

Town of Leeds

Town Council Work Session for Wednesday, May 7, 2025

Work Session 6:03pm

Call to Order: 6:03 pm

In Attendance: Chairman: Chuck Bentley

Planning Commissioner: Alan Roberts

Alt. Planning Commissioner: Ken Hadley

Planning Commissioner: David Rhoads

Planning Commissioner: Laurie Sullivan

Town Planner: Scott Messel

Town Clerk: Michelle Rutherford

a. Planning Commission Training Requirements

Michelle Rutherford gave a training assignment to the Commissioners to have completed before the next Regular Meeting on June 4, 2025, pursuant to the Utah Code Ann. § 10-9a-302(6)(b).

b. The Cove at Silver Reef Development Review

Discussion of changes made to the community plan, including adjustments to the lot minimum width, cross-section of the street. They also addressed concerns about the cemetery and adjusted the plan accordingly. They introduced Bruce Barrett, Janelle, and Rich White to discuss the NDA, environmental issues, and water issues. Discussion of the possibility of contamination in certain areas of the site, despite extensive sampling and cleanup efforts. They mentioned that while it was unlikely, there could be contamination in three lots that were not detected during the initial sampling.

Also highlighted the need for ongoing monitoring and verification of the cleanup process, as there were instances where additional remediation was required. They emphasized the importance of field measurements and laboratory samples to ensure the site was adequately cleaned up.

The clean up program at a site that never reached the level of being within the superfund program. They expressed concern about the possibility of contamination in areas that were not identified. They also mentioned a site management plan that includes procedures for monitoring lots constructed on the site. They emphasized the importance of contractor safety and the need for extensive monitoring during utility construction. They clarified that the cleanup did not include the cemeteries, which are considered sacred ground. They proposed a plan to catch any missing contamination by testing each building block.

Please see the audio recording for details of this meeting.

Adjournment: pm

Approved this 4th Day of June, 2025.

Chuck Bentley, Planning Commission Chairman

ATTEST:

Cari Bishop, Deputy Clerk

DRAFT