

Town of Leeds

Town Council Meeting for Wednesday, September 23, 2026

1. Call To Order/Roll Call:

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>X</u>	<u> </u>

Town Planner Scott Messel and Town Clerk/Recorder Cari Bishop were in attendance.

2. Invocation: LeAnn Allen

3. Pledge of Allegiance

4. Declaration of Abstentions or Conflicts: NONE

5. Consent Agenda:

a. Tonight's Consent Agenda of September 23, 2026

b. Meeting Minutes of September 9, 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	<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>X</u>	<u> </u>	<u> </u>	<u> </u>

6. Announcements: Three Peaks to Purgatory Transmission Line – originally scheduled for 5pm to 7pm on Wednesday, October 7 in Toquerville, will still take place at the time but now will be held at the Old Highway 91 Hurricane Valley Fire Station 47 in Leeds.

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

8. Public Hearing: NONE

9. Discussion and Possible Action Items:

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

The Town Council reviewed the application following the September 9th public hearing. The applicant submitted a revised 40-foot-by-40-foot plan reducing the cemetery from 4,900 to 1,600 sq.ft. and limiting it to 25 plots for family and close friends, with no commercial sale of plots. The Town Legal Counsel advised that the current code permits cemeteries as a conditional use, and under Utah law, ambiguities must be interpreted in favor of the applicant. He stated that the application should be approved if reasonable conditions can substantially mitigate anticipated impacts; denial would require supported findings that impacts cannot be mitigated. The Town Council

discussed potential conditions addressing licensed funeral supervision, compliance with State and Local burial requirements, maintenance and nuisance prevention, permanent grave identification, traffic and access, the number and noncommercial use of plots, adherence to the approved site plan, surveying and County recording, notification to the Utah State Historic Preservation Office and Leeds Town Clerk, and periodic compliance review after every five burials. It was also clarified that approved conditions would run with the land and apply to future owners, and that any later relocation or exhumation would remain subject to applicable law and owner responsibility. The applicant agreed to the discussed limitations and maintenance responsibilities.

Motion to approve the conditional use permit for the private cemetery, subject to the following conditions: all burials, including cremated remains, must be supervised by state-licensed funeral personnel; the cemetery is limited to 25 noncommercial burial plots and must conform to the approved 40-foot-by-40-foot site plan; its legal location must be surveyed and recorded with Washington County; burial records must be provided to the Utah State Historic Preservation Office and the Town of Leeds Clerk; each grave must remain permanently and legibly marked; plots may not be located within utility or access easements; the property must be maintained to avoid a nuisance; all applicable state and Town of Leeds requirements and staff-report conditions must be satisfied; and the Town Council must review compliance after every five burials, with Town staff tracking the review schedule made by Councilmember Price, 2nd by Councilmember Furley.

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			

The Mayor stated that the Planning commission has already begun a review focused on Conditional Uses and Home Business Occupations.

b. Upsizing Culvert Under East Silver Meadows Road

The Town Council discussed replacing the undersized culverts beneath East Silver Meadows Road, which overflow during heavy rainfall and cause erosion, roadway damage, and flooding on adjacent properties. Sunrise Engineering is completing drainage calculations to determine whether the proposed 36-inch culvert is appropriately sized. Although three contractors were contacted, only one submitted a bid.

Motion to approve the culvert upgrade, waive the three-bid requirement, and award the \$9,999 contract to Rocks N More, contingent upon Sunrise Engineering's final recommendations made by Councilmember Furley, 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			

- c. Annexation of Babylon Lands LLC, Silver Cliffs Common - North Parcel 3184-HV, Town Council Review of Petition for Further Consideration

The Town Council reviewed a petition to annex approximately 40.27 acres identified as Silver Cliffs Common North Parcel 3184-HV. The property is under a purchase agreement for proposed commercial development, including a 50,000 square foot grocery store, hardware store, and lumberyard. The Town Council clarified that the current action would not approve the annexation. If advanced, the petition will proceed through Washington County review, required notices and mapping, Planning Commission review and zoning recommendations, and final consideration by the Town Council.

Motion to approve to accept the annexation petition for further consideration made by Councilmember Furley, 2nd by Councilmember Allen.

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			

Town Council approved moving item 9e to before 9d.

