

# Town of Leeds

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## Town Council Meeting for Wednesday, February 11, 2026

1. **Call To Order/Roll Call:** 7:00pm

ROLL CALL:	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE D. PETERSON	<u>X</u>	<u>      </u>
COUNCILMEMBER: JEFFREY ALLEN	<u>X</u>	<u>      </u>
COUNCILMEMBER: CHRISTINE HARVEY	<u>X</u>	<u>      </u>
COUNCILMEMBER: AARON PRICE	<u>      </u>	<u>X</u>
COUNCILMEMBER: KOHL FURLEY	<u>X</u>	<u>      </u>

Also present, Town Planner Scott Messel

2. **Invocation:** Susan Savage

3. **Pledge of Allegiance**

4. **Declaration of Abstentions or Conflicts:** NONE

5. **Consent Agenda:**

a. Tonight's Agenda of February 11, 2026

b. Meeting Minutes of January 28, 2026

Motion to approve consent agenda with Councilmember Harvey's modifications to the minutes made by Councilmember Allen, 2<sup>nd</sup> by Councilmember Furley.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: AARON PRICE	<u>      </u>	<u>      </u>	<u>      </u>	<u>X</u>
COUNCILMEMBER: JEFFREY ALLEN	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: CHRISTINE HARVEY	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: KOHL FURLEY	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>

6. **Announcements:**

Councilmember Allen: Encouragement for community involvement in preserving Leeds's local history.

7. **Public Hearings:** NONE

8. **Public Comments:** No action may be taken on a matter raised under this agenda item. ***(Three minutes per person.)***

Rochelle Gardner: I was perusing our Facebook website; I saw a comment about a house bill. It piqued my interest in it. I looked it up and it is House Bill 184, it is currently being held for review in the House Economics Development and Workforce Services Committee, it may or may not get out of there. If it does, I think that it's important that the Council and the citizens of Leeds take a good look at it because it basically says for small lot starter homes, it allows for 5,400 square foot minimum lots or starter home standards upon request. This creates a preferred land use regulation override mechanism, limits what documentation can be required at the request stage, imposes short municipal review deadlines, tight statutory timelines and increases the risk of automatic approval if deadlines are missed. Failure to act within statutory windows may result in vested permitted use, reducing local discretion and maintaining rural lot patterns. This bill creates what is called preferred land use regulation in residential zones. It would allow a property owner to request approval of either a starter home,

standard, or a minimum lot size of 5,400 square feet. Even if our current zoning requires larger lots, a 5,400 square foot minimum lot size override threatens to disrupt rural character and overwhelm infrastructure. The key issue is not just lot size, it's the process. The bill sets very short review timelines. Staff would have 5 business days to determine whether the request conforms to the statute. If the Planning Commission or Town Council does not formally approve or deny the request within the bill's time frame, the regulation may vest as permitted use for that specific property. This does not automatically rezone the town, but it does create a parcel-specific override mechanism, overriding lot size standards in certain residential zones. Under House Bill 184, the short clock disproportionately harms our small town by not taking into account limited staffing capacity and infrequent meeting schedules. It allows for vesting and approvals without public process. I encourage citizens and Town Council to read the bill and then contact your legislators and tell them how this bill impacts you as a citizen of Leeds. You can contact House Representative Colin W. Jack, District 73 at [CJack@le.utah.gov](mailto:CJack@le.utah.gov). Senate Representative Evan J. Vickers, District 28, [EVickers@le.utah.gov](mailto:EVickers@le.utah.gov). Other bills to track are House Bill 425, 477, 221, 285, 494, and Senate Bill 254.

Mayor Peterson: The state legislative session had a record number of bills proposed. I greatly appreciate comments and attention being focused on things that citizens pick up on. There are reviews that the Utah League of Cities and Towns provide, and this is one of the bills that they are tracking. They were indicating that they were encouraged that it was being held in committee and not brought to the floor for readings at this point.

Planner Scott Messel: Just as we are talking about bills, something else to make you aware of is SB 219. The billboard industry is very strong in Utah, and it's very difficult when for a municipality or say UDOT, they're doing some upgrades on the freeway, and they end up having to relocate or move a billboard. There's a very difficult process in place for that. There is some language in this bill that would make it possible that a billboard company could, let's say up in Cache County, there is a sign that it's to be relocated. They could decide that they want to locate that billboard down here in Southern Utah. It gives a time frame for the local jurisdiction to agree to the movement of the billboard. If you do not come to an answer in a certain amount of time, then they automatically can move forward with the billboard. Hopefully, it does not go anywhere, but the billboard industry just keeps getting more power to be able to put billboards where they want, and we cannot regulate the brightness or anything else. That is a concern in Southern Utah with our dark skies and wanting to preserve the view.

Mayor Peterson: When I first became Mayor 12 years ago, there were challenges regarding the placement of billboards. At that time, we were very fortunate that well over a decade before that point in time, the Town Council had established ordinances that limited the placement and the lighting. At that point in time, you were not allowed to introduce any new ordinances trying to restrict, but existing ones would be honored. Unfortunately, these kinds of agreements are being pressed in different directions, and I appreciate Scott for providing that update and certainly one that would be contrary to what Leeds' current ordinance reads but the ability for us to enforce the ordinance may someday be challenged.

9. Old Action Item: NONE

10. New Action Items:

a. Certification of Authorized Individuals on PTIF accounts

Mayor Peterson: The PTIF accounts are established by the Treasurer of the State of Utah. It's an investment fund, that's what IF stands for. It allows us as a Town to earn currently over 3% on the money that we have deposited with them. Being that we have a new Council, what we're looking to do is to certify to PTIF who the authorized signers would be on account. What I have proposed for Council is that the authorized signers would be our Treasurer, Aaron Price, our Mayor Pro Tem Kohl Furley, and myself Wayne Peterson as Mayor.

**Motion to approve** authorized individuals on PTIF accounts made by Councilmember Harvey, 2<sup>nd</sup> by Councilmember Allen.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X	_____	_____	_____
COUNCILMEMBER: AARON PRICE	_____	_____	_____	X
COUNCILMEMBER: JEFFREY ALLEN	X	_____	_____	_____
COUNCILMEMBER: CHRISTINE HARVEY	X	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	X	_____	_____	_____

b. Ordinance 2026-02, Amending Ordinance 04-04 Leeds Alcoholic Beverage Control Ordinance.

Mayor Peterson: At the last council meeting, I raised the question as we had reached the point where we were at the limit for the number of an on-premise type of license being granted. The Council was in favor of new language being drafted to review, and that's what we have before us this evening. Most of the changes cleaned up some of the language, which Kohl pointed out the need to correctly refer to the new definition of beer versus liquor and alcohol by volume. It's now Alcoholic Beverage Services, Alcoholic Beverage Control was the old name per the State. What I propose is, we had strict limits based on the population of the Leeds area. The Leeds area was the annexation zone for the town of Leeds. It was Leeds proper plus the area that was being designated as possible future Leeds. It's supposed to be based on the decennial census, which last took place in 2020. The challenge with that is we do get what the actual population of Leeds was, but we don't get the population of our annexation boundary. The annexation boundary of Toquerville, for example, overlaps, and we're not going to be looking to double count people in that census. I suggest we change that to just be the Municipality of Leeds. It was for an on-premise that you would have at least 400 residents of Leeds for each license that was available. I added language that suggested that it would be the greater of that number with the reduced area for population, so 400 residents, or the number four, where that would be a minimum number of licenses that we would grant. Currently, we have two licenses for on-premise consumption. Then for off-premise, the number is divided by 250. That's generally for a store sale of beer. That would be something that I would again add the minimum of four, but otherwise, population divided by 250 for that. It's important we try to make sure as a Council that we come up with a number that we feel is appropriate. I don't think it's appropriate to continually amend this just because we get to the capacity that we've already defined.

**Motion to approve** Ordinance 2026-02, Amending Ordinance 04-04 Leeds Alcoholic Beverage Control Ordinance made by Councilmember Harvey 2<sup>nd</sup> by Councilmember Furley.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X	_____	_____	_____
COUNCILMEMBER: AARON PRICE	_____	_____	_____	X
COUNCILMEMBER: JEFFREY ALLEN	X	_____	_____	_____
COUNCILMEMBER: CHRISTINE HARVEY	X	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	X	_____	_____	_____

c. Request for Gate at Entrance to Avalon Skye Subdivision (formerly known as Silver Eagle)

The Avalon Skye subdivision is located at the end of Majestic Mountain Road. There will be curb and gutter and sidewalks going all the way up to the gated community. The developers are requesting to install a gate for their community. There will be both vehicle and pedestrian access provided. The rock is native rock, and the darker wrought iron will help it not be so visible. Planner Scott Messel showed the pictures of the proposed layout on the projector. Discussion on the width of the gate and road. This is a private road from the frontage road. The owner's intent is allowing locals to come through; the gate would be one that helps keep the neighborhood more secure and with more privacy.

**Motion to approve** the gate at entrance to Avalon Skye formerly known as Silver Eagle made by Councilmember Furley, 2<sup>nd</sup> by Councilmember Allen.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	X	_____	_____	_____
COUNCILMEMBER: AARON PRICE	_____	_____	_____	X
COUNCILMEMBER: JEFFREY ALLEN	X	_____	_____	_____
COUNCILMEMBER: CHRISTINE HARVEY	X	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	X	_____	_____	_____

11. Staff Reports:

Councilmember Allen: Shares that he would like citizens to get involved in preserving the history of Leeds, seeking community members to participate in historical efforts. One key project focuses on identifying and documenting the unique stacked stone walls in the Leeds area, similar to those in Ireland, with the goal of preserving and promoting this distinctive local feature. Also shares that he recently attended a Solid Waste Management meeting.

