



Agenda

Town of Leeds Town Council

Wednesday, April 23, 2025

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, April 23, 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. Oath of Office Deputy Clerk
5. Declaration of Abstentions or Conflicts
6. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes of March 26, 2025 Work Session
 - c. Meeting Minutes of March 26, 2025
 - d. Meeting Minutes of April 15, 2025 Special Meeting
7. Citizen Comments: No action may be taken on a matter raised under this agenda item. *(Three minutes per person.)*
8. Monthly External Reports: LDWA/HVFSSD/Sheriff's Office
9. Announcements:
10. Discussion and Possible Action Items:
 - a. Review and Possible Revote on Conditional Use Permit Application for Iconic Resort. (Previous vote 4-15-2025)
 - b. Amended Washington County HCP October 2020
<https://www.fws.gov/media/amended-washington-county-utah-hcp-2020pdf>
 - c. 3rd Quarter Budget Review
 - d. Village Commercial
 - e. Purposed Mixed Use (MU) Ordinance Tabled on 2-12-25
11. Staff Reports
12. 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 April 20, 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, Clerk/Recorder

218 North Main Street | Leeds, Utah 84746
435.879.2447 | clerk@leedstown.org

Town of Leeds

Town Council Meeting for Wednesday, April 23, 2024

1. **Call To Order/Roll Call:**

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

- 2. **Invocation:** Mayor Hoster
- 3. **Pledge of Allegiance**
- 4. **Oath of office for Deputy Clerk**
- 5. **Declaration of Abstentions or Conflicts:** NONE
- 6. **Consent Agenda:**

- a. Tonight's Agenda of April 23, 2025
Motion to approve made by Councilmember Cundick, 2nd by Councilmember Furley.

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

- b. Meeting Minutes of March 26, 2025, Work Session
Motion to approve made by Councilmember Furley, 2nd by Councilmember Cundick.

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

- c. Meeting Minutes of March 26, 2025
Motion to approve the minutes with changes, "motion was made by Councilmember Stirling then later was changed by councilmember Cundick" made by Councilmember Stirling, 2nd by Councilmember Peot.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: RON CUNDICK	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: MICHELLE PEOT	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

COUNCILMEMBER: KOHL FURLEY

 X

Legal Counsil Craig Hall addresses the issue from the last meeting. After last Tuesdays meeting there was concern raised wither or not votes could be taken from remote stand point, we have done some research since then we have gone back to 2006 and the COVID era state legislation in 2021 also looked at one declaration by the then mayor that extended the opportunity to have remote meetings without having an anchor location. That document had a 30-day expiration on it. If any vote taken last week its not void but its voidable. That is why I recommend that we put the matter back on the agenda and fix it and move on.

d. Meeting Minutes of April 15, 2025 Special Session

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

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

7. Citizen Comments:

Wayne Peterson: I was in attendance during your work session. I just would like to read from the towns website in the general plan 2.4 Land use goals and policies anticipate and encourage managed and planned growth and that was the goal. The strategy requires new residential development to be compatible and consistent with the town's historic land use patterns and or adjacent develop lot sizes and require new commercial development to be compatible with surrounding residential homes and development. What I would suggest having listened to the discussion that you had is there is an alternative to ignoring the general plan and that is amending the general plan. There is a process for that, and I know that there are some people who think that process can get in the way of progress. I think that it is very important to follow the process as the town council mentioned so that it can't be challenged in the future. I think that it would be appropriate to look at the general plan since the things being discussed would increase the density of both residential and commercial. It did mention adjoining properties and that just brought me to think about the fact that in the county which is adjoining the town in some cases where someone lives on the edge of town could be right next to that parcel in the county. The county has zoning for residential properties and I don't know if you are aware of this but I will just share it, that is with the exception of manufactured homes which they have a 1 6th acre and RV they have a 1 12th acre requirement for its 10,000 square feet, so the talk of going below 10,000 square feet for residential is something that I think would be contrary to the general plan, and would be contrary to any neighboring property in the county. The other thing that was brought up was the concept of affordable housing as its generally related to and one of the things unless there's been a change that is beyond what goes into effect at the beginning of May I don't know if council is aware of what triggered us as a town having to have an affordable housing plan but it's actually not as a town it's as a city of the 5th class when our population exceeds 5,000 people. So, I think the focus on it is good to have on a long-term basis, but I don't think the urgency is there, I believe it was 839 residents when I started as mayor. I believe we are still a Town of Leeds, and we have not crossed the thousand thresholds, thank you for the opportunity to comment.

Alan Roberts: I want to make a comment on the habitat conservation program that you are going to hear from tonight. I have nothing against the program. I want to make it very clear that the original mapping that was done specifically for the Mojave Desert tortoise, placed none of them in this area around Leeds. A conservation, or reserve was created in the Leeds area to relocate a number of these tortoises and they have relocated quite a few the reserve was on public lands and if something has changed drastically from the last time this approached the town of Leeds that puts me incorrect I will stand by that correction,. With translocating a species close to private property and now looking at the potential of if we find any of the tortoises on private property the property owner is going to be responsible for the cost for relocation of anything that is found there. The town has been approached before by the county and those costs would be passed on through a building permit process. Keep in mind it's just one source of funding for their program, the program has a quite large potential funding in their own documents they look at a 25 year well over 27 million dollars that they are willing to allocate for that, I am not in favor of this because why should an individual's property rights be subjected to something that was set up on a reserve and these tortoises they don't know where their boundaries are but it's the responsibility of those entities that create the reserve that keep them on your property and don't let them trespass onto other private properties. It would be no different if I had animals that trespassed on somebody's property they couldn't touch it. At some point they wanted to plant their field, so they get out there with their equipment and start plowing it up and there are my animals and then they're going to have to pay for my animals to be relocated. These tortoises do not belong to the county there on public lands and the entities involved are justified in taking care of keeping them in the reserve that was created. give that some consideration when you look at what is before you on that specific subject.

