

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, February 1, 2023

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission **PUBLIC MEETING** scheduled for Wednesday, February 2023, 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 of January 4, 2023
6. Announcements:
 - a. Yoga Classes at Townhall Thursdays at 7:00pm
 - b. Joint Work Session scheduled for February 8, 2023, at 6:00pm
7. Public Hearing: None
8. Action Items:
 - a. Land Ordinance and Zoning evaluation and review
9. Discussion Items:
 - a. Discussion regarding 2023 Road Maintenance Plans
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 January 30, 2023, 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

Town of Leeds

Planning Commission Meeting for Wednesday, February 1, 2023

Call to order: 7:00 p.m.

Chairman Swenson called to order the regular meeting of the Planning Commission at 7 PM on Wednesday, February 1, 2023.

ROLL CALL:

	Present	Absent
CHAIRMAN: CHAIRMAN SWENSON	<u> X </u>	<u> </u>
COMMISSIONER: JENNIFER LUFT	<u> X </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> X </u>	<u> </u>
COMMISSIONER: GARY ROSENFELD	<u> X </u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u> X </u>	<u> </u>

Town Planner, Scott Messel not present.

Alternant Commissioners present: Ken Hadley, Bill McLaughlin

Invocation: Commissioner Roberts

Pledge of Allegiance: Commissioner Luft

Declaration of Abstentions or Conflicts: None

Consent Agenda:

Commissioner Rosenfield moved to approve the agenda of February 1, 2023.
Commissioner Roberts Seconded. Motion passed in a roll call vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: CHAIRMAN SWENSON	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
COMMISSIONER: JENNIFER LUFT	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: TOM DARTON	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: GARY ROSENFELD	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COMMISSIONER: ALAN ROBERTS	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Commissioner Roberts moved to approve the Meeting Minutes of February 1, 2023, with correction of clerical error on page 5 an attendance of Bill McLaughlin. Commissioner Darton seconded. Motion passed in a roll call vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: CHAIRMAN SWENSON	_____	_____	<u> X </u>	_____
COMMISSIONER: JENNIFER LUFT	<u> X </u>	_____	_____	_____
COMMISSIONER: TOM DARTON	<u> X </u>	_____	_____	_____
COMMISSIONER: GARY ROSENFELD	<u> X </u>	_____	_____	_____
COMMISSIONER: ALAN ROBERTS	<u> X </u>	_____	_____	_____

Announcements:

a. Yoga Classes at Townhall Thursdays at 7:00pm

Chairman Swenson: Do we know who the instructor is? And how this came about? I don't, she was a recent move in. She put on the Facebook page with anybody interested. That is really good especially for a community that's elderly. Yoga, my daughter is a yoga instructor, goes across the country, and discusses in yoga in conferences. As we get older, that flexibility goes away, and the focus and she puts on a, a wellness clinic for a week up here in Zion now with girls from all over the country coming. I encourage everybody to go and talk about it. And if you see it online, you know, move it forward with your friends. Looks like seven o'clock Thursdays every Thursday, here. Great opportunity.

b. Joint Work Session scheduled for February 8, 2023, at 6:00pm

Chairman Swenson: This work Session has been canceled.

Chairman Swenson: Back to three months ago we had a joint meeting with the planning commission and, and the town council. And we also had Scott Messel here, as well as our town attorney out of Salt Lake, Craig Hall, Craig Hall was discussing our future land ordinance and zoning evaluations and reviews. A lot was talked about there. More as, as informational. I do know his law firm has an assigned individual that is working really diligently on this project specifically, as well as their whole law office getting together with thoughts. There was some discussion going on at that time about certain ordinances that we have. And they were going to go back and discuss that and pull up more, more history with the state of Utah and so on. It's actively working, their law firm office is working diligently on it. The goal here is to really update our land ordinances and zoning ordinances here in the town and bring them up to current standards. Not just Utah but southern Utah and their surrounding towns. Alan was there. Tom was there I don't know who else? Anything you want to talk about that meeting that need to come up at this point in time? If you remember, there was no action items that were taking place, other than more work going on through there law firm.

Commissioner Roberts: It was a work meeting. And there's been discussion.

Land Ordinance and Zoning evaluation and review

Commissioner Roberts: For educational purposes, maybe we ought to have a little discussion on what this Commission's role is on land use ordinances, and a zoning evaluation. It's best for this group to be proactive on making upgrades that are necessary. First thing for, for land use ordinances to be in conjunction with what our town plan is. And sometimes, that direction may come from a town council on specific items. But really, as a group of planning commissioners, we should be targeting probably those top priorities, and start whittling away at what modifications need to take place in land use ordinances and making some upgrades.

Chairman Swenson: I agree with that the purpose. About three years ago. We, as a planning commission, went around with the town map, to try to validate properties that that were vacant, and areas for planning purposes. . We started there. And then Sunrise came in and went farther with it. Sunrise was at that combined meeting, and the discussion that we had was to try to join those together. The purpose of that is to try to get moving a little faster. Yeah. And for future planning. So, I mean, I agree with everything you said, and I think that's part of the purpose. For the two coming together. What's nice is the Planning Commission and the town council were there together as well as our representatives. So I think we're going to have more and more issues as time goes. It's prudent to us to definitely keep that on our docket.

Commissioner Darton: In this process we've noted oddities in our ordinances, inconsistencies, for example, we don't have very much areas zoned for multifamily housing or, higher density housing. But we do have a little, and it's odd that those zones are permitted to have pets and gardens, and residential zone properties are not allowed to have pets, and aren't allowed to have gardens. And technically, the way it's currently drafted, are not allowed to have any landscaping whatsoever. And so there's things that need to be brought up to date.

Chairman Swenson: One of the problems that we have is, we can't meet on our own to work on a project. we need to meet as a group, we can only meet two of us together on any kind of issue. So really, most of the work comes together either at a joint meeting, or an actual meeting called for all of us to be in attendance, and then it's an open meeting. It's not like we can just assign Jennifer and Tom to go work on this project by themselves. We kind of are tied into our official meetings. Yeah. But we've got a lot of work done being done with the law firm and Scott, so I think it is coming. I've talked with Mayor Hoster and, and he wants to put it on the forefront and keep it going. I think we're going to see that. If any questions from you guys.

Ken Hadley: You mentioned gardens?

Chairman Swenson: Yes, part of the old ordinances that were in there. That's part of an inconsistency. That actually stated for certain properties, you couldn't have a garden.

Commissioner Darton: It is poor draftsmanship in the way some of the ordinances were drafted, not having enough definitions. You know, if terms aren't defined, sometimes you

don't know what is meant. And then you have to fall back on the general definition of the term, which may result in things unintended.

Discussion regarding 2023 Road Maintenance Plans

Town of Leeds Street Analysis 2015-2022 done by Longpoint Consulting Services is expired. The Commission discussed the chip seal coverage from 2012-2017 and the need to take a proactive approach to the road maintenance versus a reactive response to road decay. They agreed that getting an updated street Analysis to send to Town Council would be appropriate.

They discussed the limitations of an exit routes for fire escape and encouraged fire preparedness and prevention.

Staff Reports:

Ken Hadley: I put up a sign about our Fair that is coming up. And we have a 10 by 10 area we can display for Leeds at the County fair. I haven't heard anything from the community. I'm not on any social media. So, if any of you want to put it on social media, and call me this, get a group together and just put something up to display at the fair.

Chairman Swenson: Do we have a booth reserved for our town?

Ken Hadley: We do. The deadline date to the Washington County Fair committee is 14th of March.

Chairman Swenson: I do I it would be nice to have a booth. So is there anybody here on the town on Facebook? I'm not.

Commissioner Rosenfield: There's a Leeds Family Fun Facebook page.

Chairman Swenson: I know there is. Who has access to that. Is that what you put it on?

Rhonda McLaughlin: I do.

Chairman Swenson: Ken Hadley, and Rhonda McLaughlin, have access to the Facebook page. Gary is also part of that. So if you need a suggestion he mentioned he'd be happy to and I think we have a comment on Zoom.

Kathy on Zoom: Can we have community chickens in the BLM garden area?

Chairman Swenson: Well, the hawks and eagles would like it. We don't know anything. We don't even know we can have a garden there. But that's a good question. So as we look at a community garden area, we'll consider that too. But we have no idea whether bill would let us. Chickens. And I have an idea when to do it, but they're not going to let you plant anything on BLM land.

Commissioner Roberts: We do not want to lose one little bit of traction that we have on animal ordinance. This group, that Planning Commission needs to come to continually move forward on that and come up with something that is the best fit for Leeds to present to the town council.

Chairman Swenson: Well, let me give you an update. I don't mean interrupt Tom. If you recall, in the joint meeting planning and town Commission, the discussion there was we were going to hold off on the zoning of the animals until we come up with the zoning changes and had a good hard copy of our zoning ordinances so that we didn't make animal decisions based on present zonings and then have all those zonings change. That was the reason using that as a foundational base, but if the zoning is going to change in a large scale, we didn't want to make changes. That was the reason for the postponement.

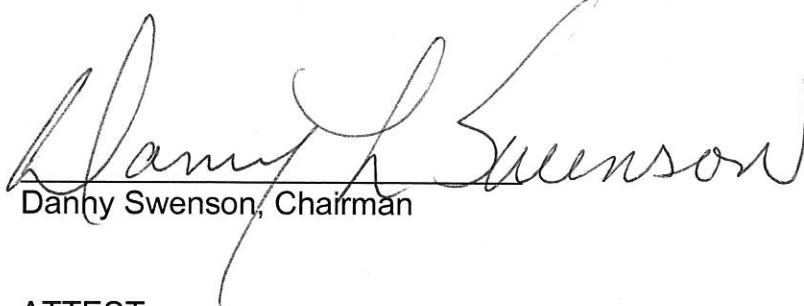
Commissioner Darton: It was in the course of looking at the proposed animal ordinance changing what we currently have that I noticed some of the discrepancies between the different zoning, you know as to what is specifically authorized and what is not in different zones, what is specifically prohibited and what is not in different zones. And it just wasn't logically consistent between the different zones. Those things need to be addressed, along with updating the animal ordinance that we currently have.

Chairman Swenson: That wouldn't preclude certain areas of the town that has HOAs. That could preclude that area, even though the zone may say yes, you can have that, that a specific HOA may not allow that.

Adjournment

The meeting was adjourned at 7:58pm.

APPROVED ON THIS FIRST DAY OF MARCH 2023



Danny Swenson, Chairman

ATTEST:



Aseneth Steed, Town Clerk/Recorder