

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, December 1, 2021

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** on Wednesday, December 1, 2021 at 7:00 P.M. This meeting will be held at Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

If you are interested in participating remotely via Zoom, please contact Town Hall at 879-2447 or email Clerk@LeedsTown.org for the Zoom details.

Regular Meeting 7:00 p.m.

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes from October 6, 2021 and November 3, 2021
6. Announcements:
 - a. Dumpster Days, December 10-12, Dumpsters located on Cherry Lane
 - b. Town Tree Lighting, Tuesday, December 14 at 6pm outside the Church
 - c. Wreaths Across America, Saturday, December 18, details to follow
7. Public Hearings: None
8. Action Items:
 - a. Discussion and Possible Action Regarding Final Plat Subdivision Application for Silver Eagle
9. Discussion Items:
 - a. Discussion Regarding Short-Term Rentals
 - b. Discussion Regarding Animal Ordinance
10. Staff Reports
11. Adjournment

The Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at *least* 24 hours prior to the meeting.

The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting:

The undersigned Clerk/Recorder does hereby certify that the above notice was posted November 25, 2021 at these public places being **Leeds Town Hall, Leeds Post Office**, the Utah Public Meeting Notice website <http://pmmutah.gov> and the **Town of Leeds website** www.leedstown.org


Aseneth Steed, Clerk/Recorder

★ ***JOIN US IN OUR MISSION*** ★

REMEMBER * HONOR * TEACH



December 18 2021 10am

Leeds will join in with Wreaths Across America in laying wreaths on our deceased Military Vets to remember them at Christmas time. The program will start with a Flag Raising Ceremony in the Leeds Cemetery

Wreaths cost \$15 each please donate what you can to help cover the cost to the TOWN HALL

City Planning Agenda - Silver Eagle Estates



From Devin Anderson <devin.sj.anderson@gmail.com>
To <mayor@leedstown.org>, <clerk@leedstown.org>
Cc Steve Laski <laski@withacumen.com>
Date 15.11.2021 17:04

Good afternoon Mayor and Aseneth,

Joanna was in the office today and dropped off the updated plat maps, civiel drawings etc. We would like to be added to the next city planning meeting in hopes to be recommended for the final plat approval to the city. Can you confirm that we are added to the agenda?

Thank you,
Devin

Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

REMEMBER: Never give out your account information, password, or other personal information over e-mail.



Planning Commission Staff Report

Silver Eagle Subdivision Final Plat December 1, 2021

Applicant/Owner: Mountain West Development Group LLC/ Steve Laski
Zone: R-1-20

Description:

There have been previous applications reviewed by the Planning Commission, for a residential subdivision on Parcel L-3283-B-1-LS; which is approximately 67.41 acres in size. The parcel is generally located at the end of Majestic Mountain Drive and east of the Pace Minor Subdivision. The subject parcel was purchased by Mountain West Development Group LLC. Earlier this year they submitted a land use application for preliminary plat to subdivide the parcel into 14 residential building lots, that are each approximately 3 acres in size. The preliminary plat was approved by the town council. The owners have now submitted final plat application for the proposed subdivision.

The 14 lots will be accessed by a single road proposed to be named Eagle Drive. There is an 18.7-acre remnant portion of the subject parcel that is proposed to be a future phase. Access to this future phase is shown as a future road intersecting with Eagle Drive between Lot 4 and Lot 5. It was staff's requirement at the time of preliminary plat, that subject access between Lot 4 and Lot 5 be fully improved. The lot configuration takes advantage of the breathtaking views from the site. The topography does provide some development challenges. On such challenge is the proposed street right of way crosses a significant wash between Lot 8 and Lot 12. There is an existing large tailing pile towards the top of the wash located mostly on Lot 12 and the right of way. There appears to be a portion of the wash on the downhill side of the tailing pile that has slopes 20% or greater. Chapter 20 Hillside Protection Overlay zone states that the Planning Commission and Town Council may grant approval to development of such slopes if they deem it appropriate. The developer will need to install a large culvert in this area under the right of way to accommodate the drainage. The developer is required to use native on site rock and material to minimize the visual impact of the cuts and fills. The fill and culvert in this was area must meet approved engineering standards. Since the area is already disturbed due to the large tailing pile and the general disturbances of developing the subdivision and individual building pad sites; the planning commission may determine that the additional fills needed in the subject area are minimal enough to grant the approval of the right of way as proposed. It is required that the 14 lots each have an advanced/alternative septic system. Water will be provided by LDWA (Leeds Domestic Water Users Association). Rocky Mountain Power will provide the power.

