

Town of Leeds

Planning Commission Meeting for December 3, 2014

1. Call to order:

Chairman Peters called to order the regular meeting of the Planning Commission at 7:05pm on December 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>x</u>	<u> </u>
COMMISSIONER: STEVE LEWIS	<u> </u>	<u>x</u>

3. Invocation by Commissioner Nelson.

4. Pledge of Allegiance by Commissioner Sheltman.

5. Declaration of Abstentions or Conflicts: None.

6. Approval of Agenda:

Commissioner Nelson moved to approve tonight's agenda and meeting minutes of October 1, 2014. 2nd by Commissioner Braithwaite. All voted "Aye". Motion Passed.

7. Announcements: None.

8. Public Hearings:

a. Amendments to the Land Use Ordinance 2011-01, Chapter 22, Signs

Commission members and Bob Nicholson the Town Planner discussed the proposed amendments to the Sign Ordinance.

Commissioner Braithwaite made a motion to open the Public Hearing on amendments to the Lands Use Ordinance 2011-01, Chapter 22, Signs. 2nd by Commissioner Nelson. All voted "Aye". Motion Passed.

Commissioner Braithwaite made a motion to close the Public Hearing on amendments to the Lands Use Ordinance 2011-01, Chapter 22, Signs. 2nd by Commissioner Nelson. All voted "Aye". Motion Passed.

9. Action Items: None

10. Discussion Items:

- a. Discussion and possible action on amendments to the Land Use Ordinance 2011-01, Chapter 22, Signs
Commission members and Bob Nicholson the Town Planner discussed the Sign Ordinance and made the following additional amendments:

Under section 22.2.1.4,

Residential developments ~~with less than ten dwelling units~~ may have up to 2 signs with each sign not exceeding 32 square feet. ~~Residential developments with ten or more dwellings units may have up to 2 signs with each sign not exceeding 64 square feet.~~

Under section 22.2.2.2,

Business Pole Signs. One on-premise pole sign up to 35' high as measured from adjacent ground level is permitted for a commercial property of one acre or larger and located within 1,000' of a freeway exit as measured from the center point of the freeway cross-street, or one acre or larger on property fronting South Main Street between the south I-15 exit and Cemetery Road. The pole sign shall be separated from the building and shall not extend over the property line.

Commissioner Braithwaite made a motion to accept and pass on the Sign Ordinance with the amendments that we discussed. 2nd by Commissioner Sheltman. All voted "Aye". Motion Passed.

11. Staff Reports:

Commissioner Sheltman asked if anyone knew the status on the conditions Planning Commission put on Quality RV and where the Hillside Ordinance is at. Kristi Barker the Deputy Clerk/Recorder responded that she wasn't sure and would have to check with the Mayor and get back with Planning Commission members. Commission members and Bob Nicholson discussed it further.

12. Adjournment:

Commissioner Braithwaite moved to adjourn the meeting.
Time: 8:10pm.

APPROVED ON THIS _____ DAY OF _____, 2015

Norm Peters, Chair

ATTEST:

Kristi Barker, Deputy Clerk/Recorder



TOWN OF LEEDS

218 NORTH MAIN STREET
PO BOX 460879
LEEDS, UT 84746-0879
PHONE: 435-879-2447 FAX: 435-879-6905
E-mail: clerk@leedstown.org Website: www.leedstown.org

CATEGORY	<u>11</u>	FEE	<u>350.00</u>
(Non-refundable)			
DATE RECEIVED	_____		
BY	_____		

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

Name: Lisa & Dolan Anderson
 Address: 242 N. Main PO Box 461275
 Phone: Home: 435 628-6822 Work: _____ Cell: 435 619-1166
 Email Address: drdolans@hotmail.com

List nature of business or use applying for: Category II Limited Farming

Property to be used for the following purposes: Recreational and personal use of one large animal or two small animals (one animal unit) as per R-R-20 zoning.

Legal description of property, (give exact legal description & include: Lot, Block, Subdivision and Tract)

All of Lots 12, 13 and the northeasterly one-half (NE 1/2) of Lot 11, Block 18, Leeds Township survey, according to the official Plat thereof. Beginning at a point, in an existing fence being in the easterly line of Lot 14, Block 18, Leeds Township and field resurvey dated 1983 by William P. Smith, said point of beginning being South 0° 06' 25" east along the North-South center section line 1852.26 feet from the north quarter corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base & Meridian

Property Tax ID# L-70-A

The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)
242 N. Main Leeds

Attach a plot plan, drawn to scale, of the property involved showing the location of all existing buildings and plans and descriptions of the proposed use of the property with plans for all proposed buildings:

1. Prepare site plans/elevations.
2. Show existing/proposed buildings
3. Show parking/loading areas.
4. Include other pertinent information

The applicant has the ability and intention to utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval; and the applicant understands that this CONDITIONAL USE PERMIT, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing of the application; or if any time after granting, the use is discontinued for a period of twelve (12) months; or if the property is sold or developed by someone other than the applicant.

WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS, SUCH CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET.



*NOTE - A CONDITIONAL USE PERMIT does not eliminate the necessity of obtaining a Building Permit or Business License. A Building Permit is required for construction of all buildings in the project.

Are there any deed restriction affecting the use of the property involved? Give expiration date of restrictions.

no

Have all requirements in section 7.9.1 of Land-Use Ord 2008-04 been met? Yes _____ No _____
Is this a Sexually Oriented Business? (if yes, Addendum for Sexually Oriented Business) Yes _____ No

[Signature]
Applicants Signature

242 N. Main Leeds, VT 84746
Address

435 619-1166
Phone #

IT IS REQUIRED THAT THE APPLICANT SUBMIT STAMPED ADDRESSED ENVELOPES FOR ALL PROPERTY OWNERS WITHIN 300 FT OF THE AFFECTED PROPERTY.

Town of Leeds Use Only

Application reviewed by: _____ Position: _____

The Town of Leeds Planning Commission recommended: Approval _____ Denial _____ to the Leeds Town Council on _____

The Town Council of Leeds: Approved _____ Denied _____ this Conditional Use Permit on: _____

The applicant is hereby authorized to establish the requested use in accordance with the attached site plan subject to the following conditions:

Mayor, Town of Leeds

Date

ATTEST:

Clerk/Recorder, Town of Leeds

Date

Legal Description

① of 2

~~LINE AGREEMENT DOC. NO. 20130003071; THENCE ALONG SAID AGREEMENT THE FOLLOWING TWO (2) COURSES; (1) SOUTH 41°22'15" EAST 89.91 FEET; (2) NORTH 46°34'50" EAST 2.25 FEET; THENCE SOUTH 41°42'10" EAST 15.16 FEET; THENCE SOUTH 45°25'13" WEST 198.80 FEET; THENCE NORTH 41°01'02" WEST 168.13 FEET TO THE POINT OF BEGINNING.~~

~~CONTAINS 48,265 SQ FT OR 1.108 ACRES MORE OR LESS~~

- ~~c. The legal description was prepared by Bush and Guggell, Inc.~~

PARCEL 2 (Tax Id# L-70-A)

- a. Dolan W. Anderson and Lisa D. Heimberger-Anderson are the owner of record of real property located in the City of Leeds, County of Washington, State of Utah, described in a warranty deed which was Recorded May 7, 2013, recorded as Entry No. 20130017478 in the official records of the Washington County Records (Herein referenced as "Parcel #2").
- b. Dolan W. Anderson and Lisa D. Heimberger-Anderson received the property from the Plaintiffs Stephen C. Westhoff and Jenae S. Westhoff Trustees, of the Westhoff Revocable Living Trust.
- c. Dolan W. Anderson and Lisa D. Heimberger-Anderson granted a Trust Deed to American Financial Network, Mortgage Electronic Reg. Sys. Inc., which was Recorded May 07, 2013, recorded as Entry No. 20130017479 in the official records of the Washington County Records. The quiet title shall be subject to this Trust deed.
- d. The Legal description for Parcel 2 is as follows:

ALL OF LOTS 12, 13 AND THE NORTHEASTERLY ONE-HALF (NE1/2) OF LOT 11, BLOCK 18, LEEDS TOWNSITE SURVEY, ACCORDING TO THE

OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

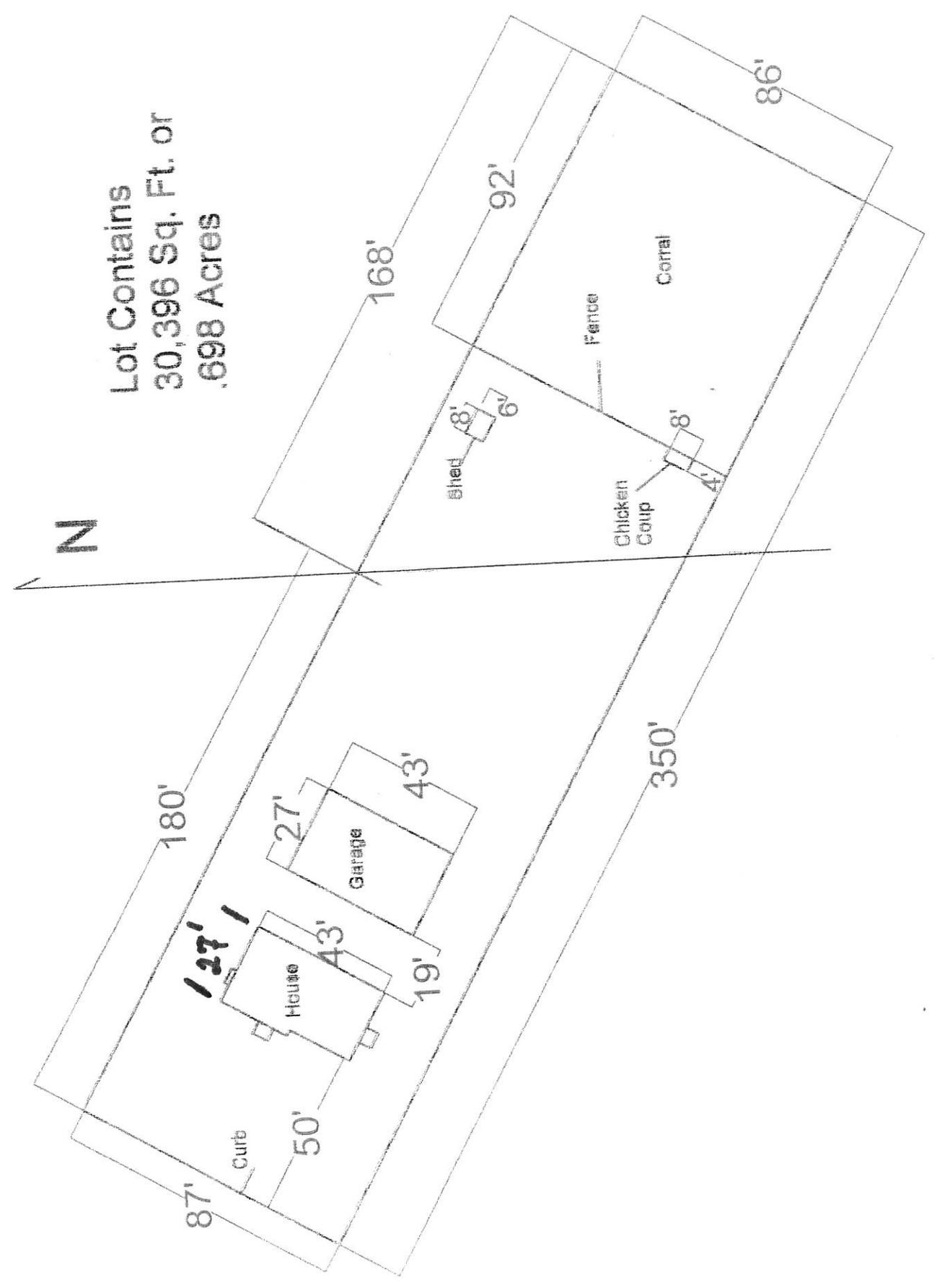
BEGINNING AT A POINT IN AN EXISTING FENCE BEING IN THE EASTERLY LINE OF LOT 14, BLOCK 18, LEEDS TOWNSITE AND FIELD RE-SURVEY DATED 1983 BY WILLIAM P. SMITH, SAID POINT OF BEGINNING BEING SOUTH 0°06'25" EAST ALONG THE NORTH-SOUTH CENTER SECTION LINE 1852.26 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND RUNNING THENCE SOUTH 41°01'02" EAST 168.13 FEET ALONG SAID FENCE; THENCE SOUTH 48°16'43" WEST 86.16 FEET TO A POINT ON A EXISTING FENCE; THENCE NORTH 41°17'15" WEST 350.16 FEET ALONG SAID FENCE TO A POINT ON A 2823.45 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, THE RADIUS OF WHICH BEARS SOUTH 41°23'47" EAST FROM THIS POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 87.81 FEET TO A POINT ON AN EXISTING FENCE; THENCE SOUTH 41°01'02" EAST 180.18 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

