



Agenda

Town of Leeds Town Council
Wednesday, April 30, 2025

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, April 30, 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, PUD)

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 29, 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 30, 2025

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

ROLL CALL:	<u>Present</u>	<u>Absent</u>
MAYOR: BILL HOSTER (Zoom)	<u>X</u>	<u></u>
COUNCILMEMBER: DANIELLE STIRLING	<u></u>	<u>X</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></u>	<u>X</u>

Councilmember Furley conducts the meeting. No motions will be made at this work session meeting; this is for discussion only on the matters on the agenda. The point of tonight's meeting is to discuss Village Commercial and Mixed-Use items.

Councilmember Peot asked for track changes for the meeting format so that we can proceed.

Councilmember Cundick: So that we do not waste our time we go through it and make the points that we like and don't like so that we can get it back to the drafters then ask for the changes to be made that way.

Councilmember Furley: I agree we would like to have those changes made with track changes. We will discuss these now and have them made for the next meeting. Start with mixed use, going over the bullet points.

- 9,000 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 width, not minimum
- 6' sidewalks
- Decrease building height from 35 ft to 30 ft max height
- 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

Going through each line and discussing all items on the list and others that may come up.

Councilmember Peot: There was a building code that was in question on the heights of 30 feet for the buildings. As well as the 9,000 square feet vs 10,000 square feet. We should align with whatever the code is for building height and square footage.

The height of the buildings and what the options are and why it would be changed to 30 from the standard of 35. The reasons why there were options of change.

Councilmember Cundick: Setbacks should be in here.

Mayor Hoster: Ask if the building height had to do with the option of basements or not.

Councilmember Peot: The concern was for the third level, but we already covered that with the two stories, then we eliminate basements.

Councilmember Furley: We are locked into the 35 ft for the height of the building. Setbacks for the building need to be added to the list.

Councilmember Cundick: I really feel that we need to have some setbacks of some type.

Councilmember Furley: Clarifies what we are wanting to talk about with setbacks and the discussion will be on the street to the building with the sidewalks.

Mayor Hoster: Goes over the different options of setbacks consisting of side, front and back setbacks.

Councilmember Peot: We do have for mixed use for non-residential setbacks which we could copy into Village Commercial because it was missing setbacks. The front 25ft, side yard setbacks are not required, rear yard 30ft. This is on line 204.

The setbacks will be put in a table in the final report.

Councilmember Furley: We want to add verbiage to say this also applies to residential in mixed use.

Councilmember Peot: We want the setbacks to mirror non-residential to residential.

Councilmember Furley: We are going to keep the square footage to 10,000 and we are keeping the 1:1 ratio. Strike out temporary uses, line 129, parking & roads are at max, not minimum, this means that we are going to require the max, so that we have room for a turnaround. Section 5.1. We have 6-foot sidewalks already added. I would like to know what the maximum or minimum width but that might be in building code.

Mayor Hoster: If something is called a bypass and a width is associated with that is that a county code?

Commissioner Alan Roberts: That is in our design standards.

Councilmember Furley: Next bullet item is decreasing building height from 35 ft to 30 max.

Discussion on basements and why they are wanting them out of the document.

Mayor Hoster: Are we prohibiting something like that? If the geography would enable a two story to occur with a walk out.

Councilmember Furley: Wanting clarification on why no basements. Can we word it, basements are prohibited unless it is considered a walk out basement has to have a means of egress.

Councilmember Cundick: We are trying to prevent three units instead of two.

Councilmember Furley: Max two stories with a walk-out basement included with your two stories. Keep at 35, which matches non-residential. Next is copy the trail language from Village Commercial zone line 732 and move it over to mixed use so there is a trail system verbiage in there. We would see if our master plan includes trails and we will have both village and multi-use say the same. Next is no bed and breakfast allowed. Make sure it says both. Next is no hotels add that to the document.

Councilmember Peot: Is there any other language in our definitions that could be of concern for the no hotels.

Councilmember Furley: Adding no motels to the hotel lines.

Councilmember Peot: Asking to add words "including but not limited to" for the no hotels/motels.

Parking in the rear for grocery stores and exceptions as needed.

Commissioner Alan Roberts: The intent was to push the parking in the rear for commercial.

Councilmember Furley: We are going to leave parking in the rear of the buildings.

Councilmember Cundick: I would like to limit the high density to limit it to 10% of the total units that you are putting in. High density is defined as more than 2 dwelling units per acre. This would limit it to 10% of what you approve.

Mayor Hoster: Defining High Density Rural 5-8 per acre and midsize cities would be 10-30 to define high density. These are just examples of them online.

Councilmember Cundick: Lets talk about the sizes. 10,000 town houses and single families, then two family dwellings and I am recommending 12,000 for them, multi-family homes recommendations are 14,000 or 15,000.

Councilmember Peot: There was a rule for 10% attainable housing we don't mean section 8 but attainable housing, right now its 400,000 housing for missing middle.

Councilmember Cundick: I would like to strike out the maximum residential density is 9 units per acre.

Councilmember Furley: We are going to add a bullet point that says limit high density to 10% of total high density. Define high density as 2 units on more than 2 acres.

The recording was spliced into two files because the file size was too large, the next section is on Village Commercial.

Councilmember Furley: Setback concerns, Ron brought up that we want ample space between the sidewalk and the buildings.

Councilmember Cundick: You want space for walking pedestrians; to be involved so you do not want it to be right up to the street.

