Town of Leeds

Town Council Meeting for
Wednesday, October 14, 2026

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

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

Town Clerk Cari Bishop is 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 October 14, 2026
   - **b.** Meeting Minutes of September 23, 2026.

   Motion to approve consent agenda made by Councilmember Allen, 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			

6. Announcements:

   a. Town Cookout will be October 16 at 6:30pm at the Peach Pit Pavilion; residents are asked to bring an entrée to cook and a dessert or side to share.
   b. Ghost Nights is October 23-24 at 7:00pm at the Silver Reef Museum; admission and online reservations are required.
   c. Leeds Trunk or Treat will be on October 31 at 6:00pm in the LDS church parking lot. Participants distributing treats are asked to set up at 5:30pm; separate parking areas are planned to prevent vehicle movement while children circulate.

7. Public Comments:

Chief Butterfield reported 523 calls during the previous month: 406 EMS calls and 117 fire-related calls.

8. Public Hearing: NONE

9. Discussion and Possible Action Items:
    a. Three Peaks to Purgatory Flat Transmission Line

Mayor Peterson described Salt Lake County's mapped utility corridor strategy and proposed exploring a similar long-term approach for Washington County. The surrounding Mayors and two County Commissioners expressed interest in the concept. A meeting with Rocky Mountain Power is being pursued to discuss the concept as a long-term planning option. The Town has made no commitment, any decision requires a council majority. Other proposed routes face constraints, including incomplete existing corridors, protected wilderness, and insufficient right of way width.

Councilmembers supported keeping multiple route options open while prioritizing existing homes. A utility corridor could reduce future impacts, though some disruption from the current project may be unavoidable. The proposed corridor would be wider than 150 feet to accommodate multiple utility lines and could require land exchanges or easements. Councilmembers recommend seeking advice and support from State representatives, including Colin Jack.

Mayor Peterson: Two agricultural protection area applications were received, with public notices posted near the properties. A 15-day notice period is required. The Council planned to review comments and possible boundary changes on October 28, then refer the applications to the County Agricultural Committee and Planning Commission. The Planning Commission review was anticipated for November 3, with possible Town Council action on November 10. Subject to timely recommendations.

10. Staff Reports

Councilmember Jeff Allen: The Landfill added three entry lanes and color-coded lines directing customers to disposal areas. The Solid Waste Landfill Board planned October and November meetings to prepare for the following years budget.

Councilmember Kohl Furley: Leeds planned to join Hurricane City's bidding process for cost effective road surface sealing, rather than full repaving. After bids are received, the Town will select affordable roads for treatment. The Town will identify roads for crack sealing and arrange needed equipment and staffing. Rocks and More Excavation planned to begin the Silver Meadows culvert replacement the following week, weather permitting.

Councilmember Chris Harvey: The Water Conservancy District meeting focused on budgets and funding for water-reuse projects.

Mayor Peterson: The Town has posted a part-time Public Works position as the current full-time employee prepares to phase out. Two applications were received. The Mayor and Councilmember Chris Harvey planned interviews, with the selected candidate requiring full Council approval. Bulky item pickup must be scheduled in advance; items must be placed curbside and are collected by a separate truck on the regular pickup day.

11. Public Comment

Alan Howard: I'm your neighbor, but actually we live in the County, everything you do in Leeds affects us. On your recommending for the power line, just remind you that we have a runway, our airport has been there more than 50 years. Me and my sons and friends that use it. I hope they take it as far away from there as you can get because power lines are my greatest fear, especially at night. When you land at night it's all black down there.

Martha Hamm: I attended the meeting, public meeting about the transmission lines. I spoke with a right-of-way specialist; I don't know if any of you spoke with them. I want to follow up on what Wayne and Kohl were wondering about in terms of why this is the route, I asked that question, he told me first of all that it had to do with redundancy. That part of the reason that they are choosing separate routes than the existing power line routes that are there is because they want to make sure that those lines are safe from damage of wildfires. If you look on the map, you can see that they are following some existing lines. When you look at the maps where it's dotted, that's where it is following existing lines. The other thing about that is my understanding is that these ladder towers or lattice towers, one of the reasons they're metal and they're high up is we tend to have a ground fire here. There's a lot of protection for those power lines by that style. The other thing that he said is, in consulting with developers, they didn't think that was a good route, or this was a good route. Then he said that developers who we consulted with, he said it the second time. When he said it the second time, I said, I have to tell you, that's a real problem to me, that your initial consultation was with developers. I didn't bring up the delay coming to the Town because I didn't really understand that. He sort of put his head back and he said, "I understand. He was a very nice person and skilled at talking to somebody, like me.

