

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, September 6, 2023

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission **PUBLIC MEETING** scheduled for Wednesday, September 6, 2023, at 7:00 P.M. This meeting will be held at Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

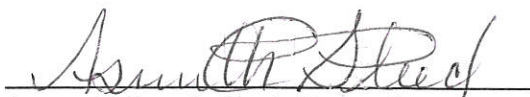
Regular Meeting 7:00 pm

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda: (These items will be a single motion unless removed at the request of the chairman or board Members)
 - a. Tonight's Agenda
 - b. Meeting Minutes of August 9, 2023
6. Announcements:
 - a. Sept. 11 Flag Retirement Ceremony - 7:00pm at Town Park, followed by Pie & Ice Cream: Flag drop-off options at Townhall or with Ken Hadley.
 - b. Sept. 11 Leeds Service project: 9:00am to noon. Joint
7. Public Hearing:
 - a. Amended Subdivision Preliminary Plat Application for Silver Creek Estates, A Planned Development Community, net development area 102.5 acres located in a portion of the Northwest quarter of section 6, Township 41 South, Range 13 West, S.L.B.M., and the Southeast ¼ of the Southwest ¼ of the section 31, Township 40 South Range 13 West, S.L.B.M
8. Action Items:
 - a. Discussion possible action regarding Amended Subdivision Preliminary Plat Application for Silver Creek Estates, A Planned Development Community
 - b. Action regarding Conditional Use Permit Owner Occupied B&B: 175 N Main, Tiffany Jones
 - c. Action regarding Conditional Use Permit Owner Occupied B&B: 825 N Bonanza, Chris Studdert
 - d. Action regarding Conditional Use Permit short-Term Rental: 175 N Main, CUP Hansen
 - e. Grading permit review L-3-1-7-2481, Jerry Holzapfel
9. Discussion Items:
10. Staff Reports
11. 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 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 July 31, 2023, at these public places being **Leeds Town Hall, Leeds Post Office**, the Utah Public Meeting Notice website <http://pmmutah.gov> and the Town of Leeds website www.leedstown.org.


Aseneth Steed, Clerk/Recorder



TOWN OF LEEDS

Planning Commission Meeting

PUBLIC HEARING NOTICE

Notice is hereby given that a Public Hearing will occur at the
Planning Commission Meeting on

Wednesday, September 6, 2023, at 7:00 p.m.

At the Leeds Town Hall 218 North Main Street, Leeds, Utah.

The Leeds Town Planning Commission will hold a public hearing on the above-mentioned date to consider the following proposed item:

A. Amended Subdivision Preliminary Plat Application for Silver Creek Estates, A Planned Development Community, net development area 102.5 acres located in a portion of the Northwest quarter of section 6, Township 41 South, Range 13 West, S.L.B.M., and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the section 31, Township 40 South Range 13 West, S.L.B.M

A copy of the amended subdivision preliminary Plat application for Silver Creek Estates is available for inspection at Leeds Town hall during normal business hours 9:00am to 2:00pm Monday through Thursday.

Interested persons are encouraged to attend the public hearing to be held in the Leeds Town Hall at 218 North Main street or present their views in writing to the Leeds Town Clerk/Recorder prior to the meeting.

Certificate of Posting

The undersigned Deputy Clerk/Recorder does hereby certify that the above notice was posted August 23 , 2023. The public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, the Town of Leeds Website www.leedstown.org, also published in the Spectrum Newspaper.

Aseneth Steed
Clerk/Recorder



Planning Commission Staff Report

Silver Creek Estates Amended Plat September 6, 2023

Applicant/Owner: SITLA
Zone: R-1-2 & R-1-5

Description:

SITLA (School and Institutional Trust Lands Administration) received Preliminary Plat approval for the Silver Creek Estates subdivision in 2005. The approved subdivision consisted of 45 lots on approximately 115.52 acres. Eleven (11) lots on approximately 37.40 acres are zoned R-1-5. The thirty-four (34) remaining lots are zoned R-1-2. The open space total approximately 29.78 acres in size. In May 2007 the final plat for Phase I was approved by Town Council. Phase I consisted of 15 lots. Due to the economic crisis and housing crash the development did not move forward. SITLA wants to move forward with the subdivision at this time, with some minor changes. The applicant is proposing to relocate the approximately 9.63 acres of common area to the west on additional land owned by SITLA. The property which is rich in history and archeological remnants of the historic Silver Reef mining community. The property could be dedicated to the Washington County or Silver Reef. Washington County has expressed interest in preserving the subject parcel. The modified plat has the same total of 45 lots as the original approved plat. However, the reconfiguration has 12 lots in the R-1-5 zone and 33 lots in the R-1-2 zone.

