

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, November 1, 2023

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission **PUBLIC MEETING** scheduled for Wednesday, November 1, 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 October 4, 2023
6. Announcements:
 - a. Election Ballots mailed Oct. 30. Ballot Box open at Town Hall, hours Mon-Thru 9-2
 - b. Main Street Water Conservancy pipeline project timeline update
 - c. 2024 Halloween Event recap
7. Public Hearing:
 - a. Consideration of Formal Request to Disconnect Parcel Number L-3181 from the Town of Leeds jurisdiction by Craig & Barbara Rentle
8. Action Items:
 - a. Action regarding Formal Request to Disconnect Parcel Number L-3181 from the Town of Leeds
 - b. Action Regarding Draft Consolidated Fee Schedule and recommendation to Town Council
9. Discussion Items:
 - a. Discussion regarding reactivating the Town Hall Siren
 - b. Discussion regarding Town Council request to Planning Commission to update to Land Use Chapter 8, Planned Unit Development
 - c. Discussion regarding Leeds annual Christmas Tree Lighting ceremony
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 30, 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 for Wednesday, November 01, 2023

1. Call to order: 7:03 p.m.

Chairman Swenson called to order the regular meeting of the Planning Commission at 7 PM on Wednesday, November 01, 2023.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
CHAIRMAN: DANNY SWENSON	<u>X</u>	<u> </u>
COMMISSIONER: KEN HADLEY	<u>X</u>	<u> </u>
COMMISSIONER: TOM DARTON	<u>X</u>	<u> </u>
COMMISSIONER:	<u> </u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u> </u>
TOWN PLANNER: SCOTT MESSEL	<u>X</u>	<u> </u>
ALT. COMMISSIONER: MIRANDA NESSEN	<u>X</u>	<u> </u>

2. Invocation: Chairman Swenson
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts: None
5. Consent Agenda:

Commissioner Roberts proposed to approve the agenda of November 1, 2023. Commissioner Darton Seconded the motion. Motion passed in a roll call vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
CHAIRMAN: DANNY SWENSON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: KEN HADLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: MIRANDA NESSEN	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

a. Meeting Minutes of October 4, 2023, regular meeting.
 Commissioner Darton made a motion to approve the meeting minutes on October 4, 2023. Commissioner Hadley seconded the motion. Motion passed in a roll call vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	X	_____	_____	_____
COMMISSIONER: KEN HADLEY	X	_____	_____	_____
COMMISSIONER: TOM DARTON	X	_____	_____	_____
COMMISSIONER: MARIANDA NESSEN	X	_____	_____	_____
COMMISSIONER: ALAN ROBERTS	X	_____	_____	_____

2. Announcements:

- a. Election Ballots mailed Oct. 30. Ballot Box open at Town Hall, hours Mon-Thru 9-2

The election ballots will be mailed out on October 30. The ballot box will be available at the town hall, making it convenient for residents. The hours for ballot submission are from 9:00 AM to 2:00 PM, Monday through Thursday. Additionally, ballots can be delivered to designated drop-off points in St. George and other locations. It's important to ensure timely submission for proper counting.

- b. Main Street Water Conservancy pipeline project timeline update

Don Fawson announced a recurring Tuesday meeting with Landmark, the construction company responsible for the project and all the parties involved. He highlighted the visible presence of stacked pipes at the town's end, comprising a 24-inch pipeline and a 10-inch pipeline, LDWA's portion is currently wrapped in plastic. Construction began at Babylon in the north, where previous work had concluded a few years back. Simultaneously, the Harrisburg section saw the initiation of a connection line installation. Notably, a malfunctioning 14-inch plant was removed. There is a deployment of two working crews. One crew operates southward, while another focuses on the northbound direction, aiming to reach the town boundaries by January. The plan involves transitioning the north crew to work on the 10-inch pipeline for LDWA, coinciding with the southward progression of the 24-inch pipeline through town's west side. The existing line will remain active until the 10-inch pipeline installation is complete, allowing for a smooth transition. Further steps include sanitization and charging, ensuring continuous

water supply during the cross-connection phase into individual properties. Additionally, efforts will be made to provide access to driveways during the construction process. Notably, there's a plan for an east-side line installation at a later stage for areas where the original six-inch line wasn't replaced. Collaborating with the conservancy proved beneficial, allowing for a single street excavation and a cost-saving inclusion of materials in their bid. While the completion timeline for the town phase remains unspecified due to potential unforeseen issues related to existing utilities and old lines, January is the current estimated timeframe. The installation of one-inch service lines aims to ensure adequate volume and prevent future complications.

