

Town of Leeds

Town Council Meeting for Wednesday, August 12, 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>X</u>	<u> </u>
COUNCILMEMBER: KOHL FURLEY	<u> </u>	<u>X</u>

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

2. Invocation: Susan Savage

3. Pledge of Allegiance

4. Declaration of Abstentions or Conflicts: NONE

5. Consent Agenda:

a. Tonight's Agenda of August 12, 2026

b. Meeting Minutes from July 8, 2026

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

ROLL CALL VOTE:	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
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>

6. Announcements: The Mayor announced that the cookout dinner is scheduled for Friday, August 21, 2026, at 6:30pm at the Peach Pit Pavilion.

The Mayor invited Jay Lambertson to come up and speak regarding the Firewise Program.

Jay Lambertson: Leeds has been approved as a Firewise recognized USA site after community wildfire mitigation work, including fuel reduction, removal of dead trees and documentation of high-risk areas, and approximately \$14,000 in clearing efforts. The designation may help residents when discussing insurance rates with their providers and may also open access to grants or funding for additional wildfire mitigation work with Hurricane Valley Fire. A more detailed presentation is expected at a future Town Council meeting, with a wildland coordinator of fire district representative invited to explain the program and address community questions. The Firewise designation does not automatically or immediately lower insurance rates, which has caused confusion among residents, Hurricane Fire, and local news outlets. The program may eventually provide funding for mitigation efforts, likely sometime mid-to-late next year, depending on requirements and approvals. A future presentation is planned to explain the program more fully and help clear up misunderstandings.

Mayor Peterson: Silver Cliffs Development Group has reached a purchase and sale agreement with the owner of Bee's Market and plans to build a 50,000-square-foot grocery store along Old Highway 91, including restaurants and other food services. An adjacent property within Leeds is planned for a hardware store with an attached lumberyard, which may serve nearby construction activity. The group is also expected to submit annexation applications for land currently in unincorporated Washington County, including another 10-acre residential parcel. This is positive progress for Leeds, especially since the Town had requested a grocery store as part of the Silver Cliffs planning process.

7. Public Comments:

Battalion Chief Butterfield: Last month, our department answered 507 calls, 383 of those were medical related. 124 fell into the fire or other category. We're about 20% above call volume compared to what we were last year and we're pushing again for close to 7,000 calls this year.

Chief Dave Harmon online confirms that he will be at the meeting on September 9th at 7pm to speak on Firewise USA program.

8. Public Hearing: NONE

9. Discussion and Possible Action Items:

- a. Amending Ordinance 2026-01 with Ordinance 2026-05 Amendments to Consolidated Fee Schedule

Discussion on Ordinance 2026-05, which clarifies fees and procedures related to Silver Cliffs' road construction approach. Silver Cliffs installed continuous curbing along its roads and plan to cut curb sections later as individual homes are build, replacing them with driveway aprons and sidewalks. The ordinance would update the consolidated fee schedule language to explicitly include chip seal, curbing, and sidewalk in the relevant sections, ensuring the Town has a clear process and fees for encroachment into Town dedicated roadway areas.

Council discussed whether new developments should consistently include curb and gutter throughout Leeds. It was clarified that current Town ordinances generally mandate curb and gutter on Main Street but otherwise prefer not to require it town side, unless the Land Use Ordinance is changed. County standards may defer to the stricter standard when development occurs in or near a municipality, but the Town would need to indicate that it wants curb and gutter required. Silver Cliffs is being handled as a development specific case because curb and gutter were approved as part of that project several years ago and are already installed.

Motion to approve changes 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

- b. Amending Ordinance 2007-08 with Ordinance 2026-06 Amendments to Encroachment Permits

This item proposed amending the Town's encroachment permit ordinance so specific fee amounts are no longer listed directly in the ordinance. Instead, excavation and deposit fees would refer to the Town of Leeds consolidated fee schedule. This change follows Utah League of Cities and Towns best-practice guidance, helping avoid conflicts when fee schedules are updated but individual ordinances are not.

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

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

10. Discussion Items:

- a. Cemeteries, including, but not limited to, military monuments, status of disconnected Catholic and Protestant Cemeteries, and status of donations.

Doris McNally, the Town Sexton, presented an update on Leeds's three cemeteries: Silver Reef Protestant/Pioneer Cemetery, Silver Reef Catholic Cemetery, and the Leeds Cemetery. She reviewed plot availability, unknown burial locations, ownership and management questions, and the need to plan for future cemetery capacity as the Town grows. She outlined a phased improvement concept for Leeds Cemetery, beginning with a dedicated military memorial area to better support annual recognition events and honor the more than 96 military burials across the cemeteries. The proposed design includes branch specific monuments, flags, a possible sunken garden, improved accessibility/parking, and flexible improvements that could be modified in the future. Councilmembers expressed appreciation for Doris's work and agreed the topic should continue over upcoming meetings before deciding whether to move forward. Doris raised several unresolved questions about the future management and funding of the cemeteries, especially because the Silver Reef Catholic and Protestant cemeteries are tied to the disconnect area. She asked whether the Town would still control improvements, revenue from plot sales, cemetery budgets, and required burial records, or whether another entity would have authority. She emphasized that the cemeteries represent Leeds's pioneer history and should be preserved thoughtfully. Doris and the Council identified several key questions that need to be answered before moving forward with cemetery improvements. These include the Town's responsibilities for the two cemetery parcels affected by the disconnect, who controls management and approvals for those areas, how cemetery related revenue and donations are handled, and whether past donation funds especially the approximately \$14,000 previously believed to be available are still usable for cemetery purposes. They also discussed whether burial revenues function as cemetery specific funds or go into the Town's general fund budget. Council agreed the questions should be researched and brought back at the next meeting.

