

Town of Leeds

Town Council Meeting for Wednesday, July 8, 2026

1. Call To Order/Roll Call: 7:00PM

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

Town Planner Scott Messel and Clerk/Recorder Cari Bishop also present.

2. **Invocation:** LeAnn Allen
3. **Pledge of Allegiance**
4. **Declaration of Abstentions or Conflicts:** NONE
5. **Consent Agenda:**

- a. Tonight's Agenda of July 8, 2026
- b. Meeting Minutes from June 24, 2026

Motion to approve consent agenda made by Councilmember Price, 2nd by Councilmember Harvey.

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

6. Announcements:

- a. Friday, July 17 @ 6:30PM Town Cookout Dinner

The Town cookout will be held a week from Friday, July 17 at 6:30PM at the Peach Pit Pavilion. A charcoal fire will be available for cooking, and attendees are asked to bring their own entrée, plates, and utensils, plus a side dish or dessert to share. If attendees wear waterproof clothing, the misters can be turned on for cooling.

7. Public Hearing: NONE
8. Public Comments: No action may be taken on a matter raised under this agenda item. **(Three minutes per person.)**

Battalion Chief Butterfield: The Fire District reported 530 calls last month, including 417 EMS calls and 113 fire related calls. The July 4 fireworks ban was effective, with only one firework related fire call in Virgin involving someone from out of state. Crews responded quickly and contained the fire before major damage occurred. There was suggestion of similar caution that may be needed for July 24 because conditions are expected to become hotter and drier.

Alan Cohn (online): I appreciate the hard work of this current Council and the Mayor to keep us safe as a community, to bring the community back together, and the general respect this Council has for each other, as well as the people in Town. It's just very refreshing, and I really appreciate that.

Jeremy Stratman: I know we are talking about dog kennel tonight. I know that this is probably going to happen. I've been to all the Commission meetings, the Commission put their plan together and it sounded at least somewhat acceptable. Being a neighbor to this, I am, you know, as many of the people on the commission said, it's, I think it's stupid, but it is a situation that's there. are a few things that I would like to say. There's a picture on the website for the dogs of my backyard. It's uncomfortable to have somebody taking pictures of my backyard. It's not a public place. I have a privacy fence around it for a reason. It's not that there's anything wrong going on there, but you know, I don't think anybody would want a picture of their backyard posted up online for everybody to see. And in the new whatever

this is that they gave the Town at the last Commission meeting, it tells my hours of business when I'm at home, when I'm not at home. It tells the hours of business of the owner's property on the other side when they're there at their home. It's an invitation for somebody to come to try to rob me. I've got cameras and I'll have more cameras now because now I have to worry about whether somebody's going to come try to rob my house or rob my neighbor's house because they put that on a public notice. Beyond that, I think I've spoken my piece, and everybody else knows the piece. I mean, I've got more signatures today than I did last time and I took your advice that you gave me and had everybody sign their own copy rather than having everybody sign one copy. And beyond that, I guess that's it. Well, they didn't actually say the work hours. They said, and I didn't actually get a copy of this. They gave out copies. The copy I got did not have it on there. The copy that other people got did not have it on there. But this one copy has, I think this is the page right here. Yeah, I believe this is it right here. If you read through there, it says that I'm not there quite a bit because I work a full-time job, but nobody needs to know that. And it's saying that it doesn't matter, it shouldn't matter because I'm not there a lot of the hours. Well, it does matter because on the weekends, I'm there, and on some days if I stay home sick or something, it does affect me. And it says that it doesn't matter because the owners on the other side aren't there part of the time. Well, that's nobody's business how much they're there. It's their home, and it can affect them. Plus, they said there's 3 foot off of every property line. That is not true. There is, they put their fence right on the property line of the neighbors on the other side. All of the things that were in this weren't accurate, and I think that it should be said that it wasn't accurate. And yeah, if anybody wants to look at this, it is the full one. The one that I got was only about half of it.

Michelle Peot: I did attend the session with regard to the request for the conditional use permit for the dog kennel, and I can empathize with the folks that potentially would be impacted by it. As a kid, I grew up pretty close to a dog kennel, but that person also owned a plant landscaping nursery and it was probably 20-acre parcel and they had a few dogs at a time in the middle of the parcel so there was a very large amount of space on that. But what came to my attention is that it's probably a time for us to sort of re-examine our zoning and allowed uses because we're not a tiny little town anymore. and I think it was good would be good for us to go through that and see does it still make sense to have some of those allowed uses in each of the zones or what additional conditions should we put in there say for easements and whatnot for things that potentially could impact neighbors in a negative way or property dollars.

Kathy Vasquez: I live right here at 190 North Main Street, and I own two other properties on Main Street. I'm curious, can we all open a dog kennel? I've really got a perfect setup. I'm wondering how many dog kennels can we open in Leeds?

Mayor Peterson: Presently, it is conditional use in a residential or rural residential zone, and you would need to apply for a conditional use permit. What the statement from the speaker immediately before you was indicating is that in the future, the Town Council might want to consider what they have listed as conditional uses, but until the process is followed that would change that, the rule would remain the rule until there was an ordinance that was up for a change.

Town Planner Scott Messel: Yes, Everyone in Town could apply for it. That is how our ordinance currently reads. Any property owner with any property, if it's listed as a conditional use, could apply.

Kathy Vasquez: I could apply for a kennel license right now and have a kennel right here? My two other properties, I could apply for them too. Somebody that's lived here for 26 years probably should have a little more.

Mayor Peterson: It is not a matter of who has lived here longer, who's friends with whom. It applies to everybody and everyone equally.

9. Discussion and Possible Action Items:

- a. Recommendation from Planning Commission of Conditional Use Permit for Full Throttle Dog Camp Dog Kennel.

Town Planner Scott Messel: Explained that 140 N Main is in the R-R-20 zone, where a dog kennel is listed as a conditional use. State and Town rules require conditional uses to be approved if reasonable concerns or detrimental effects can be mitigated, even if they are not completely eliminated. The Planning Commission first tabled the application, then reviewed it again the following month, and after extensive discussion, recommended Town Council approval subject to the findings and conditions in the staff report.

Town Planner Scott Messel read the list of conditions from the staff report.

1. The proposed home occupation for a commercial kennel meets the applicable Leeds Land Use Ordinances.
2. Town staff is satisfied that the applicant will meet all the conditions listed in this staff report per Leeds Town Land Use Ordinance Section 24.1.4 Procedure.
3. The permit would not be transferable if the property changed ownership.
4. No business signs are to be displayed on the premises.
5. The home occupation is Category I.
6. The business is properly insured & licensed.
7. The total number of dogs on the property, including the owners' dogs and boarding dogs shall not exceed nine (9) at any time, only five (5) boarded dogs at any time.
8. No more than 25% of the house may be used for the home occupation.
9. All dogs shall be housed indoors overnight, play time is 7am-6pm and quiet time is 6pm-7am except for necessary potty breaks.
10. No dogs shall be housed in outdoor kennels, runs or accessory structures.
11. No more than five (5) dogs may be outdoors at a time.

12. Dogs shall not be left unattended outdoors at any time.
13. Outdoor play hours would be limited to 7am-6pm.
14. Dogs associated with the home occupation shall not create sustained barking, howling or yelping audible beyond the property line for more than ten (10) consecutive minutes.
15. Verifiable evidence of a violation may include observations by Town officials, animal control officers, law enforcement personnel, written logs, or audio recording and will be accepted by town officials for review.
16. Two verified violations within a twelve-month period may result in review, modification, suspension, or revocation of the Conditional Use Permit for a Home Occupation.
17. All customers drop offs will happen on site and pickups shall occur on site during the following times 7am-9am, 12pm-1pm, and 4pm-6pm.
18. No more than two customer vehicles shall be present simultaneously for boarding activities.
19. All animals must be vaccinated.
20. Animal waste shall be cleaned up daily. Animal waste shall be disposed of in a manner that prevents odors, attracting rodents or insects.
21. The property shall be maintained in a clean and sanitary condition so as not to create a public health hazard, offensive odor, insect infestation or nuisance.
22. Outside storage of equipment and / or materials associated with the business shall not be permitted.
23. The drop-off hours are as follows 7am-9am, 12pm-1pm, and 4pm-6pm.

The Council reviewed the proposed conditions for the dog kennel conditional use permit, including limits on home occupation space, indoor overnight housing, outdoor play hours, quiet hours, barking restrictions, vaccination and waste requirements, sanitation standards, and scheduled on site drop off/pick up times with no more than two customer vehicles at once. Councilmembers discussed how drop-offs would work and be managed, the Town's limits on personal dogs and cats, and enforcement concerns. The Council discussed removing "No" on number 22 and removing the number 23 entirely.