Doris McNally, following up on Don Fawson's remarks, offered a recommendation and counsel. She proposed the idea of incorporating information about the ongoing construction in the upcoming newsletter curated by the mayor. Doris emphasized the importance of communication, suggesting that disseminating details about the construction through the newsletter could help minimize overall frustration among the town's residents.

c. 2024 Halloween Event recap from Beautification and Leeds Outreach committee

Doris McNally enthusiastically recounted the chili cook-off event, acknowledging the six chefs who crafted seven distinct entrees, infusing warmth, and spice into the gathering despite the possibly chilly weather. She expressed gratitude on behalf of the BLOOM(Events and Beautification Committee) to individuals like Rhonda McLaughlin, Robyn Snyder, Troi and Easton Hoster, Travis Naef, Larry Bruley, and Julie Bruley for their exceptional recipes. Doris also appreciated the generous outpouring of gifts and contributions from various entities like Vital Health 4U, Janea's Salon, Casa Tequilana, Mainly Pizza, Gibbs Popcorn, Tim Bevens, Rex Lundgren Cutting Boards, Leeds Trading Posts, Cody Johnson,(First Place Metal Trophy) Tiffany Floral Tracy Flectur, Robin Snyder, and Chris Studdert, who donated impressive items, including a high-end cooler that was raffled off during the event. She highlighted the overwhelming support from the town's people and humorously mentioned the judges' difficulty in selecting a winner, as they kept returning for second helpings.

Doris McNally delved into the winners of the event, highlighting Travis for securing the top spot with his pineapple-infused spicy chili, a unique and delightful combination. She also celebrated Robin, whose secret ingredient was love, and Julie Bruley, securing third place and the People's Choice award with her family recipe, the settlers' recipe, containing bacon and maple. Transitioning to the amusing zombie walk event, Doris expressed delight at seeing people of her age enjoying themselves, donning costumes and shuffling around, creating a fun and ghoulish atmosphere. She then marveled at the remarkable turnout for the trunk-or-treat, appreciating the community's involvement

and emphasizing the passing on of traditions to the younger generation. Expressing gratitude, she thanked individuals like Mark Osmar for ensuring safety during the event and Jeremy Stratton for providing hot cocoa as the evening cooled. Doris acknowledged the event committee members, including Kohl as the council's leader and others like Julie Bruley, Larry, Lisa Price Hepworth, Tracy Comas, Rhonda, and Robin, highlighting their collaborative efforts. Shifting gears, she informed the audience about an upcoming event organized in collaboration with Ken Hadley and the Faithful Friends of Leeds—a series showcasing the acclaimed television show "The Chosen" at the market. Doris encouraged attendance, stating the show's runtime and limited seating while expressing the desire for community participation throughout the series' run. She invited any queries regarding the event to Ken Hadley.

Commissioner Darton expressed concerns about the tree lighting event's scheduled date of December 1, suggesting a possible need to reschedule it.

Doris McNally clarified the situation, explaining that BLOOM (the group responsible for the event) was coordinating the Christmas tree lighting, considering relocating it to the LDS Church. She acknowledged the initial plan for December 1 but mentioned the likelihood of a date change due to conflicting schedules.

Commissioner Darton proposed a new date: Friday the 15th, which was agreed upon by Doris as a suitable alternative. Additionally, Doris informed the attendees about the upcoming event, Wreaths Across America, scheduled for the 16th. She mentioned the initiative to honor 65 veterans across all local cemeteries with wreaths and expressed gratitude for the support and donations received from Susan Savage and Alan Roberts, highlighting the significance of honoring the individuals who contributed to the country's well-being.

The conversation concluded with a mutual appreciation for the efforts of the BLOOM committee in fostering community traditions and memories. Doris expressed her love for the community and encouraged further involvement and support from everyone present.