CONTAINS 30,396 SQ FT OR 0.698 ACRES MORE OR LESS

- e. The legal description was prepared by Bush and Gudgell, Inc.
- 4. In July 20, 1990, Bush and Gudgell Record of Survey shows the location of several fence lines.
- 5. The Record of Survey fieldwork and mapping was performed by James Raines a license professional surveyor in the State of Utah.
- 6. On or about January 2013, Bush and Gudgell performed an additional Record of Survey on the Parcel #1 and Parcel #2.
- 7. The fence lines for both parcels identified on the 1990 Record of Survey has not changed between the 1990 record of Survey and 2013 Record of Survey.
- 8. During the recording of the Boundary Line Agreement, the Washington County Recorder's

Plot Plan
Anderson Residence
242 N. Main Leeds

Lot Contains
30,396 Sq. Ft. or
.698 Acres





TOWN OF LEEDS

218 NORTH MAIN STREET
PO BOX 460879
LEEDS, UT 84746-0879
PHONE: 435-879-2447 FAX: 435-879-6905
E-mail: clerk@leedstown.org // Website: www.leedstown.org

December 31, 2014

Dear Property Owner,

The Town of Leeds is hereby notifying all property owners within 300 feet of a Conditional Use Permit applied for by Lisa & Dolan Anderson, property owner of an adjacent parcel of land with the Tax Numbers of L-70-A-2, located at 242 North Main Street.

The request is for a Conditional Use Permit, Category II, Limited Farming.

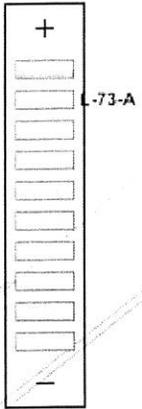
The Town of Leeds Planning Commission will hold the public meeting on Wednesday, January 7, 2014 at 7:00 p.m. to process the request.

Please call Town Hall if you have any questions.

This is a public meeting and you are welcome to attend.

Respectfully,

Kristi Barker
Deputy Clerk/Recorder



MAIN ST

L-71-A-1-B

L-70-A-2
Lettis

L-69-A

L-68

L-70-B

L-67-A-1

L-3-1-7-24/101

L-67-A

Town Hall

BABYLON MILL RD