- d. Three Peaks to Purgatory High Voltage Transmission Line

The Town Council discussed the proposed 345-KV transmission line ahead of Rocky Mountain Power's October 7 open house. The Mayor reported coordinating with officials from Toquerville and Hurricane and proposed three guiding priorities: favor public land over private property, minimize impacts on existing Leeds residences, and protect platted developments before undeveloped, un-platted land. Town Councilmembers discussed possible routes through public lands and portions of the desert tortoise reserve, limited underground installation where no practical alternative exists, and the potential expansion of agricultural protection areas to strengthen protections against easements. The Town Council emphasized the importance of coordinated public participation and presenting feasible alternatives to Rocky Mountain Power.

Laurie Sullivan: We got the postcard from Rocky Mountain, and we blew up the picture that they had. It's entirely different than what we've discussed at all. These are renderings. Then looking at the lines that you gave us where they go, that's what it would look like coming into Leeds. with the one line coming down. Just following exactly your line that you had proposed that would go cut through Stirling, then over the hill. So that is just for your information to see that. There's also a lot of land if we go across the freeway at Harris Square, I think at Anderson Junction, but Lynn Potter had looked at, and had done a of things that goes through a lot of BLM land, a little bit of forest that goes way west and comes across, which is another one that we can look at.

No action was taken regarding this item.

- e. Continued from Town Council Meeting September 9, 2026 - City Inspect Digital Tracking Software for Permits & Inspections

Bradi Frei: Presented an introduction to Cityinspect, a locally developed municipal management platform created in 2013 after Santa Clara City needed a better way to track inspections than a spreadsheet. The software has since expanded to approximately 150 Utah municipalities, including cities throughout southern Utah.

Key features include:

Modules for building, planning and zoning, development, business licensing, code enforcement, work orders, stormwater, and post construction maintenance tracking.

One price for all current and future modules, with no additional module fees.

Unlimited users, including city staff, outside engineers, inspectors, and plan reviewers, at no added cost.

Flexibility to create customized modules for individual municipal needs.

Development is driven by feedback from participating cities.

The Cityinspect platform includes a 24/7 citizen portal where applicants can create accounts, complete and save applications, submit documents, make payments, and track applications status in real time. A single login allows contractors, builders, engineers, and other applicants to switch easily among participating municipalities.

Online permit payments through multiple payment processors, with automatic posting to the appropriate general ledger and accounting system.

Customizable workflow from applications submission and completeness review through plan review, payment, permit issuance, inspections, certification, and archiving.

Compliance features addressing Utah House Bill 368, including tracking the three-day deadline for staff to review application completeness.

Automatic routing of applications to only the departments required for each project.

Flexible record retention based on each municipality's preference.

Online access for County Assessors, allowing them to review permits, plans, and reports without visiting municipal offices.

Support for numerous customized building and planning applications, forms and checklists.

Integration with Bluebeam, plus a free built in PDF markup tool.

Collaborative, real time plan review across multiple departments, with applicants able to see approval status.

Placeholders for documents that may be submitted later, helping staff avoid missing required items.

Web based access designed to support mobile inspections and other fieldwork.

A comparison of costs and capabilities of CityInspect with CloudPermit indicated that CityInspect was preferable on both bases.

Motion to approve made by Councilmember Furley, 2nd by Councilmember Allen

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. Rental of Public Works Space

Jay Lambertson: I asked one other lady that had commercial. It wasn't an option. I asked in there because I've been in there and there's nothing in there. There are flags for 4th of July. I offered that those could stay in there. Other than that, there's nothing in there. I asked just to be able to put my chipper, chainsaws, all the stuff that I do, the Firewise mitigation around here. We are a Firewise recognized site and that's a yearly thing we have to meet with our investment. We have to mitigate. I just thought if I'm putting in effort in Leeds, it'd be awesome to be able to have my stuff in Leeds. I have one I'm looking at tomorrow at 10 a.m. I got them scheduled all week, but they're going to be in St. George, then my equipment won't be here. Like when that tree fell in the storm and I was there within 10 minutes. I won't be able to do that. Then another crew might have to come. It's going to be way more money. We're here to help. We just thought if we were going to be putting in the effort and Leeds with Firewise, it'd be nice to keep items indoors, chainsaws. The last rainstorm we had, my chipper got so clogged because it got so wet being outside, it cost me \$2,300 to fix, just because of rain. It would basically have my chainsaws in there. I'd be able to keep my saws sharp, extra chains. The firefighting part of it, I just want to clarify, we are a contract wildfire crew nationwide. I would have a fire engine in there, my type 6, but you'll see that things are going out of there and be gone for 14 days. It's not the cover of Hurricane. Could we be on a fire out here, eventually? If there's a fire in Leeds, you could see our truck passing the fire in Leeds going to Washington State. It's just how the resource order works. Unfortunately, there are not a lot of places to store items in Leeds. Unfortunately, if our equipment goes to a different Town, I just won't be able to have my equipment here at all times. I do like my equipment right now in my backyard. The boom truck would stay there. The only thing I would want to put in here is the chipper and then my type 6 fire engine going there. If there's room, let's shove that sign in there if I were to rent it. There are boulders right here and then right behind the whole building is a whole empty space, carport, to be able to put the dump trailer. We're not here to take the whole space and not be able to utilize it. Another thing I was going to ask, the office part that you were talking about, I am a CPR instructor, so eventually I wanted to be able to open that bay and then do classes in there, I was told I could rent something out here to teach the classes, or I could utilize the church. I was trying to kill a couple birds, one stone, and do it out of one place. The ones I'm looking at are a lot bigger and would do a lot better, but they're just not in Leeds.

11. Staff Reports:

Councilmember Allen: NONE

Councilmember Price: NONE

Council member Furley: NONE

Councilmember Harvey: There is an ongoing dialogue between the Washington County Water Conservancy about wastewater treatment and while they're having it without any representation from Ash Creek, but it was a discussion that had to do with Dammeron Valley and up Highway 18. What it illustrates is the desire for wastewater collection by any means and all means and that desensitizing all the participants and communities to, it's coming, we need it, be prepared. Now, there were hardly any residents from those communities, and the conversation sounded much like this is coming, and they're going to all go from septic to sewer. I bet that Dammeron crew are not necessarily all for that. It's important to understand what's being said on these agendas and being in the audience, just like this transmission line. They also talked about spending money on Rain Maker Technologies, which is the cloud seeding company, \$200,000 would be their percentage paid by Washington County Water Conservancy District. We all pay into that. Cloud seeding is a big popular item on their agenda. They weren't budgeted for it, but they were receptive to it. They will find that \$200,000 to make that happen. There was talk about the small water companies. Angell Springs is having some issues and so they talked about not if they're going to fail but when. Again, talking a lot about small water companies moving into the Water Conservancy District. Our system and our water company are the best. Not to worry about LDWA but there are some big issues in the discussion. They were talking about funding and what can be done to correct some of the problems in that area.

Mayor Peterson: NONE

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

Sarah Reynolds: I don't know how this works. When there was a Berry Lane fire, they burned on the right side on part of Main Street and burned on the left side. Left side was cleaned up heading south, but the right side wasn't. I really would like it if that was taken care of. Also, when you get off at the I-15, there's a little dirt road. There's a lot of construction debris like bricks and things in the pallet. It's never been cleaned up. I would really like it if that was taken care of. Also, with the new watershed, they were told that they needed to put some trees in. I'd like if you could put some anchors in so that the trees grow straight. If you could put a water source, because some of them are already dying, if you just could put it in for a couple years to establish the roots deep, because there's a natural water source, but I think the trees are too young, roots too shallow to get to it at this point. The pump shed on Red Cliffs Road, from Main Street turning into Red Cliffs Road, there is a part where the dirt road hits Main Street and every single year, every single rain, there's always a pothole that forms and it's really, really hard on everyone's vehicles because you have people going 35 and you're going on a dirt road and you have to speed up to get through there and everyone rips a hole in there. If there was maybe a 10-foot easement, you could put some pavement down so that we're not having problems damaging our vehicles. That would be great as well. Then I didn't know if with unincorporated Leeds that falls under what you can take care of, but Red Cliff Road when you go further down in front of the Graff's residence down toward where Jerry Owensby lives and the Taylors, the road is being washed out and creating rivets and I didn't know if there's any way to make it so that it's not being washed off or dirt going onto the road.

Mayor Peterson: I've spoken with Todd Edwards who's the head of Washington County Public Works and he mentioned that this autumn when they had a little bit cooler weather and a little bit of moisture, it was hoped that they would be through with a blade and bring in additional material as needed to flatten out the road there. They do realize there's a need for maintenance on it and when they do that, they do it for both the unincorporated part and for the Leeds portion as well.

Councilmember Furley: I can answer your question in regard to the triangular piece of property. When you get off the freeway head up Main Street and there's some dead trees there, that's private property. We contacted the landowner to go in and cut and chip that when we did the other side of the road from the fire. We were not given permission to go do that. It is required by the State to clean up the area, and at no cost to them, but we cannot get on property that we don't have permission to.

