

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, February 2, 2022

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** on Wednesday, February 2, 2022 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

Oath of Office for Alan Robert. Term ending June 30, 2022

4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes from December 1, 2021
6. Announcements
 - a. Bids to update leedstown.org website and codification process
 - b. Intention to seek RFPs (Request for Proposal) regarding construction of a pickle ball court at the town park.
7. Action Items: None
8. Discussion Items:
 - a. Discussion regarding Ben Gottfredson- Cemetery Road property, Mix Use Zone possible uses.
 - b. Discussion regarding procedure for issuing Septic Permits on Hillside property
 - c. Animal Ordinance update
 - d. Sunrise Engineering and PDS General Plan and Master Transportation Plan Updates
9. 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 31, 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 2, 2022

1. Call to order:

Chairman Swenson called to order the regular meeting of the Planning Commission at 7 PM on Wednesday, February 2, 2022. Commissioner Rosenthal attending on Zoom.

ROLL CALL:

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

2. Invocation: Chairman Swenson

3. Pledge of Allegiance:

Oath of Office for Alan Robert. Term ending June 30, 2022

Chairman Swenson: I appreciate that clap. I hope you listened to the words of the oath. It is not taken lightly at all. In the federal government, the State of Utah and as an individual, and nowhere did I see that you had to be perfect. I did not hear those words, have to be perfect. It did not say you can have a lot of mistakes either. We do as good a job as we personally can. All on the board, our interests are a little bit different. Our interest should be to the Town of Leeds and its residents. I think it is, but of course we have our own prejudice, our own backgrounds, our own upbringing. Everybody is a little bit different. Thank goodness, otherwise, it would be pretty boring place, right? I think that you can appreciate the words of the oath of office as being very true and sincere. I know Alan took that very, very sincerely. So, we appreciate that, and take it to heart. You are on the payroll.

Commissioner Roberts: Thanks!

Chairman Swenson: The nice thing is that at Town Council meeting, Mayor Hoster brought his name forward to appoint and presented to the

Town Council, which represents all of us. They did approve him to join our board. We appreciate that. The Office of Government works. Good to have you.

4. Declaration of Abstentions or Conflicts: None

5. Consent Agenda

Commissioner Roberts moved to approve tonight's agenda. 2nd by Commissioner Hadley. All voted. Motion passed in a roll call vote

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	<u>X</u>	—	—	—
COMMISSIONER: ALAN ROBERTS	<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 December 01,2022. 2nd by Commissioner Hadley. Motion Passed.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	<u>X</u>	—	—	—
COMMISSIONER: ALAN ROBERTS	<u>X</u>	—	—	—
COMMISSIONER: KEN HADLEY	<u>X</u>	—	—	—
COMMISSIONER: TOM DARTON	—	—	—	<u>X</u>
COMMISSIONER: MARK ROSENTHAL	<u>X</u>	—	—	—

6. Announcements:

- a. Bids to update Leedstown.org website and codification process
- b. Intention to seek RFPs (Request for Proposal) regarding construction of a pickle ball court at the town park.

Chairman Swenson: There has been a request, and they are looking into bids and the feasibility of putting in some paddleball courts here in Leeds, somewhere in the vicinity of Leeds Park area.

Darryl Lewis: Anything that is put at the City Park is not going to affect me. I live too far away. Pickleball is an extraordinarily loud sport, and I am not sure we are taking that into consideration. It is very different from tennis, in that the courts are much smaller. It is a very social event, as opposed to a competitive event. The rackets are solid, the ball is plastic. They make an incredible amount of noise. I would hope that the Planning Commission would run a survey of the residents around the

park. I would hope that the Commission might go to some of the new developments south of town on South River Road where they are building large complexes of pickleball courts, and they are all set way back from residential areas. Because it is that intrusive. The lawsuits on noise are just exploding across the country where this is happening. This all really started in the villages in Florida. And they learned quickly that they had to put the pickleball courts a long way away. It is not comparable to anything that is going on. I might point out a couple of things for your consideration. One, I think later in this meeting, we are going to get an update on the survey that was sent out. And I think that you will hear that one of the primary things that people liked about Leeds is the quietness and the peacefulness of our town. Pickleball courts in the center of town are going to destroy that. Second thing I might point out is that there is a wonderful piece of property, thinking of pickleball courts, between Cemetery Road in the freeway, where people have produced various ideas about land use there, and nothing has really panned out because of the water issues, and, and so on and so forth. At the city council meeting last week, a very nice man made a presentation on Pickleball. And in the course of that presentation made a comment that if financial assistance were required by the city to help this along, he would be happy to entertain them. Maybe that land out there might be a wonderful site for a pickleball complex that would not bother anybody in the world and would bring an awful lot of people in your community. Thanks for listening.

7. Public Hearings: None

8. