

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, February 3, 2021

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** on Wednesday, February 3, 2021 at 7:00 P.M. this will be an electronic meeting.

Wayne Peterson is inviting you to a scheduled Zoom meeting.

Topic: Leeds Planning Commission
Time: Feb 3, 2021 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84430468291?pwd=aHUyc0ovUGpML1loV2U0T3JTZFVWUT09>

Meeting ID: 844 3046 8291

Passcode: 066921

One tap mobile

+16699009128,,84430468291#,,,,*066921# US (San Jose)

+12532158782,,84430468291#,,,,*066921# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 844 3046 8291

Passcode: 066921

Find your local number: <https://us02web.zoom.us/j/84430468291?pwd=aHUyc0ovUGpML1loV2U0T3JTZFVWUT09>

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. consent Agenda
 - b. Meeting Minutes from January 6, 2021
6. Announcements
7. Public Hearings: None

8. Action Items:

a. Discussion and Possible Action Regarding Preliminary Plat Application, Silver Eagle Subdivision Phase I, 400 E. Eagle St, L-3283-B-1-LS, Mountain West Development Group LLC, Steve Laski

9. Discussion Items:

a. Discussion Regarding Proposed Language to be Added to Building Permits Regarding Fugitive Dust and Construction Noise

b. Discussion Regarding Historical Zoning Ordinance

c. Discussion Regarding Animal Ordinance

d. Discussion Regarding Short-Term Rentals

10. Staff Reports

11. Roll Call vote to end Electronic Meeting

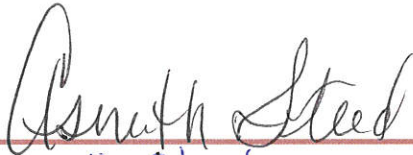
12. Adjournment

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 28, 2021 at these public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmmutah.gov> and the Town of Leeds website www.leadstown.org



Aseneth Steed
Acting Clerk/Recorder

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, February 3, 2021

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** on Wednesday, February 3, 2021 at 7:00 P.M. this will be an electronic meeting.

Wayne Peterson is inviting you to a scheduled Zoom meeting.

Topic: Leeds Planning Commission
Time: Feb 3, 2021 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84430468291?pwd=aHUyc0ovUGpML1loV2U0T3JTZFVVUT09>

Meeting ID: 844 3046 8291

Passcode: 066921

One tap mobile

+16699009128,,84430468291#,,,,*066921# US (San Jose)

+12532158782,,84430468291#,,,,*066921# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 844 3046 8291

Passcode: 066921

Find your local number: <https://us02web.zoom.us/j/84430468291>

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. consent Agenda
 - b. Meeting Minutes from January 6, 2021
6. Announcements
7. Public Hearings: None

8. Action Items:

a. Discussion and Possible Action Regarding Preliminary Plat Application, Silver Eagle Subdivision Phase I, 400 E. Eagle St, L-3283-B-1-LS, Mountain West Development Group LLC, Steve Laski

9. Discussion Items:

a. Discussion Regarding Proposed Language to be Added to Building Permits Regarding Fugitive Dust and Construction Noise

b. Discussion Regarding Historical Zoning Ordinance

c. Discussion Regarding Animal Ordinance

d. Discussion Regarding Short-Term Rentals

10. Staff Reports

11. Roll Call vote to end Electronic Meeting

12. 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 28, 2021 at these public places being at **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmmutah.gov> and the **Town of Leeds website** www.leedstown.org

Town of Leeds

Planning Commission Meeting for Wednesday, February 3, 2021

1. Call to order:

Chairman Swenson called to order the regular meeting of the Planning Commission at 7 PM on Wednesday, February 3, 2021. This was an electronic meeting.

