

Town of Leeds

Agenda

Town of Leeds Planning Commission

Wednesday, October 4, 2023

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **Work Session** on Wednesday October 4, 2023, at **5:30 P.M.**

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** scheduled for Wednesday, October 4, 2023, at **7:00 P.M.** Both meetings will be held at Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

Work Session 5:30pm

The purpose of this work session is to facilitate open dialogue among the Planning Commission, Town Council members (should a quorum be present) Staff, and residents regarding the short-term rental policy. Decision-related discussions will be scheduled for a future Planning Commission meeting. This session prioritizes candid idea exchange, with no formal action taken

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 September 6, 2023, work session & regular meeting
6. Announcements:
 - a. Reminder of Huntsman Senior Games Cycling event scheduled October 12, 2023
 - b. Beautification and Leeds Outreach cOMmittee (BLOOM) scheduled Fall Events update
7. Public Hearing:
 - a. Ordinance No. 2023-03, An Ordinance Amending Chapter 21, Section 14, Related To Vacating, Altering, Or Amending A Subdivision Plat/Map
 - b. Proposed Ordinance 2023-04, amendment to Ordinance 2013-03, Street Tree Ordinance
8. Action Items:
 - a. Action regarding Ordinance No. 2023-03, An Ordinance Amending Chapter 21, Section 14, Related To Vacating, Altering, Or Amending A Subdivision Plat/Map
 - b. Action regarding proposed Ordinance 2023-04, Amendment to ORD 2013-03, Street Tree Ordinance
 - c. Discussion possible action regarding updated Amended Subdivision Preliminary Plat Application for Silver Creek Estates, A Planned Development Community with SITLA /Aaron Langston
 - d. Action regarding Conditional Use Permit application for Owner Occupied B&B at 825 N Bonanza Rd
 - e. Action regarding Conditional Use Permit application for Owner Occupied B&B at 195 S. Main Street
 - f. Action regarding finalized Consolidated Fee Schedule update and presentation to Town Council
9. Discussion Items:
 - a. Discussion regarding request of Craig and Barbara Rentle to disconnect parcel number L-3181
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 October 2, 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.leadstown.org.

Aseneth Steed, Clerk/Recorder

Town of Leeds

Planning Commission Work Session for Wednesday, October 04, 2023

Work Session 5:00 PM

Call to order: 5:30 p.m.

Chairman Swenson called to order the Work Session of the Planning Commission at 5 PM on Wednesday, October 04, 2023.

ROLL CALL: PLANNING COMMISSION

	<u>Present</u>	<u>Absent</u>
CHAIRMAN: DANNY SWENSON	X	_____
COMMISSIONER: ALAN ROBERTS	X	_____
COMMISSIONER: TOM DARTON	X	_____
COMMISSIONER: KEN HADLEY	X	_____
COMMISSIONER: GARY ROSENFELD	X	_____
	<u>Present</u>	<u>Absent</u>
TOWN PLANNER: SCOTT MESSEL	X	_____

Conflicts or Abstentions: None

The meeting on October 4th was a special planning meeting for the Leads Planning Commission. The purpose of the meeting was to discuss the short-term rental policy decision related to Chapter 24.

There were discussions about defining what constitutes "owner-occupied" and concerns related to short-term rentals, such as noise, parking, and property management. There was also a suggestion to require short-term rental property owners to be residents of Leeds to prevent absentee landlords.

The conversation touched on the need for penalties and enforcement, as well as the impact of short-term rentals on the community, including affordability and the changing makeup of the town.

There was a proposal to limit the number of short-term rentals, and it was suggested that the property owner should be nearby or on the same lot. There was also a mention of the importance of a Good Neighbor policy and the need for a notification system for property owners and neighbors.

The meeting ended with a discussion about the demographics of Leeds and the challenges of making the town more affordable for younger families, which may involve higher-density housing options.

The conversation revolves around various aspects of short-term rentals (STRs) and housing. Participants discuss issues related to the American dream of homeownership, the impact of concentrated housing developments, the need for affordable housing, and the regulation of STRs. They also touch on the idea of requiring property owners to live on or near their STRs, the potential for complaints and enforcement, and the possibility of addressing vexatious litigants who file baseless complaints.

Discussion was about various topics, including short-term rentals and related regulations. Here are some key points discussed in the text:

Short-Term Rentals: The conversation revolves around the regulation and management of short-term rentals, such as Airbnb properties, within Leeds.

Noise Complaints: There is a discussion about how to address noise complaints related to short-term rentals. They mention the need for an immediate response to noise issues and challenges in determining what constitutes excessive noise.

Primary Residence Requirement: The idea of requiring short-term rental owners to make their properties their primary residences is discussed. It's suggested that this can help maintain better control over such rentals.

License vs. Conditional Use Permit: It is recommended that short-term rentals be regulated through a licensing system rather than a conditional use permit, allowing more local discretion.