3. Public Hearing:

- a. Consideration of Formal Request to Disconnect Parcel Number L-3181 from the Town of Leeds jurisdiction by Craig & Barbara Rentle

Commissioner Roberts initiated discussion before the public hearing, indicating a space for dialogue.

Craig Rentle, the property owner, explained their situation, noting that their largest parcel was in Leeds, with a corner parcel in the county. They expressed a desire for consistency and ease by changing one parcel to be in the county, especially considering their surrounded area.

Commissioner Roberts clarified the parcel's positioning, emphasizing it was adjacent to the county on the left side, with distinct sections falling within Leeds and the county.

Scott Messel, providing context, affirmed the boundary drawn on the map as per the town of Leeds. He clarified that the property wasn't an isolated entity or island.

Craig Rentle expressed the intention to unify their properties for ease of development, as they intended to build on them.

Chairman Swenson asked Scott for positives and negatives regarding the proposed change.

Scott Messel highlighted that while the change would go against the usual promotion of annexation into municipalities, in this case, the proposal suggested the opposite direction by disconnecting from a municipality.

The conversation mainly revolved around clarifying the property's spatial context and the implications of the proposed jurisdictional change. with a corner parcel situated in the county. Additionally, they mentioned having other parts of their property across the street also falling within the county. Craig Rentle expressed a preference for consistency by aiming to change Leeds parcel to be in the county, especially since their larger Leeds parcel seemed surrounded by county areas.

Commissioner Roberts sought clarification, pointing out that the parcel was not surrounded by the county, it was adjacent to the county on the left-hand side. Roberts clarified the spatial layout, explaining that the right-hand side of the parcel was within the town of Leeds, while the lower section was also part of Leeds. This clarification aimed to ensure a precise understanding of the property's location and jurisdictional boundaries and that it was not an island.

Scott Messel, the town planner, explained a situation regarding the disconnection of a piece of land highlighted in red from the town of Leeds to the unincorporated Washington County. He clarified that the request stemmed from property owners who desired uniform jurisdiction for their parcels, as they currently owned land in both the town and the county.

Commissioner Darton pointed out that the parcels in the county, particularly the ones the owners wanted to disconnect from Leeds, were significantly smaller in size compared to the

property in Leeds. He indicated specific parcels owned by the applicants, emphasizing their relatively small size in contrast to the larger piece in the town.

Scott Messel provided insight into the legal process, stating that the state code defined procedures for disconnect requests. He highlighted that the town had the authority to either approve or reject such requests. He also mentioned an alternative path for the property owners if the town declined their request. Additionally, Messel noted that generally, the county preferred properties to be annexed into a jurisdiction rather than reverting to unincorporated status, advising the commission to consider this aspect in their decision-making process.

Craig and Barbara Rentle, property owners attending ZOOM, explained their situation. They highlighted that their largest parcel was within the town of Leeds but is mostly undevelopable due to Leeds Hillside Ordinance.

Commissioner Darton made a motion to open the Public hearing for Consideration of Formal Request to Disconnect Parcel Number L-3181 from the Town of Leeds jurisdiction by Craig & Barbara Rentle. Chairman Swenson seconded the motion.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	X			
COMMISSIONER: KEN HADLEY	X			
COMMISSIONER: TOM DARTON	X			
COMMISSIONER: MARIANDA NESSEN	X			
COMMISSIONER: ALAN ROBERTS	X			

The property owners, Rental, expressed their lack of objection to the town of Leeds, praising the area's beauty and explaining how they extensively searched across the western United States for properties before settling there. Chairman Swenson recalled similar sentiments expressed by Rental's wife in the past meeting.

Don Fawson, representing the water company, inquired about the water servicing the property. Rental clarified that the smaller 1.19-acre property near Home Spun had its own water well and that they owned the property along with water rights.

A bit of confusion arose regarding the property's location in relation to the town boundaries. Scott Messel clarified that the properties were near the Home Spun subdivision, within the county, and not developed within the town. There were discussions about the layout and whether any part of the property intersected with the town's limits.

Doris McNally raised concerns about potential confusion or annexation issues due to the property's change in jurisdiction. Scott Messel explained that the change wouldn't restrict

future annexation possibilities for the area and wouldn't tie anyone's hands for future permits. However, he pointed out the need for contiguous land between properties for effective annexation.

During the meeting, Susan Savage expressed concern about any complications arising from the property's unique annexation extension into the city and county borders. Chairman Swenson suggested Susan could answer questions regarding homeowner concerns, as she had property along both Leeds and county borders. Barbara Rentle, one of the property owners, clarified that their choice to disconnect one parcel from Leeds was merely to align all their properties under the same county jurisdiction, aiming for consistency in regulations and building codes for future construction.

Chairman Swenson raised a query about a green area on the map, which was part of Howard's property. The discussion veered toward the property's location in relation to town boundaries and the complications associated with the water system. Don Fawson inquired about the property's water source, and Craig Rentle explained their possession of water rights and a well on a smaller parcel across the street.

Susan Savage voiced the importance of documented water rights, highlighting the significance of documentation for water-related issues. The discussion delved into tax revenue implications, building codes, and the property's location concerning Leeds and the county. Questions arose about the number of homes planned for construction and the process involved in splitting the property for building purposes. The historical context of the property's annexation and its neighboring developments were also deliberated. Commissioner Roberts moved to close the Public Hearing Consideration of Formal Request to Disconnect Parcel Number L-3181 from the Town of Leeds jurisdiction by Craig & Barbara Rentle. Commissioner Roberts seconded the motion.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: KEN HADLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: MARIANDA NESSEN	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

- 4. Action Items:
 - a. Action regarding Formal Request to Disconnect Parcel Number L-3181 from the Town of Leeds

Commissioner Roberts explained that the property's history is tied to the Grapevine Wash annexation and its initial ownership by MSH when it was annexed into Leeds. This annexation facilitated access to properties located south of the area, but current dynamics have changed, leading to parcels separated by rights-of-way that seemingly don't coalesce. Roberts emphasized the absence of a compelling reason to justify disconnecting the property

from Leeds, citing previous legal disputes that established Leeds boundaries and the potential counterproductivity of initiating disconnects without substantial reasons.

Commissioner Darton echoed Roberts' sentiment, expressing his inability to identify any significant community benefit from the disconnect. He questioned the tangible differences in building codes and the logistics of transporting water between jurisdictions, seeing little impact.

Commissioner Hadley inquired about incorporating the other two parcels into Leeds. Scott Messel explained the challenges, highlighting the ideal situation where the entire Homespun subdivision could be brought into Leeds due to utility issues. He mentioned past water problems faced by neighbors and improvements brought about by the Water Conservancy District, although there was uncertainty about the district's opinion on further annexation. Messel also mentioned the historical reasoning behind the boundary lines and speculated on the area's future development, highlighting the hillside nature of the land bordering Leeds and the county.

Chairman Swenson inquired about the next steps in the process, and Scott Messel outlined the path. He mentioned that it would first go to the planning commission, followed by the town council, emphasizing that proper notice and hearings have occurred as per the state code. Commissioner Darton asked if anyone from the planning commission favored recommending the disconnect, to which both Commissioner Roberts and Commissioner Darton expressed their lack of support for such a recommendation.

Chairman Swenson leaned against recommending the disconnect, citing the historical context behind the boundary designation and the absence of a solid purpose for going against it now. He clarified the process, explaining that their vote goes to the town council and can be altered at that stage. He highlighted that the town council holds the final say in the matter.

Commissioner Darton motioned to move the matter to the town council with a suggestion against approving the disconnect. Commissioner Roberts seconded the motion. Motion passed in a roll call vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: KEN HADLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: MARIANDA NESSEN	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

- b. Action Regarding Draft Consolidated Fee Schedule and recommendation to Town Council

The discussion on the Consolidated Fee Schedule delved into various sections that seemed unfinished or unclear, particularly around grading permits, excavation metrics, and how different communities handle similar issues. There was a significant focus on understanding the metrics behind excavation and grading permits, drawing on examples from other cities like St. George and their permit regulations based on lot sizes.

The conversation shifted between the need for specific metrics tied to Earth removal, the distinction between excavation and grading, and the thresholds for requiring permits based on property size. Additionally, they touched on historical cases like Cemetery Hill, where the county imposed a grading permit due to considerable Earth removal.