ROLL CALL:

	Present	Absent
CHAIRMAN: DANNY SWENSON	<u>X</u>	_____
COMMISSIONER: BRAD ROBBINS	<u>X</u>	_____
COMMISSIONER: KEN HADLEY	<u>X</u>	_____
COMMISSIONER: TOM DARTON	_____	<u>X</u>
COMMISSIONER: MARK ROSENTHAL	<u>X</u>	_____

2. Invocation

3. Pledge of Allegiance

4. Declaration of Abstentions or Conflicts: None

5. Consent Agenda

Commissioner Rosenthal moved to approve tonight's agenda. 2nd by Commissioner Robbins. All voted. Motion passed.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	<u>X</u>	___	_____	_____
COMMISSIONER: BRAD ROBBINS	<u>X</u>	___	_____	_____
COMMISSIONER: KEN HADLEY	<u>X</u>	___	_____	_____
COMMISSIONER: TOM DARTON	___	___	_____	<u>X</u>
COMMISSIONER: MARK ROSENTHAL	<u>X</u>	___	_____	_____

Commissioner Rosenthal moved to approve Meeting Minutes of January 06, 2021. 2nd by Commissioner Robbins. Commissioner Hadley asked that on page 6 where it shows him asking about his home being included in the "Historical Parking" restrictions, should read "Historical Park" as he stated at the time. Chairman Swenson agreed to change "Parking to Park" and Commissioner Hadley said he now approves the minutes. All voted. Motion Passed.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	<u>X</u>	___	_____	_____
COMMISSIONER: BRAD ROBBINS	<u>X</u>	___	_____	_____
COMMISSIONER: KEN HADLEY	<u>X</u>	___	_____	_____
COMMISSIONER: TOM DARTON	___	___	_____	<u>X</u>
COMMISSIONER: MARK ROSENTHAL	<u>X</u>	___	_____	_____

6. Announcements

Chairman Swenson said that the power will be going off tonight at 10:30 PM until approximately 6 AM so they can replace some power poles.

7. Public Hearings: None

8. Action Items:

West Development Group LLC, Steve Laski

Chairman Swenson asked Town Planner, Scott Messel to explain where we are with the paperwork the Commission requested from the developers of the Silver Eagle Subdivision project.

Scott Messel displayed maps of the plat in question showing that the section on the West (?) or left side of the map is part of an anticipated second phase and they are not proposing anything in this space at this time. He also stated the prior property owners had planned for over 70 lots and the current owners are asking for 14 lots with larger parcel size. Scott then showed where the proposed future road would be placed, he stated as per our Ordinance and his recommendation that this road be fully developed all the way to include lots 4 and 5 as it would be part of their frontage. Scott then showed a map showing where it has been discussed that this road may be able to tie into the dead end of the existing Silver Meadows Road. He then showed that the proposed lots will be roughly three (3) acres in size, have septic and water approvals, and have completed extensive slope/soil studies. With the exceptions of showing the proposed concept for phase two (2) and the completion of the proposed second road the Subdivision meets our requirements for a Preliminary Plat. Scott noted that the applicant is on the zoom meeting.

Chairman Swenson said he had a question and was seeing a question from Lynn Potter who has property that abuts the proposed subdivision. He said he was unable to locate any of our Ordinances pertaining to putting a home on a ridge top, then asked if anyone else knew of any.

Commissioner Rosenthal stated that he was not aware of any but referred to the Town General Plan that states keeping the "feeling" between agriculture and maintaining the way of life that's been here for some time.

Steve Laski, one of the applicants stated that he recalls reading one of the Town Ordinances that Scott Messel had recommended they read; that spoke to keeping twenty (20) feet back from the edge of a hillside.

Commissioner Rosenthal stated that it is pointed out in our Hillside Ordinance that Lynn Potter was referring to.

Chairman Swenson said that the Hillside Ordinance is referring to the slope, slide, etc..

Scott Messel agreed with Chairman Swenson and continued to say that as far as an Ordinance covering "placement" of a home on a ridge, no that is not covered in any of our Ordinances.

Chairman Swenson agreed and said that we do not have anything covering ridgetop view.

Commissioner Rosenthal speaking for Lynn Potter said the Ordinance shows a twenty (20) foot set back from 30% slopes.

Chairman Swenson agreed and said it is stated for the purpose of providing stability of ground.

Scott Messel stated that Leeds does not have a viewshed protection Ordinance.

Chairman Swenson asked Scott where do we stand with this?

Scott Messel said I am comfortable with the Planning Commission making a recommendation to the Town Council subject to the findings and conditions listed in my staff report and I'll go through them: the proposed subdivision is subject to all applicable Codes and Ordinances of the Town of Leeds, the proposed lots meet the minimum square footage requirements for zone it is located in, the road labeled "future road" be fully constructed along the adjacent lot 4 and lot 5 line with phase one improvements, special care is used to minimize scarring by using native materials for cuts and fills, and that the requirements of Leeds Land Use Ordinance 21.6.3 be met.

