Town of Leeds

Planning Commission Meeting for
Wednesday, October 7, 2026

1. **Call To Order/Roll Call**:

ROLL CALL:	Present	Absent
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 and Clerk/Recorder Cari Bishop

2. **Invocation**: Susan Savage
3. **Pledge of Allegiance**
4. **Declaration of Abstentions or Conflicts**: None
5. **Agenda:**
   a. Tonight's Agenda of October 7, 2026
   Motion to approve made by Commissioner Gardner, 2nd by Commissioner Sullivan.

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 September 2, 2026
   Motion to approve made by Commissioner Gardner, 2nd by Commissioner Sullivan.

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:**
   a. Town Cookout at 6:30pm on Friday, October 16 in Peach Pit Pavilion
   b. Ghost Nights at 7:00pm on Friday & Saturday, October 23 & 24 at the Silver Reef Museum
   c. Leeds Trunk or Treat at 6:00pm on Saturday, October 31, in the LDS church parking lot

7. **Staff Reports**

Town Planner Scott Messel goes over a brief list of items going on in the Town, new subdivisions, annexation and disconnect. Stated that Town Council approved Cityinspect program.

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8. **Discussion Items:**
    a. **Discussion of Preliminary Plat for Silver Commons Phases 3-6**

Discussion of Preliminary Plat for the Silver Commons Phases 3–6 Mixed-Use development near Old Highway 91 and 900 North. The project exceeds 30 acres and complies with the Mixed-Use Ordinance, proposing 4.10 residential units per acre—below the 4.25-unit maximum—with only single-family housing, including townhomes, patio homes, and traditional lots. The smallest traditional lot is approximately 8,500 square feet, above the 8,000-square-foot minimum, and parking exceeds requirements. Commercial components include a roughly 50,000-square-foot Bee's supermarket with fuel and an adjacent hardware and lumber store.

Commissioners described the plan as well designed, with only minor road-width issues, but noted that annexation of the Washington County portion is still underway.

Discussion also covered a proposed secondary connection to Silver Eagle, also known as Avalon Skye, pedestrian and bicycle connectivity, a bridge across Grapevine Wash, drought tolerant landscaping, sewer service through Ash Creek, and public versus private road maintenance. Homes are proposed outside the floodplain, but final drainage, grading, geotechnical, environmental, and erosion control reviews will be required before approval.

Developer Paul Morris: Silver Commons Mixed Use project has been coordinated with Leeds and Washington County for mor than a year and is consistent with existing development agreements. The County portion is being annexed into Leeds so the full project can operate under one Town development agreement, zoning designation, and phased plat process. The team is also pursuing State approvals to stabilize, straighten, and beautify Grapevine Wash while preserving its drainage function and adding a pedestrian bridge. An approved plan for 48 townhomes may be revised to 37 detached patio homes, further reducing density below the Mixed-Use maximum. The residential plan contains no duplexes, triplexes, or fourplexes and emphasizes smaller single-family homes with two car garages intended to serve middle income buyers. The commercial area is expected to include Bee's Marketplace with fuel, a Moutain America Credit Union branch, and Beans & Brew.

Proposed connection to Avalon Skye would benefit both communities by providing gated access to the grocery store and improving emergency access while preserving the estate developments exclusively. The 14 estate lots would also change from septic systems to the projects sewer system, with the sewer line installed beneath the connection road.

Director of Bee's Market Trish Barlow: Bee's Marketplace, we are a 50,000 square foot grocery store. We offer things like 1045, a beer and wine garden. We offer an Arctic Circle, a hamburger restaurant. We offer Beans and Brews coffee shop. We do a full pharmacy. We offer SBW, that's Spirit Beer and Wine, so we are full alcohol. Then we do our delicatessen, that's our scratch deli. We do our scratch bakery. A lot of the grocery stores around here, including the local ones that you see, Lin's, Davis's, they all do par bake, but we have the opportunity to do scratch, so we have a lot more opportunity for those custom needs. We have outdoor dining. We have conference rooms for rent. We have facilities like our culinary kitchen where you can go and do weddings, any kind of birthday, you can go up and rent the facility. You can see our beautiful produce department. Right here is our kitchen. I'm very proud of our produce department because that's where I come from. We have a Mountain America currently in our facility as well.

