

Town of Leeds

Planning Commission Meeting for Wednesday, June 3, 2026

1. Call To Order/Roll Call:

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

Others in attendance:
Town Planner Scott Messel

2. **Invocation:** Susan Savage

3. **Pledge of Allegiance**

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

5. **Agenda:**

a. Tonight's Agenda of June 3, 2026

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

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

b. Meeting Minutes of April 1, 2026

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

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

6. **Announcements:**

- Cookout Dinner Friday June 19 @ 6:30PM at the Town Park Peach Pit Pavilion
- Dumpster Days June 19-20
- Primary Ballot Box Available at Town Hall Through Election Day June 23

Planner Scott Messel: Explains the process of the public hearing and items associated with it. The applicant recently purchased the property located at 140 N Main Street, which sits within a Rural Residential R-R-20 zoning district. Neighbors have been notified via mail. While State standards for reviewing conditional uses have become stricter and a public hearing is not legally required for this type of administrative decision, the Town chose to hold one anyway to allow neighbors to voice concerns. The proposed commercial dog kennel is classified as a Category 1 home-based business. Under the Town's land use code chapter 24 a dog kennel is explicitly listed as a conditional use within the R-R-20 zone. The Planning Commission's role is to evaluate how the business will impact the neighborhood compared to standard residential use. The key points to review and consider are:

1. Hours of operation
2. Animal location – indoors vs outdoor
3. Fencing
4. Noise mitigation and management
5. Total number of animals allowed on site at one time.

Applicant Eli & Carl Jessop: The applicants clarified that despite the “commercial kennel” label required by the permit paperwork, they are not opening an outdoor commercial facility with dog runs or hiring employees. Instead, they are proposing a small, in-home dog boarding and daycare operating out of the home where they live full-time. As a veteran family they chose to move to Leeds to settle down in a small-town environment. Their goal is to provide high quality, structured care for a small number of families rather than running a high-volume operation. Dogs will be kept primarily inside the home as part of the family’s daily routine. Every dog is strictly screened for vaccinations, temperament, and behavior to ensure a good fit. To mitigate potential issues regarding noise, traffic and sanitation the business plan relies on:

1. Scheduled drop-off and pickup times
2. Structured routines and supervised outdoor time
3. Immediate correction of unnecessary barking
4. Responsible waste management with diaper genie.

They are already proactively installing a privacy fence just inside their property line, an upgrade they would be making for their own dogs regardless of the business. They emphasized that they have consulted with canine care professionals and are dedicated to following the Towns official process, remaining transparent and operating responsibly under the conditional use permit and local zoning ordinances.

Commission Chair Bentley: Clarifies some errors on the application, asks how many dogs at a time are they wanting to board?

Applicant Eli & Carl Jessop: Currently asking for no more than 10 at a time, the reason for this is because having 10 adult yorkies versus 10 hyper puppy labs is very different. Every day will look different according to the temperament sizing and days. The schedule in the future would be pick up and drop off solely from 7-9 am, 12-2pm, and 4-6pm. Then we would follow the noise ordinance of quiet time Leeds has.

Commissioner Gardner: How much of the home you are looking at for the home occupation, how much square footage you are looking at using?

Applicant Eli & Carl Jessop: 25% of the home will be utilized and there is an acre that is not utilized for dogs.

Commissioner Gardner: Dogs using the outdoors for potty breaks introduce sanitation concerns. Suggestion for implementing periodic assessments of the business. While a home business license already requires an annual renewal, a frequent specific trigger for assessing sanitary conditions would be ideal. Asks whether the applicant plans to take the dogs off the property onto public rights-of-way such as taking them for walks.

Applicant Eli & Carl Jessop: No, they will have the enrichments and the obstacles in the fenced area for entertainment.

Question of where people will park when they drop the animals off?

Applicant Eli & Carl Jessop: Because every client is scheduled, we do not accept walk-ins, they will have specific times to drop off, which means there will not be multiple cars parked. There is space on our property where they can pull in and turn around so that it is not on the main street. The dogs go through a behavioral assessment to build trust with the dogs and the business owners; this fosters a relationship with them and significantly minimizes separation anxiety. Part of the screening process includes placing each dog in a crate by themselves to observe their reaction. The dogs are observed for self-harming behavior, escape attempts and excessive barking before accepting any bookings. Because dogs are thoroughly assessed for these issues beforehand and provided with mental enrichment, the chances of dogs barking excessively and disturbing the neighborhood are nearly nonexistent.