Commissioner Robbins asked what are the lots sizes to the West of the proposed subdivision?

Scott said they are between 10,000 and 20,000 square feet.

Commissioner Robbins asked why is the subdivision being serviced by Washington County and not the LDWA?

Scott Messel said that the applicant has received Will Serve letters from both the Water Conservancy and the LDWA.

Devin Anderson, one of the applicants explained that they were just doing their due diligence to make sure they would have water service, so they approached both companies. He further stated that he plans on living in one of the homes and his preference is to obtain water service from the LDWA.

Commissioner Robbins said he didn't think the LDWA had capacity. He then asked about the two types of septic systems being proposed for the subdivision because he believed that a lot would have to be at least nine (9) acres for these systems. Asked Scott about smaller systems.

Scott Messel said you can use alternative systems for smaller lots or alternative community systems with state requirements that the State Division of Environmental Quality would need to review.

Commissioner Robbins asked Scott if these would be reviewed and approved prior to the Planning Commission approving this?

Scott Messel said they could make it a condition of approval subject to the septic system meeting all the applicable Town, State, and (Commissioner Rosenthal added Health Department) requirements.

Meaning that they would not be able to move forward unless the system works.

Commissioner Robbins stated that he would recommend including that condition.

Chairman Swenson asked about a survey completed years ago that designated existing lots and the number of septic tanks they would handle. If a lot wasn't designated which I don't believe this parcel was, it would need to use one of the self-contained systems, is that correct Scott?

Scott said it's the Hansen, Allen, Luce survey where a formula was generated based on the number of existing lots and how the engineers thought the areas would develop. As technology improves it may allow a way around that while still meeting code.

Chairman Swenson some lots in the survey were designated self-contained while others were using septic and I was wondering how they were getting septic when they were not in the designated survey area.

Commissioner Rosenthal stated that one of the new homes on Bulldog Ridge is using one of the advanced treatment systems while still having a leech field, it's removing about 90% of the nitrogen from the effluent using multiple tanks and computers.

Chairman Swenson stated the applicant's documents that they submitted talk about those requirements, and they say they will hold to those requirements.

Commissioner Rosenthal said they would have to because they do not have nine (9) acres per lot.

Devin Anderson, one of the applicants said that is what we plan to do.

Commissioner Robbins said with that added as a condition, I'm good with that. I also have been hearing things about turtle habitat and not being able to grade in the habitat.

Scott Messel said I'm not sure if this is an area that would be called out for habitat conservation (Chairman Swenson said I don't think it is because that's on the West side) but they can contact Cameron with HCP and they will come out and do a survey to find out the number of tortoises on the property then relocate them if any are found.

Commissioner Robbins said so it's not that you can't grade but you have to clear the property of turtles before you grade.

Scott Messel said yes, and he has all the contact information.

Chairman Swenson said that should be included with the conditions. Obviously there has to be a public hearing with the Town Council but I don't think that's happened yet.

Scott Messel said there has to be a public hearing for a new subdivision and our code states that it has to be held by the Town Council.

Chairman Swenson said that's good because I think there are some questions about the access road, septic, turtles, and ridgetop views that the community will want to comment on. I also think the Town Council may want to have a discussion regarding ridgetop views.

Scott Messel said as for the ridgetop views there are ways to create a building envelope on each lot, so it doesn't look like a large castle on the hill.

Devin Anderson stated that he and Steve both plan on living there and neither one wants that, they're moving to Leeds because they enjoy the surroundings. Of course we want to protect and enjoy the views, but we are willing to work with the Town and staying back twenty (20) feet from the edge and other things are very reasonable.

Commissioner Rosenthal wanted to bring up Lynn Potter's earlier comments stating that the twenty (20) set back is to maintain those views.

Chairman Swenson said that is easy to say but our Codes do not mention "views" anywhere and the twenty feet is referring to stability of the ground not views.