Bee's representatives said the store will offer lower cost private label products, including Food Club, Simply Done, and Red Button, alongside name brands. They will be competitive and designed to serve both budget conscious shoppers and customers seeking premium products.

Bee's representatives said they are ready to proceed but are waiting for more residential development and a clearer lot layout before setting a firm timeline. Their preferred concept would pair the grocery store with a home center and adjacent hardware store, modeled after the company's existing operation but with a locally adapted façade. A proposed multilane road may require the buildings to be split across separate parcels. The final arrangement remains under review because entrances, frontage road access, turn movements, and the continuing roadway must safely accommodate customer traffic.

Basic American Supply representatives said the proposed Leeds lumber yard would serve major subdivisions across Washington County and northern Utah, making the facility a regional operations base and directing sales tax revenue to the Town of Leeds.
Bee's representative Trish Barlow introduced Rebecca, company owner Richard Timpson, Anthony Timpson, Chuck Branch and Jason Timpson as members of the Basic American Supply hardware team.

The company emphasized that it is making a substantial, long-term investment in the property rather than opening and simple outlet. Representatives said they intend to fully develop the site, involve staff from across their stores, and use the project to support additional store operations. They estimate to bring 160+ jobs to the Town of Leeds.

Chair Opened up for public comment:

Mike Jackson: I have Zion Vineyards right across the highway. And, you know, getting a first-class operation like Bee's here, it couldn't get any better. I mean, when you really think about everybody in my neighborhood, you know, we're just sort of chatting. This is a big deal. I hope everything goes easy with you guys, and you give them everything they want to get rolling. I think it's going to be a wonderful thing for everybody in town.

Sarah Reynolds: I think the gas station and grocery store idea sounds awesome, but on a tight budget, I'm wondering how the prices will compare because if it's in quality, like is it more like a Harman's? Are we looking more like Walmart? Are we in the middle of that? Personal input here, I really like the bulk bins where you, like Winco, can pull it down and get your little stuff out.

Jeff Bright: I've lived here a while, but long enough to remember when the store was here and then to miss it when it left. I think, based on what we've discussed, the opportunity to have a local store, something that is not just a national box store, and where my money's going to Walmart, and the proximity, all of the things that they're offering, we obviously heard the gun comment, but all of the other stuff, including food and the bakery and all of that sounds fabulous. And then much better than having to drive I like the little store they have down there by the Maverick going into Toqerville, but that road is a long drive to get there. Then you got the bulk stuff the other way, which I usually end up doing, but I would really like to be able to go there. I support this 100%.

Martha Hamm: I have been to Bee's and I love it. Very familiar with that store and all the amenities. My interest is to know a little bit more about when we could expect this. And I certainly understand you've got to have more houses. You've got to have some customers because we want this to be successful. I know that you can't necessarily give a date, that it's how things unfold. But I wondered if you could talk a little bit about what your criteria is. What is it you would need to see before you actually begin break ground?

Richard Timpson: It's probably going to take us two years to build this completely out. What our objective is and what our plan is, to start the revenue process with the hardware store. It's going to facilitate the growth that's happening, and it will facilitate the building that's going on. And then we have a tremendous number of projects in St. George that it can service. It will immediately, as soon as we can get that building built, start to facilitate the growth that will occur with the rest of the buildings. Leeds should recognize immediately a realization in income just from what has been going into St. George City and Washington City and all surrounding areas, you'll now see that come through your city because this hardware store will facilitate that. I'd say we're 2 1/2 years out if we just started building, but we do need all that subdivision done.

The developer Paul Morris stated the Horseshoe Road, which will improve access to Toquerville and carry sewer lines to Ash Creek's new reuse plant, has received approval and is awaiting an excavation permit from Toquerville. Construction is expected to begin in the first quarter of next year. Lift stations and the connecting infrastructure on both sides are already built or under construction, leaving the Horseshoe segment as the primary remaining link. The hotel also hopes to break ground in the first quarter and may need temporary wastewater pumping until the connection is complete.

b. Continue to Discuss updates to Conditional Uses and Home Business Occupations.

Statements below distinguish tentative consensus from matters that remain unresolved and require drafting.

1. Resident eligibility – A resident means the owner or tenant occupying the entire residence.
    - Tentative consensus:
        - Tier 1 may be operated by a renter with the property owner's consent.
        - No subleasing of a room, chair, or portion of the residence for a home occupation
2. Purpose
    - A home business must remain incidental and subordinate to residential use and occupy no more than 25% of the dwelling or lot.
    - The framework should protect residential character and prevent competition or impacts associated with commercial scale uses.

3. Three tier model
    - Tier 1: No impact or minimal impact uses handled administratively.
    - Tier 2: Limited or moderate impacts requiring enhanced review or a conditional use permit CUP.
    - Tier 3: Incompatible commercial or industrial impacts that are prohibited.
4. Conditional Use Legal Point
    - Discussion noted that listing a use as conditional establishes it as allowable if stated conditions and mitigation requirements are met.
    - Uses the Town does not want should therefore be excluded rather than listed as conditional.
    - Lawful existing uses may qualify for grandfathered status; applicability requires legal and factual review.
5. Tier 1 Characteristics
    - Computer, telephone, or administrative work; no non-resident employees; minimal customer visits; ordinary household or office equipment.
    - No outdoor storage and no unusual deliveries, noise, utility demand, odors, or hazardous materials.
        - Examples: CPA/accounting services, authors, architecture, advertising, and consulting.
6. Tier 2 characteristics
    - Uses may involve customers or students, specialized equipment, regular deliveries, classes, or food production.
    - Tentative consensus: generally limited to owners unless a use is specifically allowed for a full residence tenant.
        - Examples: Artists using kilns or materials that create fumes/noise, craft sales, residential scale internet/mail order businesses, bakeries, and single chair personal services.
7. Tier 3 characteristics
    - Commercial or industrial operations; outdoor storage; hazardous materials; commercial vehicles or equipment.
        - Examples: welding or auto body shops, commercial kennels, private cemeteries, contractor yards, employee assembly or dispatch points, fabrication, warehousing, and distribution.
8. Single Chair salon, massage, and barber uses.
    - Tentative consensus:
        - Limit the use to one chair operated by the owner or a tenant of the full residence, no subleasing.
        - Greater intensity, where allowed, would move the use to Tier 2 review.
9. Home bakeries and catering
    - Goods may be prepared for off-site sales or events, but there should be no on-site dining or home retail storefront.
    - Tentative direction:
        - Classify these uses as Tier 2 because of ownership and impact concerns.
        - Drafting should distinguish small scale production from commercial catering involving employees, early loading, or similar higher intensity activity.
10. E-Commerce and direct sales
    - Allow off premise and online activity, but prohibit warehousing, regional distribution, customer pickup, and delivery traffic above normal residential levels.
    - Consulting fits Tier 1; crafty sales fit Tier 2
11. Contactors
    - An administrative home office may quality as Tier 1
    - A residence may not function as a contractor yard, equipment of material storage site, fabrication shop, employee meeting point, or dispatch facility.
12. Lessons and classes
    - Dance, aerobics, music, swimming, and tennis were considered Tier 2 because of traffic and noise.
    - Tentative consensus leaned toward one instructor, no more than 4 students at a time, and limits on daily classes and business hours.
13. General operating conditions
    - No exterior impacts beyond normal residential use and no outside storage.
    - Unresolved: clarify permitted business vehicles and reconcile vehicle weight limits.
    - Deliveries and pickups must remain typical of a residence; required off street parking must be maintained.
    - Garages and accessory structures may not become storefronts or be converted in a way that reduces required parking.

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14. Licensing and enforcement
    - Businesses are expected to obtain required Town and State licenses and comply with applicable tax obligations.
    - Enforcement may be prompted through licensing review or neighbor complaints.
15. Code organization
    - Consolidate all home occupation rules, tiers, examples, and operating conditions in Chapter 24.
    - Add a superseding clause to resolve conflicts with provisions elsewhere in the code.
    - Preferred drafting approach: replace the current chapter with a clean rewritten chapter rather than making piecemeal edits.
16. Next Steps
    - Continue rewriting Chapter 24 and include examples under each tier.
    - Reconcile vehicle and parking provisions.
    - Return the draft for Planning Commission and Town Council review.

Adjourned: 9:33pm

Approved this 4th Day of November 2026.

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Chuck Bentley, Planning Commission Chair

ATTEST:

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Cari Bishop, Clerk/Recorder

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