

# Town of Leeds

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## Planning Commission Meeting for September 3, 2014

1. Call to order:

Norm Peters, Chairman called to order the regular meeting of the Planning Commission at 7:06pm on September 3, 2014, at Leeds Town Hall, 218 N Main.

2. Roll Call:

ROLL CALL:

|                                | <u>Present</u>    | <u>Absent</u>     |
|--------------------------------|-------------------|-------------------|
| CHAIRMAN: NORM PETERS          | <u>x</u>          | <u>          </u> |
| COMMISSIONER: ELLIOTT SHELTMAN | <u>x</u>          | <u>          </u> |
| COMMISSIONER: DARRELL NELSON   | <u>x</u>          | <u>          </u> |
| COMMISSIONER: REED BRAITHWAITE | <u>          </u> | <u>x</u>          |
| COMMISSIONER: STEVE LEWIS      | <u>x</u>          | <u>          </u> |

3. Invocation by Commissioner Nelson

4. Pledge of Allegiance by Chairman Peters.

5. Declaration of Abstentions or Conflicts: None.

6. Approval of Agenda:

Commissioner Lewis had the following amendments to the minutes;

1. On page 6, action item 9.a under Commissioner Lewis's comments, the word "the action" changed to "my action".
2. On page 7, under item b.2 and under Commissioner Braithwaite's comments, the word "pressure" changed to "flow".
3. On page 8 under Commissioner Sheltman's comments, on the 3<sup>rd</sup> line down the word "Commissioner Sheltman" changed to "Commissioner Lewis".

Commissioner Sheltman moved to approve tonight's agenda and the meeting minutes with the amendments for August 6, 2014. 2<sup>nd</sup> by Commissioner Nelson. All voted "Aye". Motion Passed.

7. Announcements: None.

8. Public Hearings: None.

9. Action Items:

- a. Discussion and possible action on Ordinance 2014-02, amendments to the Land Use Ordinance Chapter 20.1 of the Hillside Protection Overlay Zone.

Commissioners and Bob Nicholson the Town Planner discussed the following proposed amendments to the Land Use Ordinance, Chapter 20.1 of the Hillside Protection Overlay Zone.

“except that the Town Council, after considering the recommendation of the Planning Commission, may allow the development of public streets and / or utility lines on slopes of 30% or more where the Town Council finds that,

1. other reasonable locations or design alternatives do not exist, and
2. The public road or utility line provides a significant public benefit accruing primarily to existing residences not associated with any proposed or potential new subdivision, and
3. The road or utility alignment is deemed to be safe, and
4. The road or utility alignment promotes the Town’s general health, safety, and welfare”.

Commissioner Sheltnan discussed what affects Chapter 20 had on Silver Pointe Estates with Rick Sant, Bob Nicholson and Commissioners and if there were any other options for a road other than an Ordinance change.

Commissioner Lewis made a motion to accept the amendment of Ordinance 2014-02 as written and presented before us. 2<sup>nd</sup> by Commissioner Nelson.

Commissioner Nelson discussed the amendments and was concerned on how you would differentiate between applicants.

Bob Nicholson replied here’s what we’re supposed to do on that question; I think that’s a good question Darrell, so you don’t play favorites. When an application is brought forward, you go through each one of the question. Bob read 1-4 of the amendments and discussed them further with Commissioners.

All voted. Motion Passed in a Roll Call Vote.

**ROLL CALL VOTE:**

|                                | Yea           | Nay           | Abstain       | Absent        |
|--------------------------------|---------------|---------------|---------------|---------------|
| CHAIRMAN: NORM PETERS          | <u>  x  </u>  | <u>      </u> | <u>      </u> | <u>      </u> |
| COMMISSIONER: ELLIOTT SHELTMAN | <u>      </u> | <u>  x  </u>  | <u>      </u> | <u>      </u> |
| COMMISSIONER: DARRELL NELSON   | <u>  x  </u>  | <u>      </u> | <u>      </u> | <u>      </u> |
| COMMISSIONER: REED BRAITHWAITE | <u>      </u> | <u>      </u> | <u>      </u> | <u>  x  </u>  |
| COMMISSIONER: STEVE LEWIS      | <u>  x  </u>  | <u>      </u> | <u>      </u> | <u>      </u> |

10. Discussion Items:

- a. Amendment to Chapter 22, Sign Ordinance

Commissioners and Bob Nicholson discussed proposed amendments to the Land Use Ordinance Chapter 22, Sign. Commissioners had concerns about the Town’s lack of Ordinance enforcement.

Kristi Barker indicated the Town is in the process of hiring a Code Enforcer and discussed the history of the Land Use Ordinances amendments further.

Commissioners discussed it further and are going to take Chapter 22 and review the amendments and come back with suggestions for the next meeting.

11. Staff Reports: None

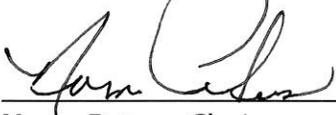
12. Adjournment:

Commissioner Nelson moved to adjourn the meeting. 2<sup>nd</sup> by Commissioner Lewis. All voted "Aye".

Motion Passed.

Time: 8:06pm.

APPROVED ON THIS 1 DAY OF October, 2014



Norm Peters, Chair

ATTEST:



Kristi Barker, Deputy Clerk/Recorder