Commissioner Rosenthal said we have had discussions in the past about secondary road access to Silver Reef that is one road in one road out, we have a similar situation with this new subdivision. I think there is the potential for secondary egress at the South end of the parcel and tying into the cul-de-sac at Silver Meadows. For emergency access wouldn't we want to include this in the conditions?

Scott Messel said that was included in my recommendation and I feel that an enriched road network is always better planning. There are some topography issues up there and obviously, costs associated with adding another access, but I feel it's important. We could ask the applicant to show a concept showing how the remainder of their eighteen (18) acres would tie into Silver Meadows.

Devin Anderson asked for a quick discussion regarding the egress access. As Scott mentioned it is rather expensive, but I'm also concerned about the look of it, cutting down the back side of the property for the people who live behind. If we went the route of saying we will not develop phase two would that change your opinion on having that secondary access.

Commissioner Rosenthal said there have been several discussions at both the Planning Commission and the Town Council regarding the Silver Reef area and wildfires. One way in and one way out causes fire crews an issue during fast moving wildfires. Knowing wildfires and the fuels here even though it doesn't happen every year, when it happens it will put the hair on the back of your neck straight out.

Devin Anderson said our thought was if we tried to develop that secondary area because it's down on a plateau I agree that we would need a secondary egress because it's a trapped in area and I see where you're coming from. I was just thinking with the size of the lots, number of people, and the wide road, and being so close to the freeway and other major roads that maybe we could consider something different.

Chairman Swenson said I was a firefighter in California, and we dealt with the Malibu fires all the time and when we were trying to go up, they were all trying to get down and

everything stopped. I'm not sure if Hurricane Valley uses the Uniform Fire Code or Fire Chiefs Manual but with single egress it's all about width. If you have the ability to make width I would get with them, follow those codes, and get us the width. That's something to address.

Commissioner Hadley asked what is that area zoned as, I mean is it horse property?

Scott Messel referred to zoning map and said the lower part is zoned R-1-20 and the upper part is R-1-20 (20,000 square foot) and something else but it's too blurry to read.

Chairman Swenson said but it's rural right not residential? (Scott answered yes) Because if it is that's jacked up in my mind, I have the same problem. Down Main Street is Rural Residential and then you get to our big properties and somebody zones it Residential and it limits a lot of things.

Scott Messel said it's Residential it would be RR if it was Rural Residential. I have found that the zone I couldn't identify is actually R-1-20 and L-15 which is an overlay allowing for a 15% reduction of size in that residential zone.

Commissioner Hadley asked if the whole subdivision will be one zone?

Chairman Swenson stated that we have a number of issues for the Town Council to address including ridgetop views, septic, access roads, fire access, turtles, and specific zoning.

Scott Messel said that the Planning Commission could take action tonight with the issues you stated being addressed.

Commissioner Hadley said this may not have to do with this part here but we really need a new onramp at the North end of Town to allow for both North and South freeway access. How many more homes are we going to allow before that becomes a real problem?

Scott Messel stated that on ramps would be a different issue and would fall under the UDOT plans for I 15. Development in Leeds is not limited to the type of interchange we have.

Chairman Swenson said the freeway interchange has come up many times but is not related to what we are discussing. He believes the interchanges are discussed in UDOT's twenty-year plan. He then stated that he agrees with Scott that the Planning Commission should approve sending the subdivision on to the Town Council with the previously discussed issues to be addressed.

Chairman Swenson asked if there was anymore discussion? He then said Scott made a statement and I'm in favor of approving this with a number of issues to discuss, if those are added to it. Send it on, open it up to public meeting for concerns. Does anybody else have anything to add or oppose?

Commissioner Robbins agreed that the subdivision should be moved on also.

Chairman Swenson said I will take that as a motion, do we have a second?

Commissioner Robbins said you can take that as a second.

Chairman Swenson said you can take it as a first cuz I don't...

Commissioner Robbins said okay.

Chairman Swenson said okay can we have a second?

Commissioner Rosenthal asked if they could read a list of the conditions attached to moving this on. So we are voting to approve sending the subdivision on to the Town Council contingent upon those items being adequately addressed.

Chairman Swenson listed the conditions as ridgetop views, septic, roads specifically fire access and the other access road, turtles, and specific zoning.

Commissioner Rosenthal said, so we are voting to approve sending the subdivision on to the Town Council contingent upon those items being adequately addressed.