Mayor Peterson: I did work with Cari to get the information about the two different cemetery donation campaigns that took place. In 2022, \$13,350 was donated, plus a \$1,000 State cemetery grant, for a total of \$14,350 intended mainly for cemetery fencing. Nearly all of that was spent on fencing materials and installation, leaving about \$112.77. A later campaign raised \$4,100, but related expenses for tree work, a survey, and landscape design totaled \$10,845, exceeding the donations; it was unclear whether those expenses were meant to be tied to that campaign. Donations accepted for specific purposes must be used for that purpose. Leeds does not treat cemetery plot sales as a dedicated cemetery fund; plot sale revenue goes into the year's budget, while cemetery upkeep is funded through the general fund. The Catholic and Protestant/Pioneer cemeteries remained part of the Town of Leeds under the disconnect agreement, with required access preserved.

Discussion of removing the shed in the southwest corner of the cemetery. Doris stated that the previous Council approved its removal. Council discussed removing and not replacing it.

b. Updating of Roads and Parks Capital Facility Plans and Impact Fee Calculations

Mayor Peterson: There is a need to update Leeds's roads and parks capital facility plans and impact fee calculations for the next 20-year planning period. The prior roads plan covered roughly 2006-2025 and projected much larger growth than actually occurred, with the official population remaining nearly flat even though the number of homes increased, likely due in part to second home ownership. Planned growth from Silver Cliffs, Silver Creek/SITLA land, and potential annexations could make the Town's future growth closer to earlier projections. Current impact fees are \$1,300 per new residential unit for parks, and \$3,295 per new residential unit for roads, with separate commercial rates by square footage. The plans and fees need to be reviewed and updated over the next few months, using existing plans as a starting point while accounting for future growth and changing construction costs.

Council discussed updating the roads and parks capital facility plans without necessarily commissioning entirely new traffic studies. Many projects identified in the prior plan such as improvements to Old Highway 91 north of Silver Reef Road toward 900 North still appear relevant because they align with expected impacts from Silver Cliffs growth. Council agreed the existing plans should be reviewed, updated, and validated for the next 20-year period, including past history and available UDOT traffic/interchange studies. The update is needed to continue charging impact fees and that road construction costs have likely increased significantly, which may affect future fee calculations.

c. Encroachment Ordinance's inclusion of Landscaping in Town Right-Of-Way

Discussion whether landscaping could be allowed within Town owned rights of way through the existing encroachment permit process, after a request from the Avalon Skye developer regarding an island on Majestic Mountain Road. The ordinance allows the Town to review proposed landscaping plans and place maintenance responsibility on the installer, owner, or contractor, but does not require the Town to approve such requests. Because this would be the first of its kind request involving irrigation and landscaping on Town property, discussion on handling it administratively needs to be made. The land would remain Town property and that the Town would retain the right to remove the landscaping later if needed for road use, maintenance concerns, fire safety, or other reasons.

Avalon Skye should submit a detailed landscaping and irrigation plan for the Town owned island, including how irrigation would reach the site since it is surrounded by pavement and may require boring under or cutting into the road. Councilmembers discussed broader options and concerns, including whether allowing private improvements to the Town property could create future ownership or legal issues.

11. Staff Reports

Councilmember Harvey: Reported on several recent meetings and regional issues. At the Washington County Water Conservancy District meeting, Silver Cliffs water rates were discussed, with confirmation that Silver Cliffs is part of a Special Service District and Leeds will not retail it water. Concerns about Angel Springs residents facing unresolved water quality and service issues. Washington County Planning Commission discussed the proposed Furrow Springs development, located south of the pump station, with plans for 180 apartment units in large buildings at about 14.81 units per acre. Concerns included child safety near an unfenced pond. LDWA emphasized that it must be notified whenever development permits are pulled.

Councilmember Allen: Encouraged residents to visit the County dump and noted that mosquito abatement officials want residents to report mosquito problems so they can respond, especially where standing water or swampy areas may create breeding grounds.

Councilmember Harvey: Residents are reminded that the dumpsters in Harrisburg are not public dumpsters and are not intended for Leeds residents or passerby to use. The concern is that people from surrounding areas, including Quail Lake traffic, may be dumping trash there because the dumpsters are visible and accessible. The HOA has cameras monitoring the area.

Mayor Peterson: Red Cliffs Road, an unpaved road that crosses in and out of Leeds and County jurisdiction, has damage near Main Street that may be related to recent Water Conservancy District construction. September meetings with Rocky Mountain Power regarding the proposed Three Peaks to Purgatory high-voltage transmission line. Although online materials show the line away from Leeds, the two most recent preferred routes reportedly pass through Town. Mayor Peterson plans to speak with the Mayor of Toquerville to present a reasonable alternative or shared position that serves power needs while protecting Leeds's natural beauty.

12. Public Comment

Carl Jessop: The planter in front of the property, which was I believe I understand that it is the property owner's responsibility to maintain that landscaping. Does that landscape need permit or approval from the Town for bushes, cacti, rocks?

Jay Lambertson: You were talking about the easement, the landscaping, an easier way just so people don't have to go into the cement. I was thinking about gravel and put some boulders for blockage. The dumpsters, the Firewise that we will get done will pay for chipping and dumpsters to come for cleanup.

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

13. Adjournment: 8:27pm

Approved this 9th Day of September 2026.

Wayne D. Peterson, Mayor

ATTEST:

Cari Bishop, Clerk/Recorder