

Town of Leeds

Town Council Special Meeting for Tuesday, August 26, 2025

Call to order the Leeds Canvas Board at 5:08pm

ROLL CALL:	<u>Present</u>	<u>Absent</u>
MAYOR: BILL HOSTER	X	
COUNCILMEMBER: DANIELLE STIRLING	X	
COUNCILMEMBER: RON CUNDICK online	X	
COUNCILMEMBER: MICHELLE PEOT	X	
COUNCILMEMBER: KOHL FURLEY	X	

Acting Clerk read off the Canvass Report and the Stats from the August 12, 2025, Primary Election.
Closed the Canvass at 5:11pm

1. **Call To Order/Roll Call:** 5:12pm

ROLL CALL:	<u>Present</u>	<u>Absent</u>
MAYOR: BILL HOSTER	X	
COUNCILMEMBER: DANIELLE STIRLING	X	
COUNCILMEMBER: RON CUNDICK	X	
COUNCILMEMBER: MICHELLE PEOT	X	
COUNCILMEMBER: KOHL FURLEY	X	
TOWN PLANNER: SCOTT MESSEL		X

- 2. **Invocation:** Mayor Hoster
- 3. **Pledge of Allegiance**
- 4. **Declaration of Abstentions or Conflicts:** NONE
- 5. **Agenda:**

a. Tonight's Agenda of February 26, 2025

Councilmember Peot: I would prefer it if we discussed the appointment of town clerk in an executive session first before we have it as an open item, just because we didn't really have a competitive process and I just wanted to discuss it there.

Mayor asks for vote to approve agenda.

Motion to approve agenda made by Councilmember Stirling, 2nd by Councilmember Furley.

ROLL CALL VOTE:	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK online	X			
COUNCILMEMBER: MICHELLE PEOT		X		
COUNCILMEMBER: KOHL FURLEY	X			

- b. Meeting Minutes of June 25, 2025, Work Meeting, June 25 Meeting and June 26 Meeting Minutes.

Councilmember Peot: States she did not get them in her packet.

Councilmember Stirling: States that the minutes are in a separate email before the updated email that was sent.

Motion to approve all meeting minutes made by Councilmember Stirling, Seconded by Councilmember Cundick.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK online	X			
COUNCILMEMBER: MICHELLE PEOT	X			
COUNCILMEMBER: KOHL FURLEY	X			

1. Staff Reports

Councilmember Furley: DTAC committee, spoke on the interchange. They have done a study; they have concluded the numbers from the traffic survey. There are 3 different options for placement on HWY 91. Option 1 is the least expensive build and has the least impact on the residence. There is a list of items now for us to do for our future planning. Next steps are including adding this to the towns master plan. As well as to the Dixie Metropolitan Planning Organization, DMPO, this is on the transportation improvement plan. Then on the UDOT State Transportation improvement plan. Prepare environmental documents for the project, that is what the State oversees. The IACR takes the most amount of time. Traffic study states we are getting an estimated 3000 a day on Main St. and they have this projected out until 2050. The link they provided has the estimated amounts for other areas of the town.

Councilmember Peot: Asks if the project is in the FEMA flood zone?

Councilmember Furley: I believe their first choice is not, but I can get an answer on that. Goes over the EMS and Fire calls for the month for Hurricane Valley Fire District.

LDWA-Doris McNally: July-August-September and even October on average the highest water usage months for the water company. Just want to alert the people in the town about that, be careful about it because now we are in a tiered structure, and that could impact pricing. Getting a water monitoring device would be helpful.

2. Citizen Comments:

Susan Savage: Silver Cove is asking for more homes than they have water for. In the Planning Commission meeting they were asked if they had water for those additional homes. There were three different answers one was yes; second one was we were applying for more and the third one was there are complications with the application. That ended with LDWA needing to change the way they do things. To change that to free up more water for development would require a vote from the shareholders.

Mark Herr: Washington State is trying to follow Utah's lead in 80-4-104 which states that according to Utah it is the States policy that the States rule is both secondary and supportive to parents' primary role in the child's upbringing. It is the only State in the Nation that has such a law. Massachusetts passed a law this year stating that the definition of a mother is a person who gave birth. Wisconsin Governor Tony Evers in his budget redefined mother as person who is inseminated. This is a profound thing that you are the first town to consider the proclamation of family in your town. I would like to encourage you to consider it and pass it. Families are viewed around the country with a different light in other states. Your State has the strongest law in the United States regarding families and parents. This town would be taking a leadership role in recognizing families as the primary stakeholder in their child's life.