There was an acknowledgment of the need for clear metrics in the fee schedule, aligning with the ordinances and regulations in place.

Commissioner Darton made a motion to table the discussion, suggesting a more detailed work session to finalize the fee schedule with comprehensive research and clarification on the different sections and metrics discussed at a work session set for December 6, 2023, at 5:30pm.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	X	_____	_____	_____
COMMISSIONER: KEN HADLEY	X	_____	_____	_____
COMMISSIONER: TOM DARTON	X	_____	_____	_____
COMMISSIONER: MARIANDA NESSEN	X	_____	_____	_____
COMMISSIONER: ALAN ROBERTS	X	_____	_____	_____

5. Discussion Items:

a. Discussion regarding reactivating the Town Hall Siren

Chairman Swenson requested Don Fawson to join him in discussing the potential reactivation of the town hall siren. Fawson, speaking from his experience of 37 years in the fire service, recalled the siren's historical use dating back to the 1970s when it served as the primary alert system. Initially, it operated with limited technology, activating in response to 911 calls, and later, the town transitioned to pagers, rendering the siren obsolete, except for routine noon exercises.

Fawson raised the idea of reactivating the siren after noticing criticisms of a similar system elsewhere during a tsunami warning. He pondered if a warning system could benefit the town, especially considering not everyone always owns or keeps a smartphone active. He acknowledged uncertainties about its audibility range and whether it would be a town-wide alert or specific to certain emergencies.

The siren's location, audibility range, and its ability to function were brought into question. Fawson expressed interest in exploring the siren's operability and potential use for broader notifications beyond specific house fires. Swenson added that in emergencies, like hazardous material spills or wildfires, the siren's activation might not necessitate a town-wide evacuation but could be more directed.

Swenson raised concerns about the siren's effectiveness, suggesting that if it were crucial, larger cities would commonly employ it. He highlighted the importance of training and public awareness in responding to different emergencies. Swenson also emphasized the need for maintenance, suggesting that the power company might assist in checking the siren's functionality.

Their discussion underscored the need for a comprehensive assessment of when and how the siren might be used effectively, considering its functionality, potential applications, and the town's emergency preparedness. Swenson urged further contemplation on its practicality, considering the town's limited access roads and the potential chaos if everyone attempted to leave simultaneously during an emergency.

b. Discussion regarding Town Council request to Planning Commission to update to Land Use Chapter 8, Planned Unit Development

Clerk provided context: In a recent Town Council meeting, Mr. Peterson drew attention to a zoning issue within the R-1-5 area, marked with an overlay labeled as L-40. He specifically cited Chapter 12, Section 2.2 of the land use ordinance, which addresses properties of 40 acres or more with 10 or more lots. The chapter specifies that the "L" value should not exceed 25%, thereby resulting in a reduction.

12.2.2. Lot size (L-X).

This overlay applies to all Zoning Districts and is to be used where a request for an alternate method of land use is desired. An example would be if a Planned Unit Development concept were to be used. In applying the lot size overlay the X is replaced by a number representing the maximum percentage amount that any lot in the development can be reduced below the Zoning District in which it is located. Examples are (L-0) all lots must meet the full size of a lot in the specific Zoning District. In an R-R-1 zone all lots must be one acre or larger. If an alternate development concept is authorized in an R-R-1 zone and the lot size is listed as (L-10), then the minimum lot size authorized would be 0.9 acres, which is 10% less than the normal one-acre zoning. The default for this overlay is L-0 meaning that all lots must meet or exceed the lot size specified in the zoning district. This concept is intended for large tracts of land

approximately forty (40) acres and larger, not for ten (10) or fewer lots.

Proposal for Update: Mr. Peterson recommended that the Planning Commission consider updating the land use ordinance to ensure consistency with the situation at hand. This situation is unique as it pertains to an area with an alternative method of land use, as demonstrated by the SITLA development, covering over 40 acres and including more than 10 lots. The proposed update aims to align the Town's approval with a 40% reduction, effectively allowing for three-acre lots.

