

Town of Leeds

Planning Commission Meeting for Wednesday, March 4, 2026

1. Call To Order/Roll Call: 7:01PM

ROLL CALL:	<u>Present</u>	<u>Absent</u>
CHAIR: CHUCK BENTLEY	<u>X</u>	<u> </u>
COMMISSIONER: ROCHELLE GARDNER	<u>X</u>	<u> </u>
COMMISSIONER: LAURIE SULLIVAN	<u>X</u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u> </u>
COMMISSIONER: DAVID RHOADS	<u> </u>	<u>X</u>

Town Planner: Scott Messel, was also in attendance

2. **Invocation:** Susan Savage
3. **Pledge of Allegiance**
4. **Declaration of Abstentions or Conflicts:** None
5. **Agenda:**

a. Tonight's Agenda of March 4, 2026

Motion to approve by Commissioner Roberts, 2nd by Commissioner Gardner.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
CHAIR: CHUCK BENTLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: DAVID RHOADS	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
COMMISSIONER: ROCHELLE GARDNER	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: LAURIE SULLIVAN	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

b. Meeting Minutes of February 4, 2026

Motion to approve made by Commissioner Gardner, 2nd by Commissioner Roberts.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
CHAIR: CHUCK BENTLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: DAVID RHOADS	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
COMMISSIONER: ROCHELLE GARDNER	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: LAURIE SULLIVAN	<u> </u>	<u> </u>	<u>X</u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

6. Announcements:

a. Grillin' and Chillin' Town Cookout at the Peach Pit Pavilion, Friday, March 20 at 5:30pm

Come with an entrée to cook on the grill and side dish to share. We will have water available and charcoal for the grill.

7. Public Comment (the Planning Commission is interested in hearing any ideas, concerns or questions that members of the public have regarding Land Use in the Town of Leeds) (3 minutes/comment) NONE
8. Public Hearing: NONE
9. Action Items: NONE

10. Discussion Items:

a. Proposed Changes to Washington County's Planned Development Zones Along I-15 Corridor

The main discussion focused on proposed changes to the Washington County Regional Development Zones along I-15, which is from mile marker 16 to mile marker 31 (Leeds to Pintura), the County Commission will have a public hearing on March 17th at 4pm.

Planner Scott Messel: Many of you are aware that the State has put requirements on different jurisdictions due to the size Leeds currently is, Leeds does not have requirements specifically to have a moderate income housing plan, but the County does and many of the cities larger than the Town of Leeds. Effort requires comprehensive strategy at Federal, State, and local levels to reduce building costs, boost supply, and empower home buyers with a mix of housing choices. One thing, some of you that have been coming to meetings in the last little bit, as we've talked about what's going on at the State level, there is a lot of discussion at the State level saying that its local jurisdictions are the bottleneck for housing. Let's take away the power from the people and have a top-down approach; they feel that we can build our way out of the housing crisis if we just let developers build. We're in a destination county. One of the challenges we have is close to 40% of the real estate transactions in Washington County are cash. If there is a demand for affordable housing, the private sector would handle it.

Discussion of density and height concerns, as well as aesthetics and community characteristics. Concerns focused on stark, modern apartment designs and visual clutter, and the risk of the corridor feeling like a dumping ground. Discussion of infrastructure and services. The area lacks sewer, medical services, and transportation, making it poorly suited for dense development. Town Planning Commissioners discussed fair distribution across the County. They argued the burden should be more evenly distributed countywide.

The direction that the Commissioners want to go in is to make a formal statement to the County Commission, supported by public input. The focus will be on

- Lower density targets
- Two-story height limits
- Context-sensitive colors and design
- Reducing the length of the corridor

b. Bed & Breakfasts and Short-Term Rentals

The commission revisited a bed and breakfast and short-term rental ordinance originally developed in 2024 but tabled by the Town Council. There was emphasis on owner-occupied bed and breakfasts as the preferred model. Limits on short-term rentals to protect single family neighborhoods. Zoning intended to distribute bed and breakfasts rather than cluster them in one area.

The commission expressed strong concern over the following:

- Quality of life impacts
- Housing affordability
- The growth of non-owner-occupied short-term rentals.

The commission will resubmit the ordinance unchanged, possibly with a new public hearing, and urge the Town Council to act.

11. Staff Reports:

Planner Scott Messel: Stated that the Northern Corridor project remains on hold due to ongoing litigation.

Motion to adjourn made by Commissioner Roberts and 2nd by Commissioner Sullivan.

12. Adjournment: 8:05pm

Approved this 1st Day of April 2026.

Chuck Bentley, Planning Commission Chair

ATTEST:

Cari Bishop, Clerk/Recorder

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