The Land Use chapter of the Town's General Plan is intended to promote land use decisions that take into consideration the unique rural character and history of the Town of Leeds while providing opportunities for economic development and the Town's economic viability. This chapter is based on information compiled during an extensive public process which was conducted during the spring and summer of 2009. The Town residents strongly value the unique rural character of the Town and expressed the importance that the Town's character be maintained. To do so, residents desire that all planning and development include



protections for agricultural land, open spaces, scenic vistas and sensitive lands, water quality, historic preservation, limiting the impact of lighting on the night sky, and public access to recreational amenities. The Town residents also strongly value the diversity of land uses and structures, and the variety of lot sizes and building types. They overwhelmingly prefer a mix of uses and variety over cookie cutter style development and buildings. Main Street, with its mix of agriculture, homes, and businesses is a perfect example of the diversity the Town residents prefer. Many Town residents also respect the Western tradition of property rights, and do not wish to overly restrict land owners. Therefore, it is important to the residents that both the diversity and characteristics, that define the Town, are maintained and carefully balanced as planning and future development continue and economic opportunities are created.

Recommendation:

The Planning Commission may recommend approval of the final plat application for Silver Eagle Subdivision to the Town Council based on the following findings and conditions:

1. That no parking is permitted on the modified 50' street right of way.
2. Each of the 14 lots must have an approved advanced/alternative waste septic system.
3. That the conditions of approval for the preliminary plat are met.
4. The Proposed subdivision is subject to all applicable Leeds codes and ordinances.
5. The proposed lots meet the 20,000 square foot minimum lot size requirement of the R-1-20 zone.
6. That the road shown as future road be fully constructed along the adjacent Lot 4 and Lot 5 with Phase 1 improvements.
7. A low density residential development on this parcel is consistent with the general plan.
8. That the development of the wash in the right of way between Lot 8 and Lot 12 must be done in such a way to minimize scaring, by using native materials for the cuts and fills.
9. That the applicable Leeds Land Use Ordinances and standards be met.

Attachment 1: Photos

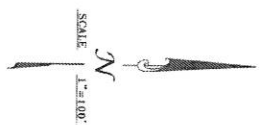
Attachment 2: Preliminary Plat

Attachment 3: Final Plat





BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS PLAT IS ALONG THE
 NORTH SECTION LINE BETWEEN TOWNSHIPS 41 S
 2877'04" MEAS. FROM NW COR. TO N. 1/4 SECTION
 8, T. 41 S., R. 13 W., S. 104.00'

