

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, April 3, 2024

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission **PUBLIC MEETING** scheduled for Wednesday, APRIL 3, 2024, 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. Agenda:
 - a. Tonight's Agenda of April 3, 2024
 - b. Meeting Minutes of March 6, 2024
6. Announcements:
 - a. Leeds Cemetery Improvement Project Report
 - b. Announcement from the Fair Committee
7. Public Hearing: None
8. Action Items: None
9. Discussion Items:
 - a. Recap of the Work Session covering the Comprehensive Code Update and dialogue on SB 174 compliance, including validation of monthly assignments and follow-up actions.
 - b. Discussion on Grapevine Wash Development
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 March 29, 2024, 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.

Michelle Rutherford

Michelle Rutherford, Clerk/Recorder

Town of Leeds

Planning Commission Meeting for Wednesday, April 3, 2024

Regular Meeting 7 PM

1. Call To Order/Roll Call: 7:06pm

ROLL CALL:	<u>Present</u>	<u>Absent</u>
CHAIR: DANNY SWENSON	<u>X</u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> </u>	<u>X</u>
COMMISSIONER: KEN HADLEY	<u>X</u>	<u> </u>
COMMISSIONER: LAURIE SULLIVAN	<u>X</u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u> </u>
TOWN PLANNER: SCOTT MESSEL	<u>X</u>	<u> </u>

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

- a. Tonight's Agenda of April 3, 2024

Commissioner Roberts moved to approve tonight's agenda Second by Commissioner Sullivan.
Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
CHAIR: DANNY SWENSON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
COMMISSIONER: KEN HADLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: LAURIE SULLIVAN	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

- b. Meeting Minutes of March 6, 2024, Work Session
Minutes were not available due to change in staff. They will be available at next month's meeting.
- c. Meeting Minutes of March 6, 2024, Regular Session
Minutes were not available due to change in staff. They will be available at next month's meeting.

6. **Announcements:**

Doris McNally presented to Council, giving an update on her work as Sexton. Handout is attached.

- a. Current ordinance was adopted on January 14, 2013. Rate schedule was put in place in 2016.
- b. The current ordinance has 29 sections. Recommendation is to clean it up, reorganize it and make it easier to read.
- c. Old ordinance had definition and jobs we no longer have. I have pulled those that we do have out and added them to the definitions section
- d. The new ordinance will define who is a resident of the Town of Leeds for pricing, so there is no confusion. A resident will be anyone who resides in the tax district for the Town of Leeds.

- e. Definitions for plots, to be more encompassing of both cremation and also a casket.
- f. Code of Conduct for the cemeteries
- g. Comparison of pricing. I am looking into what other cities and towns are doing in the way of pricing
- h. Formal definition of markers. I would like to work with Planning Committee for this section
- i. A gate has been donated from the LDWA to close off the opening to the Protestant Cemetery from ATVs causing damage. Excess pipe was donated by Washington County Water Conservancy and Mark secured donations of gravel to repair the roads leading into the cemetery.
- j. Regarding the property that John Z is deeding over to the Town, there were some problems with the paperwork. It is being redone and there are Quit Claim Deeds that need to be signed by the mayor and John Z.
- k. 8 plots have been sold recently and we are working on transferring plots back to the Town
- l. Directory for the Protestant Cemetery is complete
- m. Mark Osmer has added a drainage pipe to the cemeteries to help with the flooding
- n. Additional land to the North of the Catholic cemetery has been made available to the Town for a non-denominational cemetery. We could have anywhere from 64-140 plots depending on what mixture we'd like to put in there. Exactly the same size as the Catholic Cemetery.
- o. I took possession of the records in Oct 2023 and I have created and updated a database of all three cemeteries with information from Ancestries sites, Veteran sites, LDS sites.
- p. We're looking at renovating the LDS cemetery to add more plots and move the arch to a different area. The collumbariums that I have been researching could be added to the stone walls surrounding the property.
- q. I have added into the new document that all Openings and Closings will be done by the town and at reasonable hours.