The subdivision met the applicable Town of Leeds codes and ordinances at the time of the approval including water and septic requirements.

Recommendation:

The Planning Commission may recommend approval of the amended plat application for Silver Creek Estates subdivision to the Town Council based on the following findings and conditions:

1. The total number of lots has not changes from the approved preliminary plat.
2. The change to the open space protects historically significant grounds.
3. The proposed subdivision layout has appropriate road network and lot configuration.
4. The required public hearing was properly noticed and held on September 6, 2023.
5. A low-density residential development on this parcel is consistent with the general plan.
6. That special care is used to minimize scaring, by using native materials for the cuts and fills.
7. That the applicable town code and ordinances have been met.



FILING FEE:
\$100.00 PER LOT

TOWN OF LEEDS

218 NORTH MAIN STREET,
PO BOX 460879,
LEEDS, UT 84746-0879

PHONE: 435-879-2447 FAX: 435-879-6905

E-mail: clerk@leedstown.org // Website: www.leedstown.org

PRELIMINARY PLAT SUBDIVISION AMENDMENT APPLICATION

Applicant Name & Phone State of Utah- Schools and Institutions Trust Lands Administration- 435-522-7411

Address 1593 E. Grapevine Crossing Washington, UT 84780

Agent Name & Phone Aaron Langston - 435-522-7412

Address 1593 E. Grapevine Crossing Washington, UT 84780

Name of Proposed Development Silver Creek Estates

Location Township 41 South, Range 13 West, Section 6 and Township 40 South, Range 13 West, Section 31

Project Engineer Ken Miller Contact DSG Engineering, Inc

Mailing Address 113 E 200 N #2 St. George, UT 84770

Phone 435-625-2121 Fax _____ Zoning R-1-2

APPLICANT AFFIDAVIT

I, Aaron Langston, do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of the Town of Leeds relating to this application.

Owner/Agent

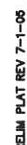
8/16/23

Date

PUBLIC MEETINGS

All Subdivision Applications will be submitted and reviewed by the Planning Commission. A Public Hearing held before the Town Council is required for a Subdivision Preliminary Plan or amendment, multi-unit residential, commercial or industrial development and date, time and place must be mailed to all owners of land contained in plat (county assessor roles) at least one week prior to first consideration. **If includes street vacation, notice must be also published in a public newspaper once per week for four (4) consecutive weeks PRIOR to the hearing (UCA 10-9a-207).**

Regular Town Council Meetings are held the last Wednesday of each month. Work Town Council Meetings are held the second Wednesday of each month.



TOWN OF LEEDS
PUBLIC COMMENT SIGN IN SHEET

Click here to enter a date.

Sept. 6 PC Mtn

PLEASE PRINT NAME AND ADDRESS

1. Susan Pearce
2. Terry Bily
3. Patricia Collins
4. Fred Robbins
5. Wayne Peterson
6. Martha Ham
7. Bob Vetter
8. Doc Fawson
9. Jim Thomas
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Town of Leeds

218 North Main Street
PO Box 460879
Leeds, UT 84746-0879
Phone: 435-879-2447 Fax: 435-879-6905
E-mail: clerk@leedstown.org Website: www.leedstown.org

CATEGORY 1 FEE 100.00
(Non-refundable)
DATE RECEIVED _____
BY _____

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

Name: Tiffany Jones
Address: 125 S. Main
Phone: Home: _____ Work: Cell: _____
Email Address: _____

435-632-8508

List nature of business or use applying for: _____

rental property

Property to be used for the following purposes: _____

Nightly rental

Legal description of property, (give exact legal description & include: Lot, Block, Subdivision and Tract)

195 S. main street
Leeds townsite block 10 lot 2
L-28-C

Property Tax ID# 6425010

The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)

corner lot of main and mulberry

Attach a plot plan, drawn to scale, of the property involved showing the location of all existing buildings and plans and descriptions of the proposed use of the property with plans for all proposed buildings:

1. Prepare site plans/elevations.
2. Show existing/proposed buildings
3. Show parking/loading areas.
4. Include other pertinent information

The applicant has the ability and intention to utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval; and the applicant understands that this CONDITIONAL USE PERMIT, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing of the application; or if any time after granting, the use is discontinued for a period of twelve (12) months; or if the property is sold or developed by someone other than the applicant.

WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS, SUCH CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET.

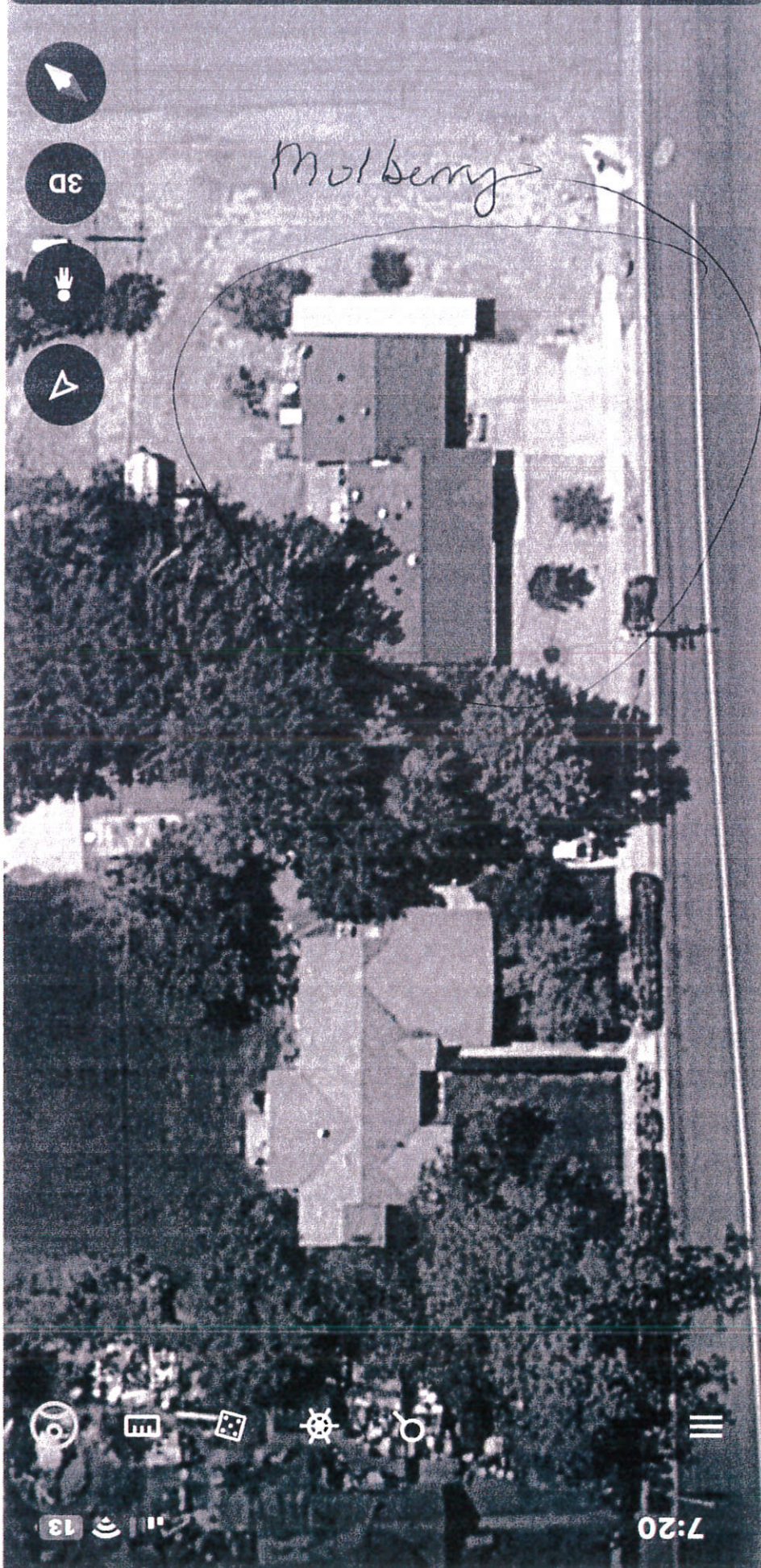
*NOTE - A CONDITIONAL USE PERMIT does not eliminate the necessity of obtaining a Building Permit or Business License. A Building Permit is required for construction of all buildings in the project.

Are there any deed restriction affecting the use of the property involved? Give expiration date of restrictions.

[Signature]

Have all requirements in section 7.9.1 of Land-Use Ord 2008-04 been met?

