July meeting every year, and if somebody is unable to continue, they elect the person there. Unless something has changed that's not reflected on the website, I don't think you want to necessarily reaffirm that. I think you want to turn it over to Commission. It's section 2.6 of 2008-04 that talks about the Planning Commission electing their chair. A public thanks to Danny Swenson, who continually reminds me that I told him that it was a single term that he was going to actually be filling out a partial term and 10 years later he was still on that Planning Commission. Thank you to Danny for many years of service to our town.

Daniel Brown: I guess it goes back to the chickens and I apologize for interrupting earlier. I bought my house specifically for a couple reasons. I wanted acreage and I wanted a non-agricultural environment and the CC&Rs in my neighborhood,

their wonderful mixed-use, and BLM is fine with that till they decide to do something with that land and it doesn't have to stay open space. SB174, I disagree with the thought that it would be helpful. I think once you have it in place, you're going to have a hard time really telling somebody no when it comes to that. The point of order, I do not believe you can take action on an item that is not on the agenda. I would encourage you at the next meeting to actually revisit and do the appointment of the new Planning Commission member and unless what's on the website, the Planning Commissioner elects their own chair and their own Pro Tem at their July meeting every year, and if somebody is unable to continue, they elect the person there. Unless something has changed that's not reflected on the website, I don't think you want to necessarily reaffirm that. I think you want to turn it over to Commission. It's section 2.6 of 2008-04 that talks about the Planning Commission electing their chair. A public thanks to Danny Swenson, who continually reminds me that I told him that it was a single term that he was going to actually be filling out a partial term and 10 years later he was still on that Planning Commission. Thank you to Danny for many years of service to our town.

Daniel Brown: I guess it goes back to the chickens and I apologize for interrupting earlier. I bought my house specifically for a couple reasons. I wanted acreage and I wanted a non-agricultural environment and the CC&Rs in my neighborhood, at least that section of my neighborhood, enforce that. That I thought was my guarantee that I was buying a property as represented. I hope that it continues to be represented in that fashion and that is not undermined by a chicken ordinance. Not to shed light on the difficulties that people are having financially these days. I don't think that chicken coops Bonanza Rd. are really going to impact the budgets of the residents of that neighborhood in any way. But would definitely be detriments to the quality of life of the adjacent neighbors. Thank you.

13. Adjournment: 9:13 pm

Approved this 26th Day of March, 2025.



Bill Hoster, Mayor

ATTEST:



Michelle Rutherford, Clerk/Recorder