

Town of Leeds

Planning Commission Meeting for June 1, 2016

1. Call to order:

Chairman Nelson called to order the regular meeting of the Planning Commission at 7:00pm on June 1, 2016, at Leeds Town Hall, 218 N Main.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
CHAIRMAN: DARRELL NELSON	<u> x </u>	<u> </u>
COMMISSIONER: DARRYL LEWIS	<u> </u>	<u> x </u>
COMMISSIONER: DANIELLE STIRLING	<u> x </u>	<u> </u>
COMMISSIONER: JOHN POAST	<u> x </u>	<u> </u>
COMMISSIONER: DANNY SWENSON	<u> x </u>	<u> </u>

2. Invocation by Commissioner Swenson.

3. Pledge of Allegiance by Commissioner Nelson.

4. Declaration of Abstentions or Conflicts: None.

5. Approval of Agenda:

Commissioner Poast moved to approve meeting minutes of May 4, 2016. 2nd by Commissioner Stirling. All voted "Aye". Motion Passed.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
CHAIRMAN: DARRELL NELSON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: DARRYL LEWIS	<u> </u>	<u> </u>	<u> </u>	<u> x </u>
COMMISSIONER: DANIELLE STIRLING	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: JOHN POAST	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: DANNY SWENSON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>

Commissioner Stirling moved to approve tonight's agenda. 2nd by Commissioner Swenson. All voted "Aye". Motion Passed.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
CHAIRMAN: DARRELL NELSON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: DARRYL LEWIS	<u> </u>	<u> </u>	<u> </u>	<u> x </u>
COMMISSIONER: DANIELLE STIRLING	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: JOHN POAST	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: DANNY SWENSON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>

6. Announcements:

Chairman Nelson, next week Planning Commissioners have been request to attend a work session with the Town Council for the General Plan and process. That will be followed by a budget meeting from the Council.

7. Public Hearings:

- a. Zone Change on Parcel L-3-1-7-250 for Research & Results Engineering INC from Open Space (OS) to Commercial District (C) on approximately .06 acre.

Chairman Nelson, this is behind their building and would be for storage of raw materials. The land has been purchased and the fee has been paid.

Commissioner Stirling made a motion to open the public hearing. 2nd by Commissioner Poast. Motion Passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DARRELL NELSON	x			
COMMISSIONER: DARRYL LEWIS				x
COMMISSIONER: DANIELLE STIRLING	x			
COMMISSIONER: JOHN POAST	x			
COMMISSIONER: DANNY SWENSON	x			

Roger Watt, I have purchased .06 acres from Alberta Pace, which is directly behind my building. I have a disadvantage, a lot of people in Town know me but I know almost no one, I live in Toquerville. What it looks like I have asked to do is change zoning on open space because on paper, that is what it is, but if you went up there, what you would see is I actually purchased the road that goes to the top of the mountain. I am going to build right up to the edge of the road.

Roger Watt and Commissioners discussed the zone change further. Commissioner Swenson read the purchase agreement on the .06 acres. It indicates the existing access road behind R&R Engineering will remain open for use by Alberta Pace and/or her successors.

Commissioner Stirling made a motion to close the public hearing. 2nd by Commissioner Poast. Motion Passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DARRELL NELSON	x			
COMMISSIONER: DARRYL LEWIS				x
COMMISSIONER: DANIELLE STIRLING	x			
COMMISSIONER: JOHN POAST	x			
COMMISSIONER: DANNY SWENSON	x			

8. Action Items:

- a. Zone Change on Parcel L-3-1-7-250 for Research & Results Engineering INC from Open Space (OS) to Commercial District (C) on approximately .06 acre.

Commissioner Stirling made a motion to approve the Zone change on parcel L-3-1-7-250 for Research & Results Engineering INC from Open Space to Commercial District. 2nd by Commissioner Poast. Motion Passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DARRELL NELSON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: DARRYL LEWIS	<u> </u>	<u> </u>	<u> </u>	<u> x </u>
COMMISSIONER: DANIELLE STIRLING	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: JOHN POAST	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: DANNY SWENSON	<u> x </u>	<u> </u>	<u> </u>	<u> </u>

Roger Watt and Doug Rogers discussed the operation of the business.

9. Discussion Items:

- a. Proposed amendments to the Land Use Ordinance 2015-04, Chapter 17, Commercial District. Commissioners discussed the amendments to the Land Use Ordinance 2015-04 and made the following additional amendments:
 1. After section 17.2.34 the following paragraph was amended to read:
Other uses recommended by the Planning Commission to the Town Council to be a use that is in harmony with the intent and purpose of the zone, and therefore should be allowed in the Commercial zone.
 2. On section 17.3, the following was added after Conditional Uses:
See also section 17.7
 3. After section 17.3.13 the following paragraph was added:
Other uses similar to the above uses and recommended by the Planning Commission to the Town Council to be a use that is in harmony with the intent and purpose of the zone, and therefore should be considered as a conditional use in the Commercial zone.

Commissioners and Bob Nicholson discussed the Town’s Code Enforcement. It will be on next month’s agenda.

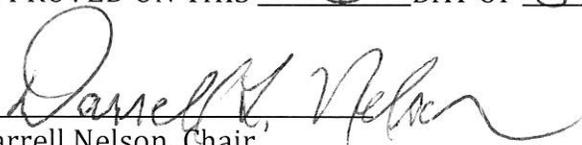
Bob Nicholson and Commissioners discussed the process of reviewing the General Plan.

10. Staff Reports:

11. Adjournment:

Commissioner Stirling adjourned the meeting.
Time: 8:15pm.

APPROVED ON THIS 6 DAY OF July , 2016



Darrell Nelson, Chair

ATTEST:

A handwritten signature in black ink, appearing to read "Kristi Barker", written over a horizontal line.

Kristi Barker, Clerk/Recorder