

Town of Leeds

Planning Commission Meeting for Wednesday, August 5, 2026

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

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:
Clerk/Recorder Cari Bishop
Others absent,
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 August 5, 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. Work Session and Regular Meeting Minutes of July 2, 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			

6. Announcements: Town Cookout, Friday, August 21, 2026, 6:30pm

The BBQ is a monthly community event held on the third Friday. Attendees should bring their own main dish to cook, plus a potluck dish to share, the Town provides the drinks.

7. Staff Reports: (including Chair summary of 6pm Work Session held earlier this evening)

Commission Chair Bentley: The discussion was mainly intended to create a rough draft, and no topics were reviewed in depth.

8. Action Items:

a. Election of Planning Commission Chair

Motion to nominate Chuck Bentley for Chair 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			

b. Election of Planning Commission Chair Pro-Tem

Motion to nominate Rochelle Gardner for Chair Pro-Tem made by Commissioner Roberts, 2nd by Commissioner Bentley.

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			

9. Public Hearing:

a. CONDITIONAL USE PERMIT APPLICATION Nate Blake – Private Cemetery on Rural Residential Lot

Motion to open public hearing 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			

Eli Jessop: I couldn't find much information for the CUP for a private cemetery. Is this CUP for private? Does that mean that it stays and they lose the CUP if the homeowner passes away, but the family remains on the property? Is there a limit of burial plots and a limit for the restrictions on how far back? It's a corner house.

Nancy Dove: I am wondering who's going to pick up the tab for the property taxes that Blake will not be paying because if it's a cemetery, there is no property taxes. It would destroy our property. It would destroy our property, which is hooked right onto it.

Michelle Peot: My concerns would be that obviously, that it needs to abide by Utah State code, and I don't think that is called out as a potential conditional use currently in the Leeds ordinances. I could be wrong, but I did not see it in there. Then the other thing that should be checked is to make sure that it

does not introduce a point source of contamination in entering water protection zone. There are a few around for the various water.

Lorraine Harris: I came here tonight so I could learn more about what he was proposing, and obviously he's not here, which kind of tells me he's not so serious about it. Nonetheless, is there not a cemetery, a city cemetery that he could, or whoever is going to be buried there, purchase some plots from the city cemetery? Do we not have a city cemetery that he could use?

Discussion on the fact that there are three cemeteries in town. The application described the cemetery as a fenced family plot and indicated that, based on the current materials, it appeared to be located near the front corner of the property by Cherry Lane. Clarification that the drawing was not necessarily to scale but that the proposed location appeared to be near the street with only a 20-foot setback placing it close to Valley.

Lorraine Harris: I was willing to listen to him so I could make a better judgment for myself, but I guess he is not here than in a way that tells me it's not too big of a deal. My vote is no on the application. I mean, he made us all come out here to support him, and he isn't even here.

Doris McNally: Sexton for the Town. There are 3 cemeteries, and yes, there is space in all three cemeteries. Things you might want to concern yourself with is, I was asked by some Council people and others about this. Take a look at Washington County and how they are addressing this in other towns. There is a huge health code issue with this. It's also an administration issue because you have to have the death records. You have to keep that on log and who actually keeps that on log and record. In general, there has to be public notice or maybe a lien you might put on to identify if the property for resale has a cemetery on it. There is a lot of administrative things that would fall onto the individual and the question is, is the individual knowledgeable enough to be able to maintain that to protect the property and future buyers? If I can be of any assistance and information on this, because there is a lot of guidance, not only on human remains, and you should not only think about human caskets, but you should also consider cremations, because many times cremations are not thought of, and cremations are actually put into urns and put into grounds. You should consider that when you come to a plan. And the other thing is also the burial of animals. It's one thing-- my husband laughs when I said it's one thing to bury a pet, a cat, a dog, a goldfish, but when you have cattle and things like that, there's also a lot of health issues that you have to deal with there. If you are going to touch this ordinance, you may also want to take a look at other ordinances. I'm looking at you because I know you want to see what I'm talking about. You might want to take a look at those ordinances because they have been updated in Washington County in the last few years.

Commissioners asked whether Doris authored the 2024 cemetery ordinance and then read a provision stating that human remains may only be interred in Town cemeteries, with an exception only for private family cemeteries that already existed and were maintained before the ordinance. The interpretation to the Commissioner seemed to mean that new private cemeteries are no longer allowed under the ordinance, especially because the Town code requires the most stringent rule to apply when provisions conflict. Commissioner noted that in his non legal opinion, the ordinance appears to limit burials to the three designated public cemeteries in Leeds.

Motion to close public hearing 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			

10. Discussion and Possible Action Items:

Discussion that the proposed private cemetery could create long term legal, practical and planning issues affecting the Town, neighbors, and future land use beyond the current owner's lifetime. The current application could be denied because it was incomplete but encouraged broader discussion about how the Town wants to handle private cemeteries. Utah generally allows private cemeteries unless a County prohibits them and Washington County reviews such applications individually. Caution that the Towns cemetery ordinance may not be clear enough to categorically prohibit private cemeteries if another ordinance allows cemeteries as a conditional use. Discussion on the 2024 cemetery ordinance and the perspective of how it reads. Also, that the conditional use would not run with the property, creating complications because a cemetery would remain even if ownership changed.

a. CONDITIONAL USE PERMIT APPLICATION Nate Blake – Private Cemetery on Rural Residential Lot

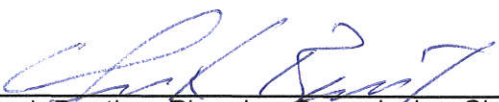
Motion to deny the conditional use permit for a private cemetery because it does not meet the requirements for a conditional use permit at this time made by Commissioner Gardner, 2nd by Commissioner Roberts.

ROLL CALL VOTE:

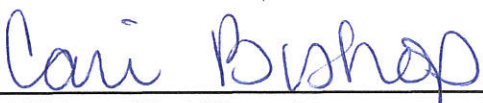
	Yes	No	Abstain	Absent
CHAIR: CHUCK BENTLEY	X			
COMMISSIONER: DAVID RHOADS	X			
COMMISSIONER: ROCHELLE GARDNER	X			
COMMISSIONER: LAURIE SULLIVAN				X
COMMISSIONER: ALAN ROBERTS	X			

11. Adjournment: 7:35PM

Approved this 2nd Day of September 2026.


Chuck Bentley, Planning Commission Chair

ATTEST:


Cari Bishop, Clerk/Recorder