There was a citizen that raised concern with the Mayor about customer drop offs and pickups, they could create dust if vehicles follow a looping route on the property. While acknowledging that dust is difficult to quantify, the applicants should be asked to consider dust control as part of the approval conditions and use mitigation methods, such as adding a dust reducing surface, rather than relying on water.

Motion to approve Recommendation with two corrections, dropping no on number 22 and eliminating number 23 made by Councilmember Price, 2nd by Councilmember Harvey.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: WAYNE D. PETERSON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: AARON PRICE	<u>X</u>	<u> </u>	<u> </u>	<u> </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> </u>	<u> </u>	<u> </u>	<u>X</u>

b. Recommendation from Planning Commission of Wildland Urban Interface ("WUI") Code for the Town of Leeds.

The Council discussed updates to the Wildland Urban Interface (WUI) Code, which the State now requires municipalities to adopt in a stricter 2024 form. Leeds currently has the 2006 WUI code on the books, and the updated version would apply to new construction in designated high risk wildland areas, not require existing homes to retrofit. The code focuses on fire resistant construction, such as noncombustible materials and smaller vent screening to reduce ember intrusion. Administration and enforcement still need clarification, but the Mayor said building inspectors would likely handle enforcement with consultation from Hurricane Valley Fire. Remaining questions include mapping high risk areas, confirming whether sprinkler requirements apply, and preparing the ordinance for possible adoption before January 1, 2027, deadline, with the goal of bringing it back in August.

Moved to the meeting in August.

10. Staff Reports

The Council discussed the status of fireworks restrictions for July 24 compared with July 4. For July 4, the Governor's executive order allowed the State to impose a broader fireworks ban, but no similar order is currently in place for July 24. Leeds's existing rule would allow fireworks only on the basketball court at the Town Park unless the State issues another ban or the council holds a properly

noticed special meeting to impose further restrictions. Councilmembers raised concerns about the small size of the basketball court, crowd control, monitoring, and the types of consumer fireworks that would be used.

Jay Lambertson: I'm a contract wildfire crew and on the 4th of July we took our engine out of service to go out of State, I live in Leeds too, I wanted to be able to have my truck on standby because I know that Hurricane can't be over at once and their wildland crew is gone. My engine, I was planning on leaving here. I did 4th of July in my backyard with a certified engine, just like Hurricanes, and it goes all across the country in fires. July 24th, I was planning on leaving it here too, to the point that if you guys didn't ban fireworks, I could put my truck on standby right there and have all certified wildland firemen, 500-gallon tank, and ready to go just in case. Also, to answer your question about the before, time. If there was a fire in the area and we were limited to water and everyone turned their hydrants on the indoors, there's going to be no pressure. Water tender crews will actually draft from Quail or any nearby water and come refill our type sixes and threes up with water so we're not having open hydrants every time. Then we end up getting a pumpkin. It's a big swimming pool. The tenders will go to Quail, fill up the tender, and when we need to fill up, we always have extra pumps too, and a draft pump on our engine, and we'll draft from that swimming pool. We know of all swimming pools in the area, especially where doors and stuff are, there's a total of like 7 or so in that area. We know that we have an extra pump it can draft from the swimming pool, so we aren't really worried about the hydrants as much because we have.

Mayor Peterson: Fireworks for July 24 would be legally allowed from July 22 through July 25. Because the meeting is today July 8, the Council still has about two weeks to act. Suggestions that if no further direction came from the State, the Council would notify a special meeting early next week to consider additional local restrictions.

Jay Lambertson: You'll have my engine here for sure. Also, if for some reason you guys were going to do the basketball courts, either me or Hurricane, smart thing would be to wet all the surrounding vegetation first and then do your guys' fireworks and stuff. And then we would wet the vegetation down, be on standby if it's us or them, whatever. And then you'll still have water in the tank, of course. or we'll have to fill up an item if we have to for if a fire were to pop off. But in that area, there's some pretty good space. As far as I know, there's only one little dead pine tree, which I'll volunteer my time, and if it's approved, I could go put it out, put it in my chipper in 5 minutes. Other than that, it's everything's pretty spaced away, and then I would just get it wet and call it a day if they were, if people were going to get fireworks. If they're abandoned, then don't worry about it.