Curtis Graff: I live at the south end of Leeds on 78 acres of private property. Up until about 9 weeks ago, we had no idea about this. It's about these transmission lines going through our Town and our property. Pushed back from the Mayors of Toquerville, or La Verkin and Hurricane, the plans that have been in place since 2025 have drastically changed. because those of whom did not want these transmission lines going through their Towns, potential properties, and personal interests. Now that project's been pushed onto us here in Leeds. The red and green lines join and run right through our farm and private property from one corner diagonally to the other, affecting my whole property, and my neighbors to the north and the south. We moved here from Utah County 10 years ago, what we think is this place of heaven here. Up in Utah County, we farmed, we milked cows, we worked underneath transmission lines in Lehi and American Fork. You break down, you have problems, you park a truck underneath those lines or a tractor or anything, you go and

grab your piece of equipment and you'll get shocked. My father and I have been shocked many times because of those transmission lines. Now to suggest that they're putting these lines basically right out my front door in full vision. That is just insane for me to even think about. That just really bothers me to think that they are going to be running through my property and just right out my front door. These high-power transmission lines in the opinion of the World Health Organization have deemed them potentially, cancer causing, especially to young children. That exposure leaves us all at risk. That's not good for our communities, not good for our children. At the north end of my property, these transmission lines will go directly through our own subdivision on our property these lines are going to devalue our property too. Not only a health hazard, but it's going to devalue our property considerably. affecting not just us, but future generations. Where your food comes from, what you ate yesterday. Did you go and buy any fruit down at the stands this year? Did you get it watermelon or cantaloupe? It could have come from my place, could have come from Stirling's? The town here has a plan in place to protect and preserve its quiet rural fields and its agricultural areas. We need protection right now from these transmission lines. I just want to say personally, I'm not going to be bullied. They first tell us over the phone, well, we will not do eminent domain. But then that meeting, worse comes to worse, they will do it. I will fight this tooth and nail. I don't want to be a part of this project. I don't want them on my property. But we live there. But we not only live there and go to work somewhere else, but we also live there 24 hours a day and work there. That's not good for our citizens, not good for us. Our livelihood's at stake here.

Philip Peine: A couple things I wanted to bring up. One is you discussed the cost of burying the cable. I think one thing that needs to be brought right to the forefront, if you look at unplatted developable ground in Hurricane Toquerville, Leeds area, etc., it's selling for anywhere from $150,000 an acre to $500,000 an acre. This project would take approximately 75 acres of private developable land out of the ability to be developed or sold. 75 acres times $200,000 is $15 million. It may cost some money to bury this thing. They're talking about $15 million worth of property that they're talking about taking out of development. In southern Utah, about 9% of the land is actually developable. We don't have much. The value of the land, and I just did that with a little quick survey of what's for sale, including land right here in Leeds. So that's a biggie. The other is the idea of burying it. I talked to one of the representatives at the fire station. And they said, I said, can you just put more lines on the big poles and run it where there are already lines? And he said, no, you have to have separation because electricity, it'll interfere with the other lines. The possibility of taking the low voltage lines that are occupied by in the right-of-way, burying those, which I assume would be significantly cheaper, you don't have to have the same shielding protection conduit depth, et cetera, and getting them buried, running the big lines over the top. And is that, has anybody thought of that? Then another thing that came up is, I went home and looked at this again and thought about it and coincidentally another presentation that said the same thing, but another potential line that gets this away from homes almost completely, gets this away from valuable land considerably. There's still some valuable land involved. I can pass this around, but it's the blue line. But I'll just take you from where it goes. Basically, their secondary proposal starts at the corner of the Savage's Road and Silver Reef Road. They were going to put a pole right there. If you go straight across there, go under the cliff by the L, right, between the freeway and there where there's lots of room. You go around that, pop up through where the Catholic cemetery is, where the gap is, where they're going to put the sewer line eventually. And then you follow that reef across, it's all mined out, Swiss cheese, et cetera, not buildable. And you go behind that first ridge is called, what's that one called? Buckeye Ridge, or Buckeye Reef. You follow that reef a little bit, and then you go across, you go up the road where the road goes over the next road, reef, which is White Reef. That again, it's all mined out, Swiss cheese. I don't know if anybody would ever want to live there. And then you go on the backside of that ridge, out of sight of everybody, down past the homes to basically the edge of the tortoise reserve, and then you come, put a pole, go across I-15, and continue on their merry way with the line they already have. You don't hardly touch a home. You don't touch ground that's developed. You touch ground that is mostly full of holes and the toxin they used to separate the silver from the sandstone. That's what you, has anybody considered that one? It's not in the Forest Service. Where it is, there is private property there. To my knowledge, most of it's unplatted, et cetera. And then there is a little bit of BLM that's not in a reserve wilderness area or anything else. So you could get that huge power line through here without hardly seeing it, except for from the Silver Reef Road around past the L, and after that it would kind of disappear.