Yes ___ No ___





TOWN OF LEEDS

218 NORTH MAIN STREET
PO BOX 460879
LEEDS, UT 84746-0879
PHONE: 435-879-2447 FAX: 435-879-6905
E-mail: clerk@leedstown.org Website: www.leedstown.org

CATEGORY <u>1</u>	FEE <u>100</u>
(Non-refundable)	
DATE RECEIVED <u>8-23-23</u>	
BY <u>Asenith Sted</u>	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

Name: CHRIS STUDDERT Zone: R-1-5
Address: 825 N BONANZA RD
Phone: Home: _____ Work: _____ Cell: 801-380-5497 Chris
Email Address: CHRIS@BLUECOOLERS.COM 801-380-7326 Abby

List nature of business or use applying for: BED AND BREAKFAST ESTABLISHMENT / NIGHTLY RENTAL

Property to be used for the following purposes: BED AND BREAKFAST / NIGHTLY RENTAL

Legal description of property, (give exact legal description & include: Lot, Block, Subdivision and Tract)

LOT 1, SILVER HILLS EST, PARCEL # L-SVHE-1, 3.98 ACRES

Property Tax ID# 0462096

The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)

CORNER OF SILVER HILLS RD AND BONANZA RD

Attach a plot plan, drawn to scale, of the property involved showing the location of all existing buildings and plans and descriptions of the proposed use of the property with plans for all proposed buildings:

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*NOTE - A CONDITIONAL USE PERMIT does not eliminate the necessity of obtaining a Building Permit or Business License. A Building Permit is required for construction of all buildings in the project.

Are there any deed restriction affecting the use of the property involved? Give expiration date of restrictions.

NONE

Have all requirements in section 7.9.1 of Land-Use Ord 2008-04 been met?

Yes

☒

No

Is this a Sexually Oriented Business? (if yes, Addendum for Sexually Oriented Business)

Yes

No

☒

Applicants Signature

825 N. BONANZA RD
Address

801-380-5497
Phone #

IT IS REQUIRED THAT THE APPLICANT SUBMIT STAMPED ADDRESSED ENVELOPES FOR ALL PROPERTY OWNERS WITHIN 300 FT OF THE AFFECTED PROPERTY.

Town of Leeds Use Only

Application reviewed by: _____ Position: _____

The Town of Leeds Planning Commission recommended: Approval _____ Denial _____ to the Leeds Town Council on _____

The Town Council of Leeds: Approved _____ Denied _____ this Conditional Use Permit on: _____

The applicant is hereby authorized to establish the requested use in accordance with the attached site plan subject to the following conditions:

Mayor, Town of Leeds

Date

ATTEST:

Clerk/Recorder, Town of Leeds

Date



TOWN OF LEEDS

218 NORTH MAIN STREET

PO BOX 160879

LEEDS, UT 84746-0879

PHONE: 435-879-2447 FAX: 435-879-6905

E-mail: clerk@leedstown.org Website: www.leedstown.org

CATEGORY _____	FEE _____
(Non-refundable)	
DATE RECEIVED _____	
BY _____	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

Name: Brian Hansen
 Address: 480 North Main
 Phone: Home: 435-703-3047 Work: 435-703-3047 Cell: 435-703-3047
 Email Address: hansenhouse7@hotmail.com

List nature of business or use applying for: Short term rental, less than 30 days

Property to be used for the following purposes: We have an adjoining/connecting home next to our primary residence. We would like to get a permit to operate it as a short term rental. It is a 3 bedroom 2 Bath home on .67 acres. We live right next door to monitor and manage the rental

Legal description of property, (give exact legal description & include: Lot, Block, Subdivision and Tract)

488 N. Main L-78-C-4 .67 acres
S: 77° 41' 51" R 13° 13' 45" E 180.59 FT. TH S 56° 16' 54" W 179.22 FT. TH N 42° 46' 15" E 105.05 FT. TH N 47° 13' 45" E 298.85 FT. TO POB
1334.16 FT. + 1/16 SEC 1/4 TH S 0° 19' 49" E ALG 1/16 SEC 1/4 667.56 FT. TO POB TH S 0° 19' 49" E ALG 1/16 SEC 1/4 180.59 FT. TH S 56° 16' 54" W 179.22 FT. TH N 42° 46' 15" E 105.05 FT. TH N 47° 13' 45" E 298.85 FT. TO POB

Property Tax ID# _____

The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)

488 North Main

Attach a plot plan, drawn to scale, of the property involved showing the location of all existing buildings and plans and descriptions of the proposed use of the property with plans for all proposed buildings:

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