Penalties for Fraud: There's a suggestion that fraudulent information on license applications, such as falsely claiming a property as a primary residence, should result in penalties, potentially including the loss of the license.

Concerns About Off-Road Vehicles: There is a brief mention of concerns about off-road vehicles, like ATVs, impacting the community's quality of life.

During your conversation, there were several key points discussed:

Observations on Traffic: You mentioned your regular cycling activities along a road, where you've noticed a significant number of vehicles traveling at high speeds, often exceeding the speed limit. Surprisingly, many of these vehicles belong to local residents and appear freshly cleaned.

Traffic Speed and Clean Vehicles: Despite the 35-mph speed limit, you've observed residents speeding on the road. Clean vehicles seem to be among the culprits, and you frequently encounter these vehicles while cycling.

Education and Planning: You highlighted the need for education on traffic rules and regulations. Additionally, you mentioned the importance of planning for increased traffic due to the growth in the area. You cited the Washington County Trails Committee's work on improving access to the forest and increasing tourism.

Long-Term Growth and Quality of Life: You expressed concerns about the significant population growth predicted for the region, emphasizing the need for proper planning to maintain the area's quality of life, given the increasing number of people attracted to the region.

Parking Facilities: You discussed the need for parking facilities, especially for visitors traveling from areas like Park City, who need spaces to park their trailers.

Community Impact: You acknowledged the impact of this growth on the community and the region's quality of life, stressing the importance of addressing the challenges that come with it.

Forest Access Road: The discussion touched on the Forest Access Road as a critical exit route during emergencies, highlighting the importance of maintaining access in case of fire or other disasters.

In summary, your conversation revolved around concerns related to traffic, speeding, growth in the region, and the need for careful planning to manage the influx of visitors and residents while maintaining the quality of life. You also touched on issues related to public safety and emergency access.

Education and Planning: The importance of educating residents and planning for the growth and impact of tourism is discussed.

Overall, the discussion covers various aspects of managing short-term rentals and dealing with the challenges and opportunities they present within the community. Commissioner Roberts moved to adjourn the meeting.

Scott Messel's Offer: Scott Messel proposes starting to put together some plans or documents. He is willing to do this unless someone else prefers to take on the task.

Council Member Darton's Response: Council Member Darton is open to taking the lead in drafting the documents, mentioning the use of a "watch count." They plan to review the existing material and incorporate the topics discussed during the conversation. They suggest circulating this material for review.

Meeting Details: Council Member Darton mentions planning the next meeting for the first of the following month at 5:30 PM, and they clarify that the topic discussed in this conversation should be on the meeting's agenda. Additionally, there's a mention of addressing issues related to cemeteries in future meetings.

In conclusion, the key points discussed in the meeting to be addressed in the next meeting include:

Management of Short-Term Rentals (STRs): The meeting addressed various aspects of STRs, such as defining "owner-occupied," primary residence requirements, and license regulations. The group expressed a need to determine how to handle problems and penalties related to STRs.

Traffic and Recreation: There were concerns about the impact of increased traffic and recreational visitors on the community, emphasizing the importance of proper planning and infrastructure to accommodate this growth.

Population Growth: The group recognized that the town is experiencing significant population growth, with projections indicating a substantial increase in residents. It was noted that this growth will have far-reaching consequences for the town and should be properly managed.

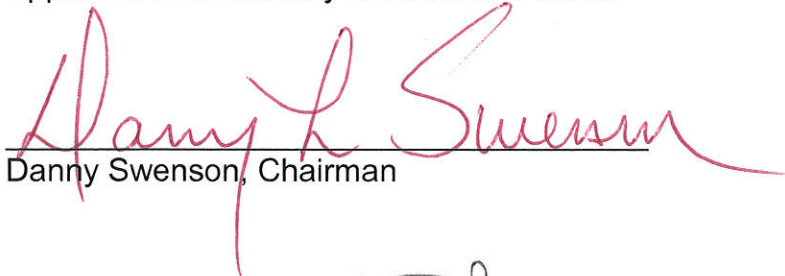
Meeting Planning: Council Member Darton offered to prepare documents for the next meeting, summarizing the key discussion points from this meeting. The group agreed to schedule the next meeting for the 1st of the following month at 5:30 PM and confirmed that the topic of STRs would be on the agenda. Additionally, there was an acknowledgment of the need to address cemetery-related issues in future meetings.

The next meeting will provide an opportunity to further explore these topics, consolidate plans and ideas, and ensure the community is prepared to manage the challenges and opportunities presented by population growth and the impact of STRs.


The group acknowledges the need to address various topics, including those pertaining to cemeteries. They express gratitude to those who participated and suggest taking a break, planning to reconvene at 7:00 PM.

Meeting adjourned: 7:04

Approved this First Day of November 2023.



Danny Swenson, Chairman

ATTEST: 

Aseneth Steed, Town Clerk/Recorder