Councilmember Furley: We are telling them we want a 6-foot sidewalk and then the setback would start from the sidewalk. They would not put the table and chairs in the sidewalk area but in the setback area.

Councilmember Peot: Do you want to use the setbacks from mixed use for non-residential that is an option.

Councilmember Furley: Found on line 146 a max setback of up to 10 feet may be permitted to accommodate outdoor seating for a retail establishment or for any other customer. That seems too tight.

Commissioner Roberts: With Village Commercial that distance is a stretch, it is much smaller scale than what you have on mixed use. It really tries to incorporate those business uses in front of those stores. 10 ft is enough for outdoor dining if it does not include the walking ability for public domain.

Councilmember Peot: If the intent of Village Commercial is to create a plaza with a pop-up art or First Friday, we should have more than less setback space to allow for those public spaces.

Councilmember Furley: I feel like 15 feet is reasonable when you are considering that amount of space, 15 feet is a good number.

1. Setbacks minimum of 15 feet front side of building.
2. Parking Requirements and location.

This is the one that you wanted the parking to be at the rear of the buildings.

Commissioner Roberts: There is two ways to look at this, you can have parking in the rear, but you can have parking at the end of the Village Commercial, as it faces the street where it allows a group of parking there.

Councilmember Furley: We are going to add a section to Village Commercial parking in the rear of the building or at the end of the corner.

Commissioner Roberts: Goes over the shared parking option for the Village Commercial.

Councilmember Furley: Strike out the agreement of the shared parking being approved by the town.

Councilmember Peot: This is nice where it requires them to do an economic impact analysis.

Councilmember Furley: We will add to the Village Commercial, required traffic impact analysis. We are going to take line 140 through 146 from mixed use and move that over to Village Commercial.

Councilmember Peot: we can copy the traffic impact analysis and also put in a line for capacity planning for parking.

Commissioner Roberts: that doesn't mean every single time just when the town requests it.

Councilmember Furley: Next bullet point is road widths.

Councilmember Peot: Capitalize P in Planning Commission.

Councilmember Cundick: When we have the Grapevine commercial area design the roads were too restrictive, if we stick with our standards, we will be able to make wide enough roads.

Commissioner Roberts and Councilmember Cundick discuss the roads and the design standards along with the application process for projects.

Councilmember Peot: Do we have a blanket statement that says we need to comply with the design standards and specs, or do we need to add, unless otherwise specified this is what we comply with.

Councilmember Furley: The next one is residential on the second level.

Councilmember Cundick: Concerns about the foot traffic and parking.

Commissioner Roberts: I thought that we would strike it out of Village Commercial.

Councilmember Peot: If we have the traffic and parking analysis you will have to account for the residential on top.

Councilmember Cundick: I do not want it.

Councilmember Furley: I would be ok with allowing it if we put in the verbiage that there are no nightly rentals or bed & breakfasts if we cannot do that, we can get rid of it all together.

Councilmember Peot: We can do things at the building code level and limit the issues.

Councilmember Furley: Allow residential to the second level, add verbiage that in these residential areas there will not be short term rentals, bed and breakfast, no hotel, no motels, same as mixed use.

Councilmember Peot: Add minimum residential square footage then otherwise you could get the divided units. If we copy the other one

Councilmember Furley: We could say that the residential unit would have the same square footage of the commercial unit below to equal one unit. One residential unit will be allowed per commercial structure.

Discussion on the different options of the sizes of the structures and the units above the commercial structure. The largest area of Village Commercial would be 5,000. Discussing the options of square footage and unit numbers on the residential part of the options.

Councilmember Peot: Strike line 199 where you can have a third story.

Councilmember Furley: We will add 1,500 square footage minimum and up to 3 units on second level. Giving room for storage as well. Line 29 we can accommodate residential only on second story over commercial units. Allow on top of one commercial structure that is not going to exceed 5,000 square feet, on top of that commercial structure you can have 3 units at a minimum of 1,500 square feet each, not to exceed 3 units on top. Next is the building height is 35 we can align that with mixed use. Next there is no basements or sub ground.

Wayne Peterson: Is there a minimum structural size?

Councilmember Peot: We should put in here a minimum structural size of a commercial building.

Discussion on having a hard restriction or a variance.

Councilmember Furley: Minimum lot size is .5 acre for Village Commercial. We have added 2 more bullet points as we have gone through this meeting. The one that is next is the sidewalks. Minimum sidewalk width will be 6 feet. Minimum square feet for commercial business will be 1,500 square ft.

Commissioner Roberts: We left this more open because it would be on a case-by-case basis. If you put in the language that you will have to go through the process and the town vets that out.

Discussion on what the State says vs the Municipality and what should be put in the document verses left out.

Councilmember Furley: The Town may require developer agreement for Village Commercial

Councilmember Peot: Referencing the requirements in chapter 26 of our land use and that we should align the language with that chapter for consistency.

Councilmember Furley: Ask that mixed use also to require a developer agreement.

Councilmember Peot: Do we have anything that is in our ordinances for planned center development? We should have this aligned with what we call it. Tie it back to chapter 26 and align the language as well. The reference is mixed use complex. Asking for something that was added to a document to be removed because it did not go through public hearing.

Councilmember Furley: Asks if we have talked about everything, if we are ok with what is edited and added that we can move forward on this ordinance. Everyone agreed.

2. Adjournment: 8:45PM

Approved this 14th Day of May 2025.



Bill Hoster, Mayor

ATTEST:



Cari Bishop, Deputy Clerk