



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 6:00 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 Town Council members and Staff, regarding agenda items. Public comment will not be taken in this session. Decision-related discussions will be scheduled for a future Town Council meeting. This session prioritizes candid idea exchange, with no formal action taken.

Work Session 6:00pm

1. Work Session
 - a. Discuss Land Use (Mixed Use, Village Commercial, MPUD)

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 April 21, 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

Town of Leeds

Town Council Work Session Meeting for Wednesday, April 23, 2025

1. Call To Order/Roll Call: 6:05pm

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	

Mayor Hoster: Topic to discuss is land use. We have several components to review and discuss, including mixed-use, village commercial and PUD.

Scott Messel: The PD or PUD, A lot more developments are interested in these style developments. There are pluses for both the Town and the developers. We currently have a PUD Ordinance; I think it could be updated. The state does not allow a jurisdiction to have any say in what the aesthetics or the architectural, or requiring of a park, or what the open space is. If it is in a standard subdivision you can deal with aesthetics more, if it is in the historic district or if it's something that they agreed to via development agreement or requesting a PD or PUD development. There you can work them out for density bonus for better open space, or open space ends up connecting adjacent to a trail going out to BLM and the tow would like the developer to put in trailheads and have some public parking on their piece, that could be something that could be agreed to or worked out through the PD development. Road standard cross section if you want can allow flexibility in the type of development that goes in, outside of what is the strict RA, R-1-10 zoning. We have had some discussion at the Planning Commission level, possibly making some changes to or updating it. Any of the exhibits for architectural styles or any open space, all of that could be tied to the zone, if they come in and get the PD zoning. Let's say the developer goes away, whoever ends up buying that PD would have to either go by what was approved in the PD or do an amended PD to make it different. PD is tied to that specific development that you are approving. The reason why they would enter into it with their development is because something with their development is a little different than what our base zone would be.

Councilmember Cundick: One of the developments that is SITLA was zoned for 3 to 5 acres initially and they were able to come in and get a huge reduction in the space and which increased the density by a considerable amount. I read through our PD ordinance, and it allows for up to 25% and it also has a blanket provision and overlay, it could apply to any zone, not just the PD zone. My recommendation is to stick with the zoning we have.

Commissioner Bently: I think the big part is the overlay and the reduction, but the town is in control of those. Except for when SITLA is involved.

Councilmember Peot: SITLA doesn't have to comply with any zoning if they don't want to.

Commissioner Bently: The PUD is pretty broad; we can tighten the guidelines.

Scott Messel: One of my recommendations, rather than having a base zone and then a PD overlay, just have a PD zone and they can apply for a PD zone. It's up to the Town whether or not they grant it.

Councilmember Furley: Why would you do an overlay on a R-1-20?

Scott Messel: Base zone, for example R-1-10 with 10,000 square foot lots, with an overlay we could allow for lots to be smaller than the base zone, 25% less, if you do the PD.

Craig Hall: Remember what the state legislature has done over the last three or four years, they have encouraged municipalities, towns and cities to make the process easier, and in an expedited fashion. Having a zoning hearing and then having consideration of overlay zone just extends that process and that's contrary to what the state legislatures encourage cities and towns to not do. Let's make the process when the developer comes in review it up and down.

Councilmember Cundick: Reads, this overlay applies to all zoning districts, and it's to be used to where a request for an alternate method of land use is desired (ORD 2016-01 Ch. 12.2.2), all districts. This is what is currently in the ordinance.

Commissioner Bently: We want to get the boundaries established in the PD or PUD and the overlay, and then you can negotiate within those boundaries, you don't get to step out on.

Scott Messel: The Planning Commission would have a work meeting and discuss as a Planning Commission getting input on the things Ron gave us. Let the Planning Commission work on it and make a recommendation.

Moving the discussion onto Village Commercial.

Scott Messel: Village Commercial is more of a traditional gathering place, Americana, Main Street Americana type development. Versus ending up with Dinosaur Crossing where we all go but it's just what type of commercial we want in different areas. Village Commercial gives you another option.