Susan Savage: We would have to get to Silver Reef Road. There are problems north of that. When it gets to that point, it goes along the border of El Dorado past the homes up there. In order to get to the Silver Reef Road, then it would need to follow alternative three that comes along the border by the Eldorado Homes. That's, or through our fields, which is an ag area. So that's, it has to get to that point. But what I came up to say was, what happens next? I mean, we're sending letters. But what do you see happening next in the process or what we should be doing, what we should be expecting? Because we don't want, I mean, you're not going to let it lie, but we might sit back and think, well, we've sent letters. They might say, okay, the comment period is over. We fulfill that requirement and now we'll go ahead and put the project in.

Mayor Peterson and Council spoke on the topics brought to them by public comment, residents could submit input through the Three Peaks to Purgatory Flat project website, The Mayor committed to ongoing contact with Rocky Mountain Power, County Commissioners, Kanab contacts, and State Officials, with regular Council updates. Although construction could be about four years away, permitting was expected to begin in 2026, making continued engagement urgent. The Town hoped to promote long term utility corridors before future growth makes routing more difficult. Rocky Mountain Power should publicly discl9ose decision checkpoints: all options, shortlisted routes, and the final route with justification.

Bob Stirling: A few days ago we had the open house at the fire station which was good and I just appreciate seems like the town council and all of the residents of Leeds are we're all on the same page that we want to see this go through in a way that has low impact for our community and the residents here. My brother is Dave Stirling and his wife Danielle, who I'm sure everybody knows. They couldn't be here tonight; they asked me to discuss that they hosted a field trip the afternoon of the open house for the Rocky Mountain people. They also invited some of the agricultural protection people from the County and I think the State as well. And the Century Farm and Ranch, there was a representative there, from what I understand. And just some of the other people, I think there

might have been someone affiliated with the airport issue that they have. And so anyway, they had all of these representatives there to meet with the Rocky Mountain Power people and explain to them how we do need to protect the agricultural land in the area, how we have an airport, two airports in close vicinity, and the Century Farm and Ranch, that type of thing. And so the Rocky Mountain people said there, from what my notes said, that the green route that has been presented in the past, that is not a viable option, is what they told them. But a lot of things, and this is my personal opinion, but from the fire station, I felt like all those people were there to put on a big smile and kind of tell us what we wanted to hear. And then I don't even know if that information makes it back to the decision makers, but they were there and they were really informative and they were trying to be nice and tell everybody what they wanted to hear in my opinion. But my opinion is that the decision makers will do what they want. So that's why I like this idea of finding out when they are making decisions and getting updates on that on a regular basis, so we're not blindsided with just a final decision at the end.

