

# Town of Leeds

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## Planning Commission Work Session for Wednesday, June 10, 2025

### Work Session

**Call to Order:** 6:00 pm

**In Attendance:** **Chairman:** Chuck Bentley

**Planning Commissioner:** Alan Roberts

**Planning Commissioner:** Laurie Sullivan

**Town Planner:** Scott Messel

### a. The Cove at Silver Reef Development Review

We had more questions remaining from last week's meeting and we want to get those answered. Tonight is just a discussion.

Commissioner Roberts: Let's talk about some points on the Community Plan and that is what you are looking for in the zone. Let's start with your introduction, what I want to do is make it clear that development that comes into Leeds wants to fit closely into the General Plan with an understanding of what our General Plan is and how this project will fit within it. With that in mind, Leeds is considered a rural community. What people picture of a rural community is more of an open space which you're proposing, a fair amount of open space, also I would equate animals that go along with rural communities. There is a number attached of lots that are to this application which is 145 lots. It was 105 lots when it annexed in.

Discussion continues on the clustering of the lots and how many the lots are now that they are proposing. The developer does discuss the lot sizes and that there are bigger sized lots in other areas.

Jared Westoff: States that there are average lots is under .4 of an acre and that they are pad reading the lots, if we do that we have all the testing done and have the majority done but there are some things that need to happen when the building starts. The size of that lot helps with the pad ready.

Commissioner Roberts: The initial thought is to leave it natural but with the high erosion issues the curb and gutter is going to be important and so it becomes less curb and gutter because there is less roads but those factor in.

Jared Westoff: Controlling stormwater given the environmental, we sit there and go as much as we'd like to have that be either a flat curve or no curve for this particular property for safety and making sure we don't have erosion, I think curbing gutters is the right move.

Discussion on public right-of-way's that become a liability to the town. Examples are brought up from the Bloomington area and what happened there and how we can do things differently.

Commissioner Roberts: There was a time when there would be no live turf allowed in the community.

Discussion on whether this area will become a zone and that the rules are zoning for the area not just having the CC&R's. That the zoning for this area will be for the community and lots within.

Discussion on water will serve the lots in the community. Going over that they are asking for more than what was annexed in and what they asked for before.

Sewer options there are three of them. There is a substantial price difference between them. Jared Westoff says what they want to do is go on the west side of the freeway. This is option A in their paperwork. The direction of the sewer would be

coming into the McMullen stream would go under the freeway into cemetery road and through main street and coming down. UDOT has said that it would work. Thats what we think makes the most sense.

Discussion on being forced to connect to the sewer. Ashcreek is letting it develop in a natural way. They let projects develop out the sewer. They are letting the developers bring the sewer. Questions on the hook up of the sewer and mandatory concerns for the town citizens.

Commissioner Roberts: Asks should the municipality not be pro active and look for potential future developments on the sizing of these sewer lines. Do you want to tare up the road again for the sizing. What is the likeness that there are going to be some developments that will be utilizing that. The town needs to have that dialogue with the developments.

Commissioner Bentley: Discusses the sizing and the gravity vs pressurized sewer options.

Jared Westoff: we are proposing a pump that will work for us and possibly one or two neighbors. The cost for that pump is not much more for just a pump for us. We are building some capacity in the lift station area. The lift station area, one way to increase the capacity of the lift station is to have enough area for wet wells. We are not proposing that we put in huge wet wells in right now but engineer it in way that wet wells could be added. Discuss the different engineering that goes into this sewer project for the development.

Commissioner Roberts: Potential horizontal shafts and where they may be located and are they within the clustering area. Who would know this.

Jared Westoff: We will have Landmark involved the whole time. That is a good question for Rich White to answer. As we look at that we will have AGEC involvement. Make sure what we are doing works.

Bruce Baird: Wanted to address the concern of the swimming pools and further excavation that it would be safe. Says that the concern is an easy fix for there to be an excavation permit and with a test for materials that would cause a concern, and they will need to pay the city to review the proposal and put up a bond to have it monitored for its safety of the process of removal.

Jared Westoff: Discussing the build out for when they want to sell the project and who they would sell to. They are aware of the concern of the changeover.

Discussion goes into the development application and what that means. 3.6.5 what is this outsourcing means, the clause does not need to be in the development agreement, but Bruce puts it in there for the town. Making sure it complies with codes and standards. Discussion goes back to the sewer and the issues that come with it and the concerns. Jared has a list to adjust and review and modify the requests that were set forth at the meeting. Commissioner Bentley asks for through the development agreement you adopt the CC&R's so that they cannot go away or change, Jared states that they can be an exhibit to the development agreement and be bound to the property and Commissioner Bently agrees that is what should happen.

Adjournment: pm

Approved this 2nd Day of July, 2025.



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Chuck Bentley, Planning Commission Chairman

ATTEST:



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Cari Bishop, Deputy Clerk