7. Public Hearing: Conditional Use Permit Full Throttle Dog Camp Commercial Dog Kennel.

Motion to open the public hearing for conditional use permit full throttle dog camp commercial dog kennel made by Commissioner Gardner, 2nd by Commissioner Roberts.

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

Glenn DeMartino: I've been in the real estate business for 25 plus years. I've seen a lot of property over the years, some of which were absolutely spectacular, and some that you wonder how a person could actually live on the property. During my time in the business, when there have been negative property influences, it has most definitely negatively impacted the property value of the property I had to determine value for. The negative influences of surrounding properties cannot be ignored. In all the years I've been in the business, I've never seen a commercial dog kennel operation in a residential zone or even heard of them being in a residential neighborhood. In fact, I have only seen commercial dog kennels in commercial areas or in industrial type environments where they house them in like big industrial warehouses. And they're typically well insulated so you don't hear any noise. The only other place I've ever seen a kennel is co-located with veterinarian clinics. One of the conditions of a conditional use permit is that the permit is granted under specific conditions. that must be met to ensure compatibility with the surrounding area and does not negatively impact neighboring properties. We're really concerned about the barking noise, the foul odor, and our property from multiple dogs, the added car and foot traffic just as much or more the value of our properties. In our case, we border the property of our neighbor on the north and south side. In America, we have the right of free enterprise. Being an entrepreneur is encouraged and sometimes rewarded with success. Choosing the right business and the right place to launch your business can really help to get your forward momentum going. I hope our neighbors have the success they are seeking. I think they need to find a suitable commercial or industrial location or a large acreage parcel somewhere where the barking noise and the foul odor of dog feces and potential added traffic will not affect neighbors and surrounding property values. I personally do not see the use of a private residential home in a well-established community being used as commercial dog kennel as being the highest and best use of that property.

Jeremy Stratman: I live at 180, which is right on this side of their house. I wrote a speech, but I'm not going to read it. I also have 21 signatures from neighbors around the area in the immediate zone that have said that they don't approve. I don't know if that matters or not, but I figure if all of your neighbors don't approve, it should have something to say about whether or not we do it. We all live there. We worked hard to make our homes a place where we can relax and not have to worry about it. Ever since this has become, it's been a strain on, I think, everybody here. The one thing I can say, they have three dogs. The first day that they left their dogs outside, I listened to their dogs' barking for 4 1/2 hours anytime I walked in my backyard. I think the world is made of great intentions, but does it change and how long does it take? How many times do we have to worry about it? And is that something that we should have to put up with? We all have dogs. I don't have a dog and the reason I don't have a dog is because I work 10 hours a day and I don't feel like my dog should impose on my neighbors. I don't feel like my neighbors should have to listen to a dog bark while I'm not at home. I don't think it's fair to the dog. I don't think it's fair to my neighbors. If I don't have a dog, so I don't bother my neighbors, why would I want to listen to 13 other dogs or however many? There's not an answer of yes, there's 10 dogs or there's 13 dogs. It's well, it depends on their temperament. That's fine, but what if their temperament doesn't work out?

Lorna Crabb: I live at 60 East Cherry Lane. I very much appreciate having the residents of the home come and explain what their business is going to look like and be. Because without that knowledge, then rumors start and they get out of control. I appreciate that very much. I appreciate knowing that the dogs would be in an air-conditioned area and not outside in the heat or the cold of Leeds. I appreciate knowing that they've had this business before and they have learned and educated an understanding of their business. It's not just out of the blue a new idea. My largest concern that I have is how many dogs there are and the character of the dog. Some dogs by themselves can be very gentle and well behaved. but when that same dog gets with other dogs, they become more aggressive or they're afraid and then the barking level increases. And so that is my largest concern. I would like to know if they, in their prior business, had any incidences where the dogs attacked each other and did they have any uncontrollable barking? I've only been to two different what we would consider a commercial kennel. One was actually at a national park, and our dog was so afraid to go into this. It was just a struggle. There were so many barking dogs, and it was very unsettling for the dog. The other one, the same dog, was very happy, loved the kennel, loved the people loved a little bit of outdoor place that they could run. And so that same dog had

two different experiences. And so it is the concern I have is the characters of the dog and how many of those and what kind of interaction and how to control that.