Councilmember Furley: Shares the discussions that were made on some of the roads. The big focus is in the Silver Reef area, crack sealing the roads surface in that area. The Town was given a crack seal machine by a neighboring agency; however, it does need repair to the machine. He is in the process of repairing and working on the machine so that we can get started on the project.

Questions of whether the Town has access to sandbags, Councilmember Furley states that at the Fire Station in Leeds there are sandbags for the citizens already made.

Councilmember Harvey: Shares that she attended the Regional Water Supply Administration Water Advisory Board meeting, which is a group of people that are associated with the RWSA. They make decisions collectively for the group. She also attended the Washington County Water Conservancy District meeting, which yielded actionable items for more research, which was a presentation for water for Red Reef Villas, a development being proposed between Harrisburg and Leeds in the County. She also went to the Washington County Planning Commission meeting where they discussed the missing middle development of small lot and economical homes that they seemed very supportive of. This is still in the early stages of development.

Planner Scott Messel: States that the County has had requests to look at some code updates and amendments. There is a PD similar to PUD code for commercial development, and for residential development and then short-term development. The County is getting more inquiries and demand on multi-family or higher density areas. There was a public hearing at the County Planning Commission, and they were in favor of this and recommended approval to the County Commission. If anyone would like to share their opinion of this matter, please send emails to [scott.messel@washco.utah.gov](mailto:scott.messel@washco.utah.gov) .

Councilmember Harvey: There was a letter that residents received regarding source protection zones, and that letter was specifically to satisfy a public notice for a requirement from the Utah Department of Water Quality.

Mayor Peterson: Shares that regarding the stone wall history project, he emphasized that the goal is to document and understand the walls without placing them on a national register or encouraging trespassing. The effort is purely historical. On the encroaching vegetation onto the streets, he suggests that we place a notification in the next Town Newsletter. On the crack sealing equipment, he outlines the Town's purchase policy items under \$1,000 can be purchased and items between \$1,000 and \$10,000 require three bids. The Council may waive the three-bid requirement if there is only one viable supplier. He also announced that there will be a closed session two weeks from now on February 25, 2026, meeting to discuss acquiring water rights for irrigation. The Town has been using irrigation water for years but does not currently hold the required water share. A closed session is

necessary to discuss how much the Town is willing to spend. Additionally, the DTAC is preparing for a Council of Governments (COG) meeting to focus on the corridor preservation. A proposed transportation corridor toward Toquerville may involve purchasing land from a willing seller, funded through vehicle registration fees. He supports proactive planning to preserve land for future roads.

12. **Public Comments:** No action may be taken on a matter raised under this agenda item. **(Three minutes per person.)**

Bud Warren: Asks is the Town manning the project for roads or outsourcing the project.

Councilmember Furley: We have staff that work for the Town, and I plan on donating my time to help make this successful. We don't have enough full-time staff, so we'll probably be asking for some help.

Linda Horsley: I know I have talked to Kohl in previous meetings about vegetation and we walk our dog daily and some of that vegetation is 3 to 4 feet into the road. It's that desert almond that is very invasive and right now its dormant and this would be the time to get homeowners to get rid of it. Once it greens up it is horrible to eradicate. It grows along Bonanza Road, some of the land might be BLM area.

Councilmember Allen: I think there's a safety factor here and I am not sure that code suggests that the homeowners are responsible for cutting it back with no other incentives. It does not seem like a homeowner's responsibility to cut the trees down.

Mayor Peterson: It would be as you described in most cases within the easement that we have with the road. We would be able to do so and I will double check. I do believe we could do that without any need to request permission.

Chuck Bentley: Ten feet from the roadways is Town property, it is part of the right-a-way. Do not cut the cedar trees clear down. Just trim the limbs that are growing out. You are not going to get property owners, to go and do the Town property. On the low-income corridor it is supposed to be by public transportation. You walk a mile to I-15 and then you catch a ride for 15 miles, they are putting it out of their hair and in our hair. The 40-foot could be four stories not three. When you are writing emails, that is not close to public transportation because you don't just walk on I-15 and get on Sun Tran. It would be better if it were out on the Old Hwy 91 going West because the public transportation runs that way.

13. A Closed Session may be held pursuant to Utah Code Section 52-4-204 & 205 upon request. NONE

14. Adjournment: 7:59PM

Approved this 25th Day of February 2026.

  
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Wayne D. Peterson, Mayor

ATTEST:

  
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Cari Bishop, Clerk/Recorder