Nathan S (a minor): There was a flag up there, it was vandalized. They were protesting. There wasn't really a reason why anybody would vandalize a flag. Unless it's like they had a disagreement about it. There really is no need to break the law if you have a disagreement. I just ask if we do have people that's in this area like for example up on that hill. If they are willing to vandalize a flag, I don't know if it was government owned or county owned or the Town of Leeds or private. If they were willing to vandalize it they might become more regular than just a flag. It could be here at town hall. They could vandalize the building, they could vandalize properties, up at the Outpost. Really if its anything could be targeted. For example, if someone figured out where a councilmember lived at, they could, who knows what they could do. They could vandalize the vehicle, what I am trying to say is that crime is starting to uprise, because of our President. There should be no reason why anybody should target here, we are not the president, not like we have any control of what the president does or anything like that. I just want you to start a safety thing, if people will start to do this more often I want to have a watch out to see what actions we can do to prevent this from happening again.

8. Monthly External Reports:

LDWA: Doris McNally: Always welcome people from the town to come to our meetings, for this purpose of this meeting Mark Osmer, who is our field engineer, just completed all the hydrants in the town, he does maintenance on them two times of the year where he flushes and puts a report together and that becomes very valuable information to the fire department. Encouraged town citizens to check for water leaks when turning on their irrigation water for the first time.

Councilmember Peot: A note for this town, a resolution was passed, in order to let municipalities who have joint water provided by a private water district like LDWA, and also the conservancy district, the entire town would not need to necessarily comply with the wastewater collection or the ultra-efficiency standards they could do a carve out so that sets the stage for us to be the water authority.

9. Announcements: None

10. Discussion and Possible Action Items:

- a. Review and Possible Revote on Conditional Use Permit Application for Iconic Resort. (Previous vote 4-15-2025)

Mayor Hoster: This was addressed by our counselor, and we will need a motion to proceed with this.

Councilmember Stirling: Asks what they finally decided on the hillside overlay.

Councilmember Cundick: They have to comply with it, and they agreed to it.

Motion to approve Conditional Use Permit Application for Iconic Resort recommended by Planning Commission made by Councilmember Cundick, 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			

- b. Amended Washington County HCP October 2020

With us is Devin Snow and Camron Rogman with the county. Presentation of the HCP and what they are about. Please see the recording for the presentation.

Motion to table to next meeting made by Councilmember Peot, 2nd by 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

a. 3rd Quarter Budget Review

No action taken on this and no questions from the council.

b. Village Commercial

Mayor Hoster: This was discussed heavily at the work session previously. Village Commercial now has bullet points and will be resubmitted for discussion to the council for further discussion.

Councilmember Cundick: Is this going back to the Planning Commission?

Mayor Hoster: No this is not going back to the Planning Commission. These will be bullet points coming just to town council.

c. Purposed Mixed Use (MU) Ordinance Tabled on 2-12-25

Mayor Hoster: Some modifications were proposed. We arrived at a compromise at 9,000 sqft for the lot size for the development of single family and townhouses. For every multi-family dwelling unit there was a equal town house units, no short-term rental was to be included, and the size of sidewalks 6 ft. Those were the modifications we received.

Councilmember Peot: There were some others temporary use to be struck, and no bed and breakfasts, as well as matching up heights of buildings, and stories with no basements.

Mayor Hoster: Get the bullet points to counsel so that the draft can be done for the next meeting.

Bullet points are as follows:

- 9000 square foot lots for Single Family and Townhomes
- 1:1 ratio for multi-family to number of single-family lots
- Strike out Temporary Uses
- Parking & Roads are at max, not minimum
- 6' sidewalks
- Decrease building height from 35 ft to 30 ft max
- Copy Trail language from VC Zone (Line 732)
- No Bed & Breakfast allowed
- No Short-Term Rentals
- No Hotels
- No basement
- 2 Stories only
- Parking in the rear of the buildings

Motion to table until next scheduled meeting made by Councilmember Cundick, 2nd by Councilmember Furley.

ROLL CALL VOTE:

MAYOR: BILL HOSTER

Yes

No

Abstain

Absent

X

COUNCILMEMBER: DANIELLE STIRLING

X

COUNCILMEMBER: RON CUNDICK

X

COUNCILMEMBER: MICHELLE PEOT

X

COUNCILMEMBER: KOHL FURLEY

X

11. Staff Reports

Councilmember Furley: We finished the first stage of the chip seal project on Wells Fargo Dr. and as well as the frontage road, Old Hwy 91.

Councilmember Cundick: The Solid Waste District opened their new weight station, and they are requiring you to show your driver's license. That way they can track the items coming in. You can bring in a ton as a resident of the county.

Mayor Hoster: Easter event that occurred, a lot of people participated, Troi Hoster, Danny Swenson, Jeff Allen, Leann Allen, Rex Ballou, Randy Phen, Kelly Johnson, Dustin Mathis, Jim Mayer, Darla Rex, Bill Stone, Traxton Turek, Dee Wineager, Cristi Perry, Judy Collins, Natalie LaGabra, Siri Heromino, Nathan Shakspear. What a great support for that!

12. Adjournment: Motion to adjourn the meeting made by Councilmember Cundick and 2nd by Councilmember Furley at 8:44PM

Approved this 14th Day of May 2025.



Bill Hoster, Mayor

ATTEST:



Cari Bishop, Deputy Clerk