Kelly Griffin: I just wanted to talk as actual a pet owner and a previous client of Ellie and Carl's. Not only did I know them when they lived in St. George before, they are a family from here, but also from the military as well. And just as the realtor and other citizens pointed out, a lot of times you do see kennels that are only attached to vet buildings, only big industrial warehouses. And for those of us that treat our pets like family, that are with somebody all the time, it's unacceptable to have our dog in a place where either the dogs are allowed free roam or there's nobody overnight with them, especially like right now I have a nine-year-old Great Dane, gigantic dog, very mild temperament. She was a service dog for many, many years. But because of her age, I don't want her in a place where it's not controlled and where she's not given the care and compassion that she needs. And not only do I know and believe it to be true that Ellie and Carl are great people. They're great neighbors. They are trying to do everything by the book and correct. And in the past, one of the things that I've loved about them was knowing that my dog, when she is under their care, that she is not put with any other dogs that are aggressive. I want everybody to remember that this is in their own home. Even dog owners, as a dog owner myself, I don't want to hear barking. I don't want to deal with mess. I am just happy to know that there's a place, like they used to operate in a different state, where my dog could be taken care of and although they said up to 10 dogs, I know that seems like a lot for people, but from my understanding, this city being a small city, anything over 4, if they were to just take my dog overnight, they would need some kind of permit because of just watching one or two dogs. And in my past history with them, they always sent me pictures and videos, and I don't think I ever saw that number of dogs. I think they're just preparing for if they potentially had daycare with this beautiful house and land that they just purchased as young entrepreneurs. I'm excited for them. They're taking the right steps. They're putting up a privacy fence, and they provide a service that is generally needed, in my opinion, and it can't be found. And I'd like to encourage everybody to give them a chance and to really embrace them as neighbors because they are good people who are willing to help and do everything the correct way.

Michelle Johnson: But my concern is that the website already shows this property. Is the business being run right now and we just don't know it? They already have reviews there. I don't know if they're moving their business from St. George and bringing it here and they're just preemptively putting stuff up, but the pictures on there are from Leeds.

Lori Wilkinson: My husband, Glenn DeMartino, and I, along with my mother, Judy Wilkinson, we own both 110 North Main and 180 North Main that directly borders the property on 140. While we certainly welcome Elisha and Carl, and we do want to see people be successful, my husband and I are animal lovers, and we used these kinds of services. But as my husband said, we'd use them where they were set up properly and more in a commercially zoned area. One of my biggest concerns outside of what has already been sort of mentioned is that my mother has already paid for and put up a security fence. Not a security fence, like a chain link. There's already a fence on property dividing our properties. And unfortunately, the new owners started to remove that fence without even having a conversation with us. To put up the new fence. We had no idea what they were doing or how it was going to impact us long term. So right now, you have such a fence that my mom put up and paid for, and then you have the chain link, which they're now setting up, and then back again to the other. They haven't said, are they going to put it back? Is it going to go away for good? We have no clue. And so again, as part of being good neighbors, to me, it's really about being like, I want to be considerate of the people that we live and work with. My grandparents were here for most of their adult lives, and we've had the pleasure of taking over the property. And we really see ourselves as being good neighbors. We try to take really, really good care of the property, make sure it's taken care of, and we want to see people succeed. But those kinds of things, to me, become a slippery slope when you're starting to impact on neighbors that could then turn into civil matters. Not to mention Jeremy rents from us. If he's got it or any renter has to deal with barking dogs all the time, it affects our ability to run our business, which is long-term renter.

Kayla Koeber: I have questions rather than comments. I don't know, Chuck, if this is the right forum, but I love dogs more than humans most. But do we have quiet time ordinances? Do we have noise ordinances for the Town of Leeds? And if we do, if there is an issue with barking, it's enforcement that's always a concern. So how do we enforce and how do we make sure not just these folks, but others with dogs barking on through the night stop?