Susan Savage: It sounds like you've met agricultural people about ag protection areas, I cannot think of a downside to having an ag protection area. We got ours 40 years ago and it lasts for 30 years unless you want to pull out of it. You can pull out of it anytime if you want to change the use of your land. We renewed ours 10 years ago. I think we were the first ones in the county. At the time it was not available within municipalities, but when Stirling's got theirs, this municipality proved that the state made that available at the time, back in the 90s, because agricultural people were being driven out of business by nuisance lawsuits. Nuisance lawsuits were one thing that protected them against people who move in around an ag protection area as the area develops are supposed to see on their property that's where they're moving. They know that they're moving where there will be normal agricultural activities. Then I was interested, the yellow line on the alternative proposal for the power line, had a 90-degree corner that went back by El Dorado, those homes I can't think of any reason that they would have done that except that there's an ag protection area there. Two or three years ago, something came up, I don't remember where it was in a Town meeting that they were discussing, the attorney came online and said, you know, there's an ag protection area right there. We have one and we've been so grateful for it. The Stirling's have one. I don't know if that's why the power line was plotted in that way, that's one of the provisions. People could look, maybe you've covered this in your meeting with people, could look online and see what an ag protection area does for people.

Town Planner Scott Messel: States that the County will be meeting tomorrow to read through the code for this process so that they get it correct.

Linda Horsely: I was just curious of what those piles of rock are on the SITLA property.

Mayor Peterson: SITLA is doing some pre-construction investigation, but they have not notified exactly what their use is of those. There is a development that's in the works, but I don't know why they're digging rectangular pits there.

Carol Graff with Graff Ranches: I just wanted to talk more about these power lines. I was wondering, as a Town, can we come together and get a petition with all of our Town members in Leeds and maybe Hurricane and Toqerville to the power company saying that it is not in the best interest of our Town to have these huge lines going through 67% of private property and they do not utilize open BLM and public land as it should be. We are farmers. There are many farmers here. We love our ground, we love our property and it's going to ruin our ability to farm. It's going to devalue our farm. I have two boys that have moved down, one of them that's moved down from Utah County that will be, they're going to be taking over our farming as we get older. They've brought their little children. I don't want huge 347-volt power lines going over the top of my beautiful little grandchildren. There is a known fact that there is an increased risk of leukemia from those power lines. I think about my beautiful little grandchildren living under power lines if something like that goes through our entire farm. I think as a community, we all need to stand together. If it's a petition or whatever we need to do, the Pacifi Corp does not push through the yellow line, the red line, the green line. They're all bad and they should not go through our community because if it's not on your property, it's next to your property. Your value of your property is going to be devalued and it's going to be noisy and it's going to be ugly and everything else. I was wondering if there's something we can do as a town to do that?

Mayor Peterson: Supports presenting a unified position centered on routing the transmission line across public lands and maintaining distance from established residences, while acknowledging that no alternative identified to date would avoid all adverse impacts.

Linda Horsely: Are these power lines actually going to be over residents? We usually look into the state of California they do not allow any power lines that run through anything. Housing is not allowed underneath it. There may be some information about it for Utah.

Bob Stirling: I'm here speaking for me and my two brothers who are also in attendance. David Stirling and Brian Stirling. We're landowners here in Leeds and we like the comments that have been made regarding how Leeds needs to come together and speak as one voice and not be divided but come together as one. We would like to refer back to the Leeds Master Plan that shows that Leeds is an agricultural community and it is a farming community first and foremost, and we believe that these power lines will divide that and make it more or less impossible to do the types of farming activities that have been done for many years. For example, our farm is what they call a century farm. It's a Utah century farm and ranch. It's been in operation for 165 years, and we believe that on the green line especially, that will more or less destroy our abilities to continue farming. There are also some other things to consider with that green line proposal is we do have the agricultural protection that has been shown, but also, we have an airstrip, an airport on that land. That would be very difficult to operate an airport with power lines running through it. We like the proposals that have been discussed earlier for going to the west of here and the BLM and the Forest Service property.

That was discussed a few days ago. Then also we'd like the proposal to continue on down the county MPO, down Babylon Road, and even though that is through the Tortoise Reserve, which we have discussed, from what we understand, a stipulation that there is an easement through there for such things as power lines and roads. One of the things that we don't understand is a few months ago when this was announced, this was clear to the east and over towards Toqerville and then we don't understand how it got pushed over this way. There's no record of that of how that came but we just know that from what we understand is a 200-foot-wide easement and going through these farming operations would completely destroy like that's acres and acres of ground that would be lost if these power lines came through.