Councilmember Jeff Allen: The next Dumpster Days will be scheduled for a Friday in September. Dumpsters will arrive Friday morning and remain until Monday morning, giving residents the weekend to use them. Because the Solid Waste Company does not work on weekends, scheduling the dumpsters for Friday effectively provides a couple of extra days, so residents who come later on Saturday should still be able to use them.

Councilmember Christine Harvey: Washington County Water Conservancy District discussed the proposed Solara development annexation into Toquerville, including the developer's request for guaranteed water for 1,500 future homes, but the board delayed any agreement. The district also discussed Angel Springs, where providing district water would require about \$4 million in re-piping and further analysis. Thank you volunteers for making the July 4 and July 5 events, potluck, and parade successful. Also, there was an agritourism work session focused on zoning that could blend rural and light commercial uses, noting potential opportunities for local farm-based businesses such as an olive orchard, farm stands, farm to table activities and educational agriculture.

Mayor Peterson noted that although the Water District said it does not want to enter the retail water business, it had approved up to 74 residences for Solara, which appeared to be its retail service limit. The Council will need to update impact fees, since prior projections expected Leeds to have nearly 5,000 residents by now, a level now more likely over the next 20 years, and construction costs for roads, parks, and other improvements have changed significantly.

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

Jeremy Stratman: I just want to say I wish y'all luck. I don't mean to be a bad guy. I'm not a bad guy. If you want, if you had a dog kennel coming into you next to your house, I'm sure you would be just as bad as I was. And I apologize for being concerned about my home, but I don't apologize for being concerned about my home. I knew this was going to happen. I think the city really needs to step up and rezone. Even the Town and Commission, I believe that's the exact words, that it was retarded that we were even having this discussion. I do want to wish them luck, and I hope your phones are on. If they succeed and they don't have any violations, great. That's wonderful. My life isn't impacted. Nobody else's life is impacted. I will be putting out more security cameras because that's safety and ability to feel safe in my home. I know my neighbors around, all around feel the same way. I've talked to all of them, got signatures from all of them, spent a lot of time trying to do this. I appreciate the Commission for the plan that they came up with together. I can at least see that there are some things there, and I hope that they're enforced. I hope that there's somebody to monitor and take care of the business. Beyond that, I'm not very happy about it, but it is what it is.

Mayor Peterson: If I could share one thing with you just before you step away. I hope you really realize that we appreciate public participation and input. All of the input that I have heard has been done very respectfully. Not everybody agrees, but that's okay. We can agree to disagree, and we can do it the right way. And throughout this process, I think everybody has shown others respect. And please don't feel like there's any need to apologize for participating and letting your voice be heard.

Jeremy Stratman: I apologize, not for letting my voice be heard, but I apologize because I don't like to be that person. I don't like to be that person. That's not the person that I am. I've been to Town Council meetings where everybody raised their voice and screamed and yelled and spit. I haven't come to a Town Council meeting since. Don't plan on coming anymore because it didn't seem like it did any good for me to be here.

Eli and Carl Jessop: Thank you so much to the Planning Commission and to you guys and praise Jesus for this. Thank you so much for approving us. On the first public comment, I know some concerns were raised. We just wanted to clear up a little bit that the information that was provided, it told the public, whether it was in the meetings or on Google, pictures that were already posted by previous owners. Nothing that we did was particularly by us individually doing something that wasn't already public information. Also, if there's any concerns about a fence, there's the survey stick by the Town next to the sidewalk that anybody can walk down and see where that is and where our property is divided and where the fence is currently at. We already have had conversations with the owners there and at this point the ball is in their court, but again, thank you so much for as government officials not allowing a civil matter affect our CUP decisions. It's honestly something that we appreciate a lot. The whole point of the public comment back again is we know this has been ruffling feathers because the Town has never done something like this. Even though it has been on the ordinances for years, nobody has actually applied for this type of use. We understand that there's a lot of grievances or concerns with it, and we hope that with time we can show everybody that we've done it for a few years, and we're very excited to do it again. As everybody knows, we're a veteran family. If anything, we're a little bit more sticklers about dog behavior.

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

13. Adjournment: 8:13PM

Approved this 12th Day of August 2026.



Wayne D. Peterson, Mayor

ATTEST:



Cari Bishop, Clerk/Recorder