Mr. Peterson made it clear that the R-1-5 area on the map represents the last remaining five-acre zoning in the town of Leeds, and it has not yet been developed. The proposed update is not intended to alter the proposed acreage but rather to ensure the consistency of town ordinances with the approved plan, preserving good order.

Zoning Clarification: Mr. Peterson pointed out that the current town ordinance indicates the zoning as R-5, while the application from SITLA requests a different zoning designation known as R-3. He clarified that there is no actual R-3 zoning; instead, there is an overlay that allows for a reduction in acreage under specific conditions, subject to the town's approval.

To ensure compliance, Mr. Peterson recommended updating the Planned Unit Development (PUD) chapter of the land use ordinance to permit a maximum reduction of up to 40%, as the current cap stands at 25%. He noted that the cap percentage varies depending on the zone, as specified in the PUD chapter of the land use ordinance.

Zoning and Acreage Calculation: During the discussion, it was observed that most of the lots on the map appear smaller than two acres. Mr. Peterson clarified that each lot is one and a half acres in size, and these lots can be zoned as R-1-2-L-25, allowing for a 25% reduction to achieve the desired one and a half-acre size.

He also explained that the area marked in pink on the map is zoned as R-1-5, adjacent to the five-acre properties. However, there are green areas within the orange zoning on the map, indicating a need for zoning clarification. Mr. Peterson estimated the total acreage being developed by multiplying the number of five-acre lots by five and the number of one and a half-acre lots by one and a half. This calculation revealed more acreage than indicated in the map legend, particularly in the one-teens.

Relevance of Acreage Reduction: Mayor Hoster sought clarification on the relevance of the 30% or 40% reduction, to which Mr. Peterson explained that it pertains to the reduction allowed in the minimum acreage required. This provision is outlined in Chapter 12.2.2 of the land use ordinance. While he was not aware of any parcels in Leeds with this specific zoning during his time on the town council, Mr. Peterson emphasized that the ordinance allows for its application in this case.

Request for Rezoning: Mayor Hoster inquired if Mr. Peterson's intention was to bring this matter to the council's attention as a request to address the absence of R-1-3 zoning and to ensure that the parcels within the pink area, originally plotted for three to four

acres, did not proceed with that zoning change. Mr. Peterson clarified that his preference was for the town to rezone these parcels with the overlay, aligning them with town ordinances. His goal is to prevent this situation from setting a precedent where anyone could request a reduction in acreage for their parcel.

Mayor Hoster expressed appreciation for the clarification and apologized for the numerous questions, to which Mr. Peterson responded that it was not a problem.

In light of these developments, the Planning Commission is advised to consider the proposed update to the Planned Unit Development (PUD) chapter of the land use ordinance, which would permit a maximum reduction of up to 40% in line with the unique conditions presented by the SITLA development. This update will serve to ensure consistency and clarity within the town's zoning regulations.

Your input and deliberation on this matter will contribute to the town's ongoing commitment to well-planned and well-ordered development. We appreciate your attention to this issue and look forward to further discussion and any recommendations you may have.

The conversation highlighted the need for a more extensive discussion, possibly in a work meeting, to thoroughly evaluate the proposal. There was agreement that any modifications should not be based solely on one particular application or applicant but should rather define a variable percentage that could be applied based on individual development applications. This variable approach would need clear articulation within the code, allowing flexibility while maintaining consistency. Overall, the focus was on reviewing and possibly refining the percentage allowed for open space in the zoning regulations rather than making arbitrary modifications that align with a specific application.

c. Discussion regarding Leeds annual Christmas Tree Lighting ceremony

The next topic was Leeds Christmas tree lighting ceremony. They confirmed the date inviting the entire town to join for hot chocolate, neighborly meetups, and potentially some singing to foster the Christmas spirit. It seems last year's event was well received, so they're aiming for a similar positive response this time around.

6. Staff Reports: None

7. Adjournment

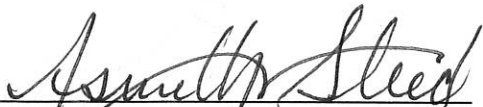
Adjournment: The meeting was adjourned at 8:32 pm.

Approved on this sixth day of December 2023



Danny Swenson, Chairman

ATTEST:



Asereth Steed, Town Clerk/Recorder