Martha Hamm: As I hear the discussion on the interchange I think of major road issues in the Silver Reef area, especially looking at the oncoming development. Silver Cove may increase what their density is. That could be on the increase. Mr. Crosby wants to develop. SITLA will develop at some point, and that's about 200 homes. Silver Reef is surrounded by public lands on three sides we have wildfire risk that is very high, those of us who have home insurance are really grateful to still have it. The fourth side is the interstate where chemical spills, accidents, things can happen that would block our one road out. There is a road up oak grove but that is also a fire risk and if we had a fire or some sort of blockage on I-15 it could happen. With this population even if I-15 road, silver reef road, was blocked now the number of people that are over on this side of the interstate that's not adequate when Rick Sant originally proposed the Silver Pointe Estates, 15 years ago there was a proposal for a road from the Catholic Cemetery down to Silver Valley. Sounds like an incredibly challenging project, I don't know what the answer is, but as you look at this development, I urge you to take this into consideration before we now have all these houses the development is complete, the developers are gone, and here we are, and we have a mess on our hands. I realize it's a real challenge to keep up with infrastructure expansion as development comes on, but I feel like this is a major priority, if you are looking at approving the development on this side of the interstate. You have no choice with SITLA.

3. Discussions and Possible Action Items:

a. Town Proclamation Family Leadership Month.

Mayor introduces the Proclamation to the audience. Reads off the abstract.
 Spokesperson for Proclamation Mark Herr spoke. There has never been a family leadership month proclamation that has been official until Yakima City Council in Washington State passed it. There have been attempts, but the question that people have is why the city should be involved in recognizing families. Your community is made up of a lot of families, and they use the places in the city, it's not about just education. It's the city recognizing the family is a unit of informal government in your community that provides stability and strength, it's the next generation. Recognizing the parents from a city perspective enables you, empowers you, to have positive relationship regarding the changes that are going to come to your cities. Families and the relationship with the city is an important relationship to recognize.

Councilmember Peot: Can you restate what you said about biological parentage please?

Mark Herr: There are two legal definitions for parents, there is parenthood, and parentage. In this state in your juvenile code the state has proclaimed that its policy that the state's role is both secondary and supportive of the parent's primary role. In five matters, one of them is education, there are others like discipline, health, welfare, and upbringing. It's unique to your state to have such a law, there is no other state that makes such a claim that the state's role is secondary.

Councilmember Peot: I'm talking about when you made a reference to biological parenthood, how does that apply to this.

Mark Herr: Massachusetts has passed a law that motherhood is person who gave birth. Your state has not, recognizing and affirming that.

Councilmember Peot: In Utah we don't define specifically the person that gave birth.

Mark Herr: That is correct.

Mayor Hoster reads the proclamation.

Councilmember Stirling: What is going to come with this is there going to be an event sponsored for the national parent leadership month?

Mayor Hoster: I think it's something that we just acknowledge.

Mark Herr: In Yakima they invite all mothers regardless of their backgrounds. To come and receive a proclamation from the council and usually the mothers will pick a mother to receive the proclamation on behalf of all mothers.

Motion to approve made by Councilmember Stirling, 2nd by Councilmember Furley.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING	X			
COUNCILMEMBER: RON CUNDICK	X			

COUNCILMEMBER: MICHELLE PEOT	X	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	X	_____	_____	_____

b. Resolution 2025-06 Appointment of Town Clerk.

Mayor Hoster: Goes over the Resolution of the appointment of Town Clerk.

Councilmember Stirling: I think as a Town Council we have never had a chance to discuss this is something that we would be doing in closed session. This has nothing to do with Cari or anything of that nature. It's just the process in general. I would love to have that closed session as well and Michelle requested that, and I thought that is what we were doing. If we could potentially have that discussion in closed session just to make sure the process that we follow is correct.

Mayor Hoster: Noted

Councilmember Cundick: I would like to make a few comments. I think we beat this thing to death, we know the process, we know the qualifications, we passed out the resumes, we have seen the experience for several months working with it. I don't see going back through this again.

Councilmember Stirling: I would still like to ask questions in a closed session so that it doesn't deter from making anyone feel uncomfortable.

Councilmember Cundick: I don't think a closed session is necessary. We have been through this.

Councilmember Peot: Actually, we haven't. There's also performance as Deputy Clerk and does performance rise to the level of a Clerk, I don't feel like we should be discussing that out in the open.

Councilmember Furley: Mayor, do we have any requirements as far the Deputy Clerk goes do we have benchmarks things that she is evaluated on from this point on.

Mayor Hoster: In performance evaluation, no we just have a job description, and she fits it well, she exceeds it.

Councilmember Furley: I know Cari, I worked with her in other capacities. I'm fully aware of what she is capable of and how she does her job, I have not experienced any problems, so I will make a motion that we approve Cari Bishop for the Clerk Position.

Motion to approve with adjustments made by Councilmember Furley, 2nd by Councilmember Cundick.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	_____	_____	X	_____
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____
COUNCILMEMBER: MICHELLE PEOT	_____	X	_____	_____
COUNCILMEMBER: KOHL FURLEY	X	_____	_____	_____

c. Leeds Parks Master Plan & Impact Fee Calculation (2025-2034)

Roger Carter: Really quick I want to touch bases on impact fees. The impact fee schedule needs to cover a period of time. When you collect an impact fee it should be spent within 6 years by law. If you can't spend the impact fee you need to refund the money back. The next step is to get any capital facilities plan, needs to be determined by the town if we want to keep collecting these fees.