Carol Graff: I do appreciate hearing the comments and I have to say that you are going to be the voice for us. And we are, we have to know that, like you said, Mr. Furley or Kohl, that you all want the very best for this town, for the people of our town. And I got the same feeling at the meeting up there, that they were there to smile and tell us different things. And I kept hearing, I would ask one thing, like I said, so you've been studying this since 2025, 2026. How come just the last couple months we now hear about it? And they're like, oh, no, no. I would hear different stories. They would say they would kind of tell you what they wanted you to hear, or they would leave out things. I don't think we know the full story. I do believe that big development has changed this course and the route. But to put that upon the agriculture, the farmers, the community of Leeds, I think definitely we need to fight this. We need to represent our town that we have to stand for our town and we're not going to be the little people and just let them bulldoze these lines through to ruin our community because it will. And I don't think we can take the best of the two evils, the yellow line or the red line. I don't think the green line is going to be feasible because they said it's not going to be, but any of those lines, they're all bad. bad things. The one gentleman, Sean, he said, well, maybe we could push a little harder in certain areas to get it through, such as the turtle reserve or something like that. Well, do you know what? They need to push harder. They need to push harder and find a good, safe route away from all of our farms, away from our homes, and away from our families to not have that exposure. There is danger from continual exposure. I have data on children, but if you look at years over and over, there's a decrease in men's sperm count, increase in breast cancer, increase in melanoma, leukemias for children, and then other brain cancers. with long-term exposure over power lines that are continual and continual and that's what we're going to have in this little town is continual exposure to these power lines and they're going to tell you that it's not that they don't have enough data to show you but if we are exposed that much that is dangerous for our community and again like my husband said we farm the Stirling's farm, we live right there, so we're going to be exposed 24 hours a day. This is going to wipe out our entire farm, come across the whole middle cross. in front of our horse barn down our driveway, cross over and come right up the other half and encircle our home that's above plus wipe out where we have development that we potentially could do because it was there when we bought it. So thank you and I appreciate you representing us and I hope you will continue to just push as hard as you can to protect our town.

Georgia Tanner: For Mr. Furley, thank you for your concern over the Stirling Farm and all the farms in our community. I think our number one goal has to be protection of the farms, protection of the established homes. Given that, the October 7th field trip was also attended by a representative from Celeste Malloy's office. I can't tell you if it was yay or nay. I can't speak to that. All I can tell you is for every idea I've seen for this Town, which would be green line, red line, yellow line, this blue line is so advantageous. If there's a problem with how it goes on anyone's property, can we try to address that problem and try to as a community form one voice, one idea that works better for us as opposed to all of us individual people going through Pacific Corp, Rocky Mountain Power. The more organized we get, the more powerful we are.

Rochelle Gardner: I just had a thought. I was wondering if it might be advantageous to keep a way to keep this in the forefront of our citizens' minds and the power company's mind that we are serious as citizens and that we support one another, not only just the people whose maybe view is going to be impacted, but most importantly, our agricultural people. If we formed a citizens group, kind of like a pack group somehow, and worked together and somehow just kept the power company informed that we are on this, we're keeping track of what they're saying and what they're doing, and we want transparency. I don't know how to go about doing that, but I thought maybe it might be an advantageous thing.

Martha Hamm: I am surrounded by public lands up in Silver Reef. I border on Forest Service land and not far from there is BLM. One of the things that we have had to deal with when we first moved here, that a silver mining group came in from Canada and were doing test drills on BLM lands. And one of the things that we had to deal with was that they owned the mineral rights that some of our houses sit on. And my point being that public lands, particularly BLM, are used for all kinds of things, mining, drilling, and so on, and why not power lines? And what the right of way specialist Sean said to me was, and he said it to other people, that it's too difficult to deal with BLM. The NCA is a little different matter, but there are power lines across the NCA. The management plan does indicate on this section of the NCA that right of ways for power lines can occur. However, I think their definition in their management plan is 50 feet for the right of way. And these particular towers need 150 feet. They're afraid all of that would be tied up in a lawsuit. This is difficult for me to say in a way, because I am a big public lands advocate and a big advocate for the Mojave Desert tortoise. However, I guess my position is that there is much more damage to be done to human beings in this Town than what could happen on public lands. And I think that I want to underline something that Phillip said at the last meeting, which is that they are interested, Pacifi Corp are interested in pursuing a route that gives them the least trouble. And I think it's really important that we become a lot of trouble. And that there are options,

there are ways to work through this. Silver Mining Company, I'll tell you from Canada, man, they got their way pretty damn fast. And I think it could be worked out.