Craig Sullivan: I'm not very good at this. We ought to let Laurie do it, but I guess I'm completely in agreement with what Mr. Stirling just said that you go on the internet and that whole line was going down Toqerville, that line was going down east. I got the letter from Utah Power and Light and they've routed that down to I-15. Then we come to these meetings, and we got it going over all of this private ground, which affects about 7 or 8 of us big time, even more than that. I've heard this gentleman here say, it's scenic, going down Interstate 15 is going to be bad because it's scenic. Well, look at the power line on this East Hill. What is that going to do to the people here as far as being scenic? An eyesore. What is the first thing, if I came to you guys and wanted to build a house out there on that hill, what's the first obstacle you guys would put in? It's a hillside. You are not going to be able to build it, but you will allow a power line to go down there, that's 100 times worse than any home that could be built back there. It just amazes me that these lines can keep moving back and forth. There are two or three better alternate routes, in my opinion. You can go down the BLM and the Forest Service line on the west side, and it's about 8.9 miles. From Anderson Junction, their main proposed line down the interstate is about 7.9 it adds one more mile. If they go back here on the backside to the east and stay in the upper zone of the Tortoise Reservation, which everybody says, oh, we can't do that, we can't do that, but that is public land that power line is for the public. We would still see some of it, but not nearly what it is now, if we can get them to change that. We're not going to get them to change that if, as Leeds people, we can't fight Hurricane. They've already pushed it to us.

Philip Peine: I am a landowner with the impact as well. When I got the original card, it showed the line going way to the east. Then I got notified by neighbors, no, it's actually not. It's going right through my property and everybody else's property. I called Rocky Mountain and got ahold of somebody on their design board and said, hey, why can't it go through the tortoise reserve? They said that it can, but it takes a lot of money and a lot of time. Why can't it go east of here? It can, but they don't want it to. You're kind of down to a path of least resistance contest is what you're looking at here. If we offer to be the path of least resistance, we'll get a power line. That's kind of what they're doing at the moment. It takes time. It's expensive to run it through the Tortoise Reserve. It might take 30 years. Great, it took me a lot longer than that to be able to afford to buy property. If we allow them to put it where the path of least resistance is, we'll get it right through here. That's why it moved from the east to where it is. That's why it moved from all the places it's been to where it is. I asked, how often do you use eminent domain? He said, hardly ever. We just try to convince people to do it. Eminent domain is where they come to Craig and say, "We are going to do it. Will take you through the legal process and we'll do it." They don't do that. They're looking for a path of least resistance. I guess my thought would be, as a Town, as a group, we need to not be the path of least resistance. The other thing that he said was kind of fascinating to me, I said, how did you pick where to put it, because that's nonsensical. He said that we had a design team looking for wasteland, that's where he put it. I said that my property is wasteland? The farm's wasteland? The Graff's house is wasteland? Sullivan's properties? They said, yeah, it kind of looked like it to us. Just a little context as to the conversation I had with them and kind of there, where they're coming from. They are looking for pathways with least resistance, and they look at Leeds and say, since it's not already, it's not developed, nobody wants to live here. There's a whole lot of reasons it's not developed. Most of them have to do with sewer and water, not because people don't want to live here. Just some thoughts that I would want to get on record and get in front of them, because I think they're good people. I don't think that they're evil, awful folks. They have to put power lines somewhere, but let's not be the path of least resistance.

13. Closed Session: A Closed Session may be held pursuant to Utah Code Section 52-4-204 & 205 for a litigation update.

Motion to go into a closed session for discussion of litigation made by Councilmember Furley, 2nd by Councilmember Price.

ROLL CALL VOTE:

MAYOR: WAYNE D. PETERSON

COUNCILMEMBER: AARON PRICE

Yes	No	Abstain	Absent
X			
X			

COUNCILMEMBER: JEFFREY ALLEN	X	_____	_____	_____
COUNCILMEMBER: CHRISTINE HARVEY	X	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	X	_____	_____	_____

14. Adjournment: Regular Meeting adjourned to go into closed session at 9:52pm
15. 9:57 into closed session.
16. 11:07pm out of closed session and adjourned public meeting.

Approved this 14th Day of October 2026.

Wayne D. Peterson, Mayor

ATTEST:

Cari Bishop, Clerk/Recorder