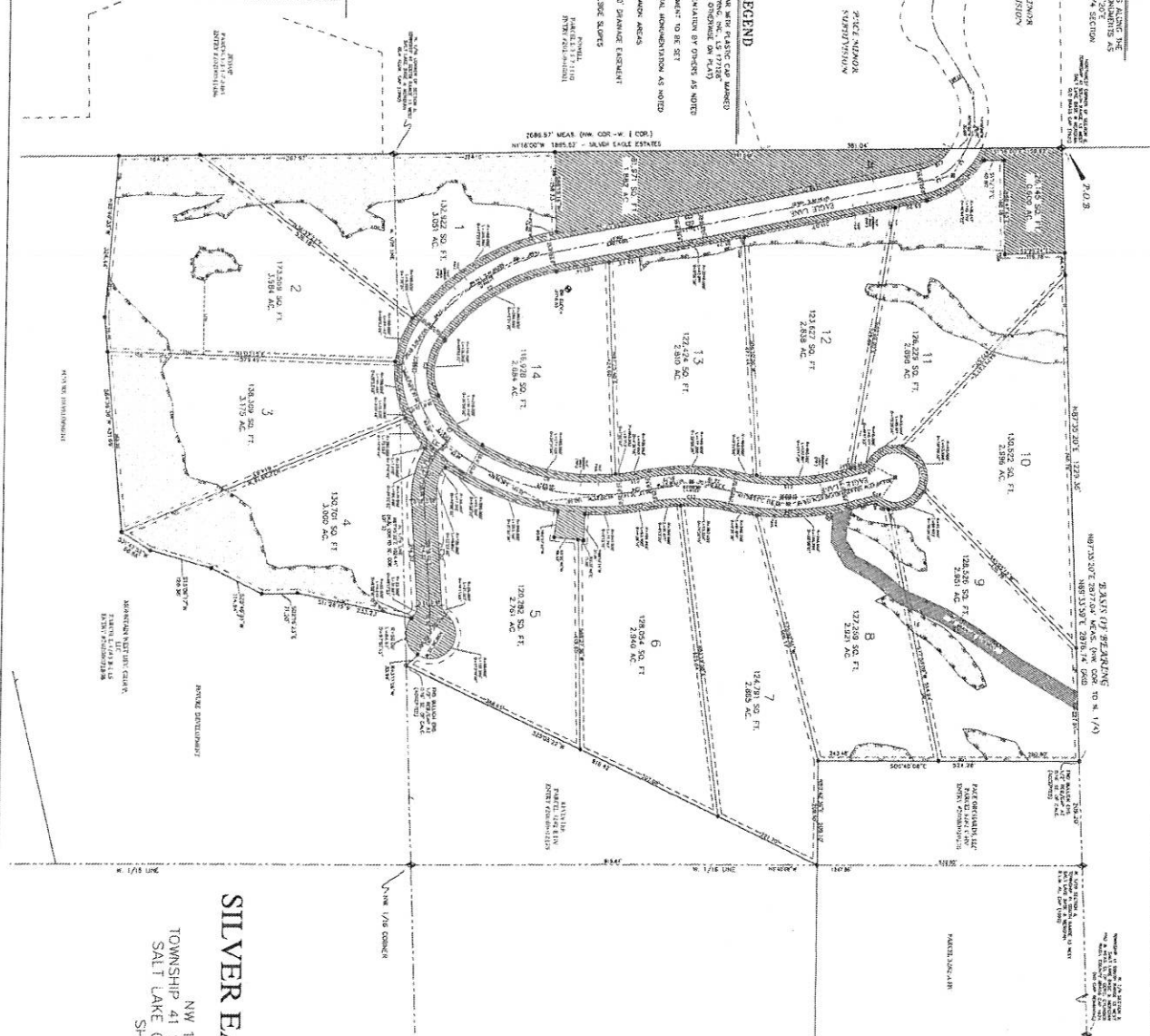


**LINE TABLE
 (HILLSIDE SLOPES &
 DRAINAGE EASEMENT)**
 (SEE SHEET 1)

LINE	BEARING	LENGTH	AREA
1	S 85° 55' 19" E	51.04	
2	S 85° 55' 19" E	51.04	
3	S 11° 54' 08" E	20.71	
4	S 10° 57' 08" E	10.71	
5	S 85° 20' 02" E	10.71	

CURVE TABLE

LINE	BEARING	LENGTH	AREA
1	S 85° 55' 19" E	51.04	
2	S 85° 55' 19" E	51.04	
3	S 11° 54' 08" E	20.71	
4	S 10° 57' 08" E	10.71	
5	S 85° 20' 02" E	10.71	
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SILVER EAGLE ESTATES
 NW 1/4 SECTION 8,
 TOWNSHIP 41 SOUTH, RANGE 13 WEST,
 SALT LAKE CITY BASE & MERIDIAN
 SHEET 2 OF 2

BRADY SURVEYING
 INCORPORATED
 100 WEST 1000 SOUTH, SUITE 100
 SALT LAKE CITY, UT 84119
 PHONE: (801) 466-1000
 FAX: (801) 466-1001
 MAP DATE: NOVEMBER 5, 2007