Felicia Graff. Carol and Curtis are my mom and dad. I grew up on a dairy farm and moved down here with them to help continue farming and grow our family. I just want to reiterate a few things that have been touched on that I felt was kind of pointed out at that meeting on the 7th with Pacifi Corp. There was a representative there that was the guy they kept referring everybody to for legal matters or things like that and a bunch of the bigger wig dudes that were there. And the one thing that they kept saying that was consistent was, we're going to find the path of least resistance. And it was my impression with their comment in the aspect of our conversation that what they meant is, if it comes down to an entire Town and there's only two or three families that are affected, we're going to bully them. Because they did. They flat out said, hey, we'll push a little to make things go through and we could do it up in court and things like that. And that was a feeling I got that it came down to they're going to puff up their chest and try and weed out. Well, maybe it's not going to affect 800 of us, but maybe it's going to affect the other 300. Well, that's the majority and that's the least resistance. So that's what we're going to do. I just feel like if we as a Town and a community, come together and let them know that, well, we are the freaking resistance, you're not going to go through. Nobody's, none of you are going to step down and say, well, it's okay if it goes through and it affects these ten families because it's not the majority of Leeds. They need to know it can't go anywhere. There has to be an alternative that's not going to affect our residents. The existing homes, farms and agriculture, they have to know that we're going to stand tall as a group and we have to stand tall as a group. There are a lot of families just talking in the younger community that have no idea what's going on or where because there's this mentality of, well, it's not happening at my house. Get out, talk to them. Let them know, hey, we need help. We need you to stand up for us or you're not going to have a place that's fun and lively and our heaven here.

Curtis Graff: My comments are going to be more towards agriculture than anything. Like I mentioned earlier, we came from Utah County up in American Fork. And we farmed 400 acres between Lehigh and American Fork. And then we had a dairy of about 350 animal units. And we kept busy. Many years ago, back in the 90s, my wife and I went to a meeting up in Salt Lake that was put on by the University of Utah and also Utah Farm Bureau. And during that meeting, they said something that shocked me. And this meeting was about the problems that agriculture was facing and what the future looked like. And they got up and said, the best thing you can do is get a second job. Is that right? Because the future looks bleak for the farmer. How much does anybody in here know how much a box of corn flakes cost at the grocery store? Anybody have an idea? I don't, but I think it's more than two or three bucks. It's more than that.

Do you know how much the farmer gets paid for the corn in a box of corn flakes. Just about five cents. And how much has your fertilizer gone up? It's to the point where you're wondering, well, do I put, do I cut down on my fertilizer, because you got to cut corners somewhat, somehow. And it's pretty tough. It's pretty tough for a farmer. But the sad thing is, well, we don't have to rely on what the US produces. Think of the food that comes up here from Mexico. There's a lot of food coming up from Mexico. Now, here in the United States, if you raise beef, you are restricted on so many drugs that you cannot give your animals here because of contamination, it passes through the meat. So we're restricted on things. You go over to Mexico, you're not restricted, guess what comes over here that we eat? Meat. Think about that. But our agriculture here in the United States is suffering. But anyway, I just wanted to let you know the farmer side of things and the way it looks for farming here. And we've got to hold out and protect the farmers.

Patrice Holloway. I think you all received my letter, but I would like to add something else to it. And that was the representative that we spoke with at the power company, absolutely said that they didn't want to take on the BLM. It's not impossible for them, but they know it's going to be a lot harder fight. And I think that the power company needs to pursue public lands instead of eminent domain.

Tracy Comas: I just want to make a comment because I keep hearing about BLM and the tortoise. You can't go through their property. Where I work, my office is on BLM property. We have 7 buildings on BLM property. We have roads through the tortoise habitat leading up to wells. It is not as tough as they're trying to tell you. I'm involved in easements through BLM all the time. It is not tough. It just is a little more time consuming.

Closed Session: A Closed Session may be held pursuant to Utah Code Section 52-4-204 & 205 upon request.

12. Adjournment: 8:12pm

Approved this 28th Day of October 2026.

Wayne D. Peterson

Wayne D. Peterson, Mayor

ATTEST:

Cari Bishop

Cari Bishop, Clerk/Recorder