Roger Carter goes over the process of impact facilities plan for parks.
Please see the audio at 42:46

Roger Carter says that we need to show a notice of intent to change the impact fee. If you come back and say you want to change our capital facilities plan, then we will walk through the requirements of noticing the effected entities that are outlined by statute and posting it. We would want to do that before we came back and said this is what we want to do. Then give the proposed plan by the 10-day notice requirement. Once you are comfortable then we hold a public hearing and there is where the citizens would speak on it. In closing if you want to move forward that's a consideration; can we do it this will be what needs to happen. Let me know when you want to move forward on this.

Councilmember Furley: In your experience is it uncommon for a city or town to ask a developer, you're going to come in and develop these 150 acres as an example will you set aside two acres and build a park. Is that common or uncommon?

Roger Carter: It is not uncommon. They can contractually agree to the agreement of a park or for example a fire station due to a large subdivision. You have to ask for things that have a nexus to their development. These are called exactions.

Councilmember Stirling: Is that also similar to impact fee credits, so that they don't necessarily buy in they just do it directly through what they are giving.

Roger Carter: Yes, you can actually do both.

Councilmember Peot: The Nexus decision was that State or Supreme Court?

Roger Carter: It was Supreme Court.

Councilmember Peot: Is this strictly for parks or can this be used on trails?

Roger Carter: Yes, you can include them. If you want to move forward, we can schedule a notice of intent.

d. Possible Speed Bumps on Vista

Mayor Hoster: States that the person that is wanting these is not able to be here tonight. The feedback that I have been getting is that traffic is very fast on Vista and out of control. My experience of Vista is that it is incredibly narrow, and we have cars that park on the sides of the street, which makes it even more dangerous. Then we have the concerns associated with speed bumps that have to accommodate the speed that's associated with the posted limit there. You cannot reduce it down. The bumps that were done on Valley Rd. were brought to the council with 2 pages of signatures requesting them. I think we should discuss it with the person that brought it to us.

Councilmember Furley: Speed bumps are discouraged in the international fire code. I also think that from a logical standpoint if we open this can of worms then we will have speed bumps everywhere. How can we best tackle this so that people feel that their roads are safe? However, we are not inhibiting emergency traffic or causing damage from speed bumps that are too tall. Is that a dip instead of a bump. They make premade ones where you can anchor them into the ground, and you decide later you can remove it.

I think the other thing too is if you drive down that road it appears to me you have people that just park along the road and it doesn't appear to be any organization, that's what causes it to be narrow. Anybody that spends time in a vehicle in Leeds can identify many roads that speed, and I think that's because we have a lack of police presence. I don't know if we necessarily need to look into funding a new police department but talking with the county sheriffs about contractually coming up with a plan on how we are going to provide Leeds with the proper patrol protection that we need. I think we are to the point when we are looking at potential future growth and see what we can afford.

e. Discussion on Park Regulations and Hours.

Mayor Hoster: A couple of vagrants have found our park very comfortable to sleep in, as such we do not have a current regulation on after hours and what can and cannot be done in the park. If there are any recommendations on how we can facilitate this best and forward this to counsel.

Councilmember Peot: Several of us on council were contacted by a citizen do to another citizen leaving an unattended fire in the fire pit at the park and I was wondering if could put a sign up or have something to remind people not to do that, which would be common sense.

Councilmember Furley: I think this falls back to my previous comment too, if we had someone that was scheduled to be here at least once a night they could make the rounds at the park. If we could make a contract with the Sheriffs office that might help us policing that.

Mayor Hoster: On your comment we will need to revisit the budget to accommodate that.

Councilmember Stirling: Is there a particular hour that you guys had in mind that the park would be closed?

Councilmember Furley: Most of the parks that I saw were 10pm.

Councilmember Peot: Wasn't there a sizable chunk of money approved in the budget for the police department?

Mayor Hoster: That was for the DEA.

Councilmember Furley: It was for the drug task force contribution.

Councilmember Stirling: Can the drug task drive by?

Councilmember Furley: Their patrolling the freeways, their using technology to spot cars that come out of California and don't stop except for fuel to haul massive amounts of illegal drugs through our state.

Councilmember Stirling: I would like to recommend that we have something where it says no sleeping/overnight sleeping maybe in as an entire town. That there is not overnight sleeping on the roads.

Mayor Hoster: Any other of those things would you please get those to the clerk then we can get them to the attorney.

4. Adjournment: 6:24pm Motion to adjourn made by Councilmember Stirling seconded by Councilmember Furley.

Approved this 10th Day of September 2025.



Bill Hoster, Mayor

ATTEST:



Cari Bishop, Clerk