Mayor Hoster: It's been proposed here that it has a couple of caveats of zones smaller than 25 acres and non-residential, which would, I think, be the discussion for us to give consideration to, with not only the development, we have some other areas in the town that could exercise this.

Councilmember Peot: We are trying to get, should there be a max size, like acreage.

Mayor Hoster: States the proposal was without residential in the Village Commercial.

Councilmember Cundick: Concerns about having a 4,000 square foot commercial and 4 1,000 square foot residential on top like Springdale did.

Councilmember Furley: You've expressed that before, but I've been in places that have allowed residential on the top and I don't think it turned out all that bad, I'm thinking of St. George you do bring up a good point with Springdale, we may look at square footage as out limiting factor or some kind of rule where you can't turn it into a fourplex on the top. How can we go about that and make it manageable? I think it could be done and be done tastefully.

Councilmember Peot: We as a town can say we don't want Village Commercial in Silver Reef, that's how we control where it is. I do think it's a good use of space and looking down the road at affordable housing it's a good way to plan that community in that way.

Councilmember Stirling: I think one thing we need to address is to not have this shared parking criteria, I think that is the biggest problem when mixing residential as well as commercial, we have to meet the parking standards. If we have the base of our parking covered that the roads are actually not smaller but wider. That was my only concern with Village Commercial. They want to make sure that the streets are smaller, and it creates a quaint community that creates congestion.

Identify bullet points for the Village Commercial as follows:

- Setback concerns
- Parking requirements and location
- Road widths
- Residential on second level max 2 stories
- No Short-term rentals
- Building height 30/35 feet
- No basements—sub ground
- Lot size

Councilmember Peot: In section 12 1 it states no minimum lot size, that seems unreasonable.

Scott Messel: You can handle them case by case and my recommendation is to keep it that way.

Moving the discussion on to mixed-use.

Commissioner Bently: I am personally in favor of us getting a mixed-use ordinance back on the books. I feel strong about some safeguards in mixed-use, which I think we have in here, which one of them is 2 story maximum. Another one is 1 single family lot for one multifamily lot not to exceed 9,000 foot minimum on single family which is just under 4 per acre. No more than 9 on a one acre for a multifamily. I like the flexibility of the different kinds of commercial that we can have in it. I like the walkable paths; I think we need to change it from 4ft to 6ft so that you can actually pass. I like the development part of this, it gives us input we get to express what the town wants. What works best for us.

Discussion goes on over the other areas in Utah that are not what the Town of Leeds is wanting to look like. Giving examples of different cities for reference.

Scott Messel: This gives us the opportunity to be proactive before it comes in, the town gets to control more. This gives you the opportunity to have parameters around this type of development.

Commissioner Bently: We are trying to preserve Leeds. I think this will do it.

Questions continue on the bullet points listed below on how to control and put up safeguards for the ordinance.

Councilmember Stirling: Bill, you referenced something about bed & breakfast but on 231 it says an allowable thing, could that potentially be a boutique bed & breakfast where they have 15-20 rooms? What is a temporary use? I think that would be a concern who is temporary.

Mayor Hoster: We would want to strike the bed & breakfast content.

Councilmember Stirling: The temporary use could be stricken too. The only other thing that I want to reiterate with mixed use is the roads standards need to be longer. More density with bigger roads.

Bullet points for multi-use.

- No Short-Term Rentals
- 9,000 Square foot lots for Single Family and Townhomes
- 1:1 ratio for multi-family to number of Single family
- Parking & Roads are at max, not minimum
- 6 ft sidewalks
- Decrease building height from 35 ft to 30 ft max
- Copy Trail language from VC Zone (line 732)
- 2 Story only
- No basement
- No Hotels
- No bed & breakfast
- Parking at the rear of the buildings

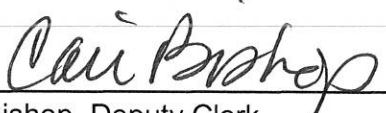
2. Adjournment: 6:58

Approved this 14th Day of May 2025.



Bill Hoster, Mayor

ATTEST:



Cari Bishop, Deputy Clerk