Commissioner Roberts emphasizes the importance of maintaining a defined space for selling plots, especially when there are large rocks in the area. The town must be responsible for adjusting the property to fit the individual's needs, and if the town cannot place them, they reserve the right to open new spaces for sale. He also mentioned the aggressive attempts to purchase more property around the Leeds cemetery, which was gifted by Silver Point Estates development. The speaker emphasizes the proactive efforts of property owners to maintain the look of historic cemeteries, which have been paid for by private owners.

Doris McNally discussed the options for relocating the rock, allowing the person to turn in the deed and refund it, and the need for physical investigations before selling properties. They also mention the need to investigate the area for any signs of a vault, rock, or casket. Precautions are being put into place.

She discussed the potential for a large parcel of land in a Protestant cemetery to become active cemeteries again. She acknowledges that 80% of the area in the Protestant cemetery is unknown, and they have been in contact with people from the East Coast who may disinterred the ground and resituate the unknowns. The speaker also discusses the possibility of moving the stone and making the Protestant cemetery smaller, and opening the Lyons area to non-denominational people.

Lynn Potter: Is the Chinese Cemetery still in existence?

Commissioner Roberts: We do not know the exact location of the Chinese Cemetery. All the graves were removed by the Chinese.

Doris McNally: There are some ideas as to where it might be, but the Catholic Church has not gotten back to me yet.

Lynn Potter: I understand there are some private residences in Leeds that have people buried on them. Is that still legal?

Doris McNally: Utah is one of the only states where you can still legally bury your loved ones on your property.

Scott Messel: It is not in the code, but we have asked people to give the measurements of the location so that they can be found in the future.

Doris McNally: My understanding is that the body still has to be treated and they must be in a vault of some kind. If the person died of a contagious disease, there is protocol.

Commissioner Roberts: The Town of Leeds and the Silver Reef Development do not own all of the land coming through the Catholic Cemetery. A triangular piece of land does belong to BLM.

Doris McNally: I'd like to get with you about that

Commissioner Roberts: The BLM wanted to do an Environmental Study. They wanted to charge \$80,000 and the Town declined the study.

Doris McNally: Ken, I'd also like to speak with you about the Veterans, I've found an additional 17 Veterans before the next Wreaths Across America.

Chairman Swenson: Thank you Doris for the report and for all the work put in .

Update about the fair was given by Chairman Swenson. He asked for volunteers to help with the booth. He then asked Commissioner Hadley to give more information about the booth. The town theme is "Then and Now" Anyone that wants to see it before it is moved to the fairgrounds, get ahold of him or Traci Fieldsted to look at it. He explained that the fair is on April 15th at 5:00pm. Special thanks was given to Lynn Potter for all the help he has given.

7. Public Hearings: None

8. Action Items: None

9. Discussion Items:

a. Recap of the Work Session covering the Comprehensive Code Update and dialogue on SB 174 compliance, including validation of monthly assignments and follow-up actions.

Scott Messel: The town is working on updating its existing code to meet state requirements, particularly with large land use bills like SB174. They are focusing on defining land use ideas and preparing for new codes to be adopted in time. We are holding work meetings and public hearings to discuss and adopt the code, aiming to be ahead of the game by the end of the year. The more work put into the code, the better off the town will be when it is adopted.

b. Discussion on Grapevine Wash Development

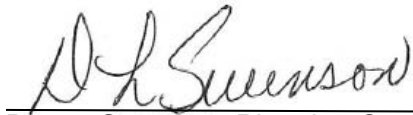
Chairman Swenson discussed the development of Grapevine Wash, a property with potential resort and residential facilities, new roads, and connections. The conversation highlights the inevitable growth of development in the area. For right now, it's all talk. He advises people to be prepared for potential changes.

Scott Messel: Due to litigation several years ago of densities, Grapevine Wash has a vesting. The town has a little say in what's happening, but for the most part, it's already predetermined.

10. Staff Reports: None

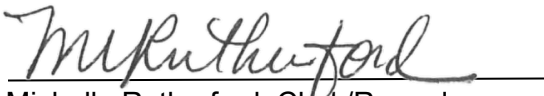
11. Adjournment: 7:56pm

Approved this 1st Day of May, 2024.



Danny Swenson, Planning Commission Chair

ATTEST:



Michelle Rutherford, Clerk/Recorder