

Town of Leeds

Town Council Work Session for Wednesday, May 28, 2025

Work Session 6:00pm

Call to Order: 6:05pm

In Attendance: Mayor Hoster

Councilmember: Ron Cundick

Councilmember: Danielle Stirling

Councilmember: Michelle Peot

Councilmember: Kohl Furley

Town Planner: Scott Messel

Legal Council: Craig Hall

Deputy Clerk: Cari Bishop

a. Land Use

b. Zoning

Councilmember Peot: I'm noticing that there have been red lines that were never discussed in a work group meeting or public setting, and I'm wondering how that happened.

Councilmember Cundick: I was afraid it was going to get past before we discussed it. Some of the statutes at the state level and most of those I'm aware of require a certain size, town or city before they're mandatory. So, we discussed what we want to deal with this.

Councilmember Peot: From a process perspective I would appreciate it if we don't have individuals going in and redlining in civicinq. I think the process that we have been using and what has happened normally in work group meetings or in town council is that we discussed things and have a discussion and you can say I think we should strike this section, the process that you're using seems like it's a free for all, then we can all go in and red line.

Councilmember Cundick: We were planning to vote on this and we had identified it and I thought the only way to identify and then talk about it was to redline it.

Councilmember Furley: I agree with Michelle, just as long as we have a process, let's stick to it and that way its consistent across the board and we don't have to come back and go, how did that get red lined? I didn't know about it. I also do support the reason why we redlined it.

Mayor Hoster: We should go through each one of those edits and address them.

Councilmember Furley: Planned Center Development will read out Multi-Use Commercial Complex. When will the State step in on the attainable housing?

Planner Scott Messel: As of right now, it's 7,000 people.

Councilmember Peot: Personally, I like the attainable housing, because we're not talking about section 8 housing. We're talking about housing a lot of families could potentially afford because if we're talking about the threshold of \$400,000 it's not cheap but it allows families to live in Leeds.

You could do any of these things you could do open space, you could say I'm going to provide a Plaza or I'm going to provide a Rec Center all those are exemptions from your project.

Mayor Hoster: The next one is allowed uses. It looks like the definition modifications strike a Bed and Breakfast and then temporary use. So, stay at 5,000 for the townhouse.

Discussion on the townhouse and what the space should be.

Councilmember Stirling: Looking at civiclinq and what is the timeline for the mixed-use and SB174.

Planner Scott Messel: If someone is doing a project that's complex enough to have a development agreement, that it's in everyone's best interests that it does not go through a speed process, that I think that the developer and the Town would want to have time to review it properly.

Going over each edited item that they have listed in the document. Referencing code to the document for easy reference. Going over the definitions of public art. Deciding where in the document that the document needs editing and where the document needs reference.

Discussion on parking and what the council wants for mixed-use.

Moving onto Village Commercial

Discussion on the grammatical issues and a review of the document. Mayor Hoster reads the areas in the document where there are edits.

See the audio for the discussion details.

Adjournment: 6:50pm

Approved this 11th Day of June 2025.

Bill Hoster, Mayor

ATTEST:

Cari Bishop, Deputy Clerk