Chairman Swenson answered yes in my mind.

Commissioner Rosenthal asked Scott that in your report the last sentence of the first paragraph states "the applicant has not provided this plan or information" regarding the expansion into the remaining portion of the applicant's land. Asked Scott if he believes this has been addressed satisfactorily?

Scott Messel said our code states that they must include a sketch of the applicant's remaining land, the intent is to show how it could develop and possibly tie into neighboring properties. You could recommend that it be done before it goes to Town Council or state that it must be done prior to approval of the Preliminary Plat.

Commissioner Rosenthal told Danny that the applicant would need to provide a plan addressing the expansion of the remaining portion of their land not included with preliminary plat approval as per our Code 21.6.2.3.

Scott Messel apologized that this was not included as a condition but recommends that it is included.

Chairman Swenson said that we will plan to address the expansion lots or possible expansion lots.

Commissioner Robbins said he will amend his motion to include this additional condition.

Commissioner Hadley asked if there was any room or plan for green space or a park?

Scott Messel said that the applicant due to the low density is not required to have a park, but the large lot sizes will provide plenty of green space.

Steve Laski said we do anticipate the property in phase two will be undeveloped leaving a lot of open space.

Devin Anderson said they plan to have a 15' walking path throughout 50% of the project. He also asked how they could get permission to beautify the turn-a-round at the beginning of the project.

Scott Messel said he wasn't sure if the Town owns that part of the street but couldn't imagine anyone would have a problem with beautification.

Also, to answer a question the developers are responsible to make sure they are not sending debris, soil, earth, etc. onto neighboring properties during the project.

Devin Anderson said they would like to communicate with Lynn Potter and address any concerns he may have. We have good intent and do not wish to cause him any problems.

Chairman Swenson so if there isn't any more discussion we have a motion by Commissioner Robbins so let's have a roll call vote to move this onto the Town Council with the following conditions.

Address Ridgetop Views, Septic Systems, Fire Access, Access Road, Turtles, Expansion Lots.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	<u>X</u>	---	-----	-----
COMMISSIONER: BRAD ROBBINS	<u>X</u>	---	-----	-----
COMMISSIONER: KEN HADLEY	<u>X</u>	---	-----	-----
COMMISSIONER: TOM DARTON	---	---	-----	<u>X</u>
COMMISSIONER: MARK ROSENTHAL	<u>X</u>	---	-----	-----

A motion was made with no second but was discussed and voted on as usual.

Chairman Swenson, the motion passes, we will move it onto the Town Council.

Chairman Swenson thanked the applicants for attending and participating in the meeting.

9. Discussion Items

- a. Discussion regarding Proposed Language to be Added to Building Permits regarding Fugitive Dust and Construction Noise

Commissioner Rosenthal stated he and Scott Messel spoke about this issue and in order to enforce this we would need an Ordinance. As stated before, communities around us have those provisions in place, dust management plan for construction sites but we could send the recommendation to the Town Council that the proposed language that was presented at the last meeting be included. Have it be part of a grading permit or building permit but with the intent that we would need to move it toward an Ordinance.

Chairman Swenson stated that he forwarded Mark's letter to Peggy at Town Hall.

Scott Messel said you are able to send a recommendation to the Town Council, but it is in your privy and responsibilities to write the Ordinance and then send it on to the Town Council.

Commissioner Rosenthal I can work with Scott to draft an Ordinance.

Chairman Swenson said we will have Mark and Scott work on this.

b. Discussion regarding Historical Zoning Ordinance

Chairman asked Scott Messel if we have any more on that? At our last meeting we discussed the litigation aspect get solved before we really do anything.

Scott Messel stated that there is always the possibility for litigation or lawsuits, we want to be wise with decisions being made but we don't want it to keep us from doing anything moving forward. My proposal that I was putting together with comments made at the last Planning Commission meeting were not ready to come at this meeting, so I just recommend tabling it. I do plan to have it for our next meeting.

Chairman Swenson said I figured that since it wasn't ready but does anyone else have anything they want to discuss about this?

Commissioner Robbins said he is fine with tabling it but the question is still out there that we got this letter from this attorney, granted it was anonymous but it did raise some issues. I just think it would be nice if our City Attorney would at least address them.

Scott Messel stated that the Town Attorney had addressed it.

Commissioner Robbins said I saw that but all he said was we don't have authority over that interlocal agreement, he didn't say anything about the zoning issues this person brought up. To me he still needs to address that, either to say this is all irrelevant or not true or it is true.

Commissioner Rosenthal asked if enforcement of zoning is a Planning Commission responsibility or a Town Council responsibility?

Scott Messel said it depends, if it is enforcement of Land Use Development Code or conditional use the Land Use authority would handle it. Other things may just be nuisance stuff that is handled more administratively which the Mayor has taken on.

Chairman Swenson said we addressed a lot of things in our minutes need to be looked at and addressed. Scott, explain this Historical Ordinance proposal and proposed Interlocal Agreement from BTJD that I see this afternoon written to the Mayor.

Scott Messel said there are many ways to create an Ordinance you can create Historical Districts, an Overlay Zone, you can make it specific to a certain area such as a park or the Town could write an Ordinance that allows anyone with a historic home could apply for some Historic Preservation Zoning. All of these things are done throughout our state, so there are many different approaches that the Town could use.

Chairman Swenson asked Scott if he could tell him who Bennett, Tueller, Johnson and Deere is? Scott replied, No.

Commissioner Robbins asked are they the City Attorney? Who wrote that letter? It's not the City Attorney because it's out of Salt Lake isn't it?

Commissioner Rosenthal said it came from Craig Hall who is the City Attorney.

Scott Messel yes, I apologize, Craig Hall is the Town Attorney.

Chairman Swenson said okay I just wanted to clarify that. I believe we had numerous thoughts and concerns that we need to address from our minutes last time.

Commissioner Robbins said that he is still back at that letter we got from some attorney. The letter I saw that went to the Mayor, that little statement only talked about the Interlocal Agreement, it didn't talk about land use, parking, or some of the other issues the other attorney brought up. All I'm asking is that our City Attorney say this stuff is relevant or it's not. We don't have that yet so to go any further at this point and start trying to figure stuff out is just irrelevant until we find out if there is a problem.

Chairman Swenson we have to put everything in the pot, the locals up here are only interested in the Museum and that location. But Ken Hadley brings up a good point that we have numerous sites including the CCC Camp, Ken's House, and other areas that need to be included in the historical part not just that up there, right?

Commissioners Robbins, Rosenthal, and Hadley all agreed.

Chairman Swenson said I don't know where to go with it.

Scott Messel said I will just be back at a future meeting with a proposed Ordinance. It may or may not have anything to do with, or aside from what happens with an Interlocal Agreement.

Chairman Swenson said whatever is appropriate, we talked about the requirements of the State, the Town, I'm not familiar with the Interlocal Agreement, if you want to tell me what that is, is it just an agreement between the Town and the County?

Commissioner Robbins says according to the attorney's letter we don't have authority over it anyway.

Scott Messel said if an Interlocal Agreement is agreed to between the Town of Leeds and the County it would not need to go before the Planning Commission. State Code has requirements for Interlocal Agreements.

Chairman Swenson asked Scott if he would follow up on this and let us know because right now we don't know who has authority. We can table this until a future meeting.

Scott Messel I'll do that.

c. Discussion regarding Animal Ordinance

Chairman Swenson stated that since Tom Darton isn't here, and he is the one heading up the Animal Ordinance we can table this unless he told someone else something.

d. Discussion on Short Term Rentals

Chairman Swenson asked if anyone had anything new on Short Term Rentals? We'll table that too.

10. Staff Reports

Chairman Swenson asked if anyone had any staff reports and they all replied no.

11. Roll Call Vote to end the Electronic Meeting.

ROLL CALL:

	Present	Absent
CHAIRMAN: DANNY SWENSON	<u>X</u>	_____
COMMISSIONER: BRAD ROBBINS	<u>X</u>	_____
COMMISSIONER: KEN HADLEY	<u>X</u>	_____
COMMISSIONER: TOM DARTON	_____	<u>X</u>
COMMISSIONER: MARK ROSENTHAL	<u>X</u>	_____

APPROVED ON THIS 5th DAY OF May, 2021



Danny Swenson, Chair

ATTEST:



Aseneth Steed, Clerk/Recorder