Tracy Comas: I just want to reiterate kind of what Glenn and Lori said, and to go against what she said, but the client said, there is a dog kennel down in St. George that I've used on a number of occasions. It is next to a vet. It's in a commercial area. Basically, the same setup, drop off, pick up. They have their own suites in there. They have people that stay with them 24-7. We do already have that, but it is in a commercial area. It is not in a residential area. I do have a problem with the residential area.

Chris Shaw: I live at 171 North Main, so directly across the street. I think our biggest worry is noise. You know, obviously the smell. and then reinforcement, it's going to be the sheriff's department that's got to come out for noise complaints. And we already know they won't come out. We've dealt with the neighbor that's gone now. So that's our biggest complaint. Our biggest worry is who's actually going to enforce when there is a problem.

Roxanne Cole: I just want to add my concerns for again the noise and the safety. If one of the dogs should escape, is that going to be a threat to children or other dogs in the area? And then again, that many dogs in the barking, which a lot of us also have dogs. And if one dog is barking, the neighborhood goes off.

Dustin Mathis: The main concern I would have would be the noise, the barking, and those kinds of things. And even during feeding time, a lot of times the dogs get nervous when you're feeding and there may be some barking and it may be inside the home. But I think as nearby residents, we'd still be able to hear 13 dogs at feeding time or eight dogs at feeding time, even if they are inside. So that would be my concern is the actual barking. And it doesn't get enforced. We've had neighbors with barking dogs and Washington County doesn't do much about it at all. I don't know, that's the number one concern there.

Tyler Taylor: live at 145 North Main right across the street. And I am also concerned about the dog barking. We used to have neighbors living behind us and they had one dog that was loud and would keep us up all night. And now we're going to have 13 dogs in one house. So yeah, the noise is a concern as well. If they got out of the house, what if they chase someone or attack someone?

Jay Lambertson: I'm owner of Distinctive Fire. I did mitigation over at their place. And while I was mitigating, they were, like I saw the stuff on the internet, I think from him. I was just reading it. They do have three dogs. And while I was mitigating, I heard everyone else's dogs barking except theirs behind me. And then my dog, I was doing an assessment, doing the Firewise assessment, like the last meeting you guys had. I did all that stuff. And I was like, oh, my dogs in the truck. Can I bring him out? And they unfortunately said no that they had to do a proper assessment just for him to come out, just for him to be able to play with their dogs. They wanted the vaccination records and all this stuff. I live on Mulberry too, so the noise and stuff wouldn't affect me. But the way I see it is I'm 32 years old, young entrepreneur. I could see what they're trying to do. Just like you mentioned, ma'am, that you encourage everyone to go meet neighbors and get along. That's what I think should happen. Give these guys a chance. Enforcement's huge, just like the fire-wise stuff. House Bill 48, if stuff's laying on your home and rates are going up, et cetera, you could get dropped. Enforce what they do. I agree with the assessment. Maybe every six months, make sure everything's picked up, cleaned. I know Carl a little bit. I know from mitigating their home that he's run skid steers and excavators and stuff like that, from the first day I went to go assess it and then when I went to go do the work, the whole place looked 20 times better from whoever had it before. Whoever had it before should have got the fines and stuff like that is what I see. But whoever lives behind them and over, I heard dogs the whole time and I do not mean their own dogs. But all I'm saying is they wouldn't even let me, knowing that I wouldn't let my dog out without an assessment and stuff. I said, maybe give them a chance and enforce some rules and go from there.

Motion to close the public hearing for a conditional use permit full throttle dog camp dog kennel made by Commissioner Roberts, 2nd by Commissioner Gardner.

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

8. Discussion and Possible Action Items:

- a. Discussion and Possible Action on Conditional Use Permit for Full Throttle Dog Camp Commercial Dog Kennel.

Discussion on the conditions that the Commissioners would want for this conditional use permit.

Commissioner Gardner: I'm concerned about the number of dogs at one time. I would suggest that it be a maximum of 6 boarding or daycare dogs at any one time.

Commissioner Gardner: The vague terms like "small group" are not definitive enough. To ensure the permit can be properly enforced, all rules must be measurable, verifiable and written down. Time restrictions for the permit should explicitly dictate the exact hours dogs are allowed to be outside versus when they must be kept indoors. To manage customer traffic, the business should maintain a log of drop-offs and pickups. For example, if they are permitted for 6 dogs, a log would help verify whether they exceed that limit. Waste and odor management would require daily waste collection, specifying that waste must be bagged and placed in sealed bins. The business must keep current vaccination records on site and readily available at all times so the Town can review them during unannounced spot checks.

Commissioner Roberts: Any home occupation must use off street parking. Even though Main Street is governed by the State of Utah due to an interchange, the municipality can still regulate parking and will require the applicant's driveway is open and large enough to handle all business traffic without utilizing the street. Noise is acknowledged as the primary and most reasonable concern in the neighborhood because dog behavior is inherently unpredictable. While some residents might prefer to mitigate the noise by denying the permit entirely, the Utah State Law strictly limits a Town's ability to do so. Because local ordinance explicitly lists a kennel as a possible conditional use in the R-R-20 zone, the Town cannot simply reject the application. The Town is legally obligated to establish reasonable, specific conditions to mitigate health, safety, and welfare concerns. A denial is only appropriate if the Town cannot come up with viable mitigating conditions, or if the applicant is unable to meet the criteria established.

Commissioner Gardner: I can give them a couple of things. I think they should address:

1. indoor housing requirement
2. outdoor activity restrictions
3. barking and noise control
4. customer traffic
5. waste and sanitation
6. vaccination requirements
7. business activity restrictions
8. inspection and review process and revocation clause.

Applicant Eli & Carl Jessop: To address some of the concerns that were made; to prevent resource guarding (aggression over food or toys) and a life-threatening medical condition called "bloat" common in larger dogs, all dogs are fed individually inside their own crates. The business enforces a strict two-hour indoor rest period around pickup and drop offs times to ensure dogs rest for 45 minutes before and after eating. While Utah law only mandates the rabies vaccine, our insurance and safety standards require proof of three vaccinations sent directly from the veterinarian: Rabies, Bordetella and DHPP. The current way we manage pet waste using a specialized disposal system (Diaper Genie) that seals in odors and prevents flies. The contained waste is then transferred to outdoor trash bins. They stated they are completely open to adopting any further specific waste disposal rules the Town proposes.

Motion to continue the public hearing for conditional use permit application full throttle dog kennel made by Commissioner Gardner, 2nd by Commissioner Roberts.

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

b. Update Wildland Urban Interface ("WUI") Code for the Town of Leeds

The WUI (Wildland-Urban Interface) Code was adopted by the State via a recent bill to address rising property insurance costs and cancellations. The State's goal was to identify high-risk fire areas itself rather than leaving it up to insurance companies, allowing residents to mitigate their properties or pay a fee. The bill proved much larger and more complex

than originally intended. Local governments scrambled throughout 2025 to figure it out, but because the State itself did not have all the details finalized, the original compliance deadline of December 31, 2025, had to be extended. Moving forward, representatives from the Hurricane Valley Fire District, the County, and the County's emergency operations center will collaborate to create a unified, county wide map and establish standards for property enforcement and review. The program will utilize a three-level risk pyramid to categorize properties:

1. Property owners can opt to have a certified inspector evaluate and tier their property based on fire risk.
2. A specific formula will determine a fee for each tier.
3. This fee will be added to residents' property taxes to fund the wildfire program.

Motion to table this until we receive clear directions from the Council on exactly what they would like us to do to present to them on the WUI package. made by Commissioner Gardner, 2nd by Commissioner Roberts.

ROLL CALL VOTE:

CHAIR: CHUCK BENTLEY

COMMISSIONER: DAVID RHOADS

COMMISSIONER: ROCHELLE GARDNER

COMMISSIONER: LAURIE SULLIVAN

COMMISSIONER: ALAN ROBERTS

Yes	No	Abstain	Absent
X			
X			
X			
			X
X			

9. Staff Report: NONE

10. Adjournment: 8:41pm

Approved this 2nd Day of July 2026.

Chuck Bentley, Planning Commission Chair

ATTEST:

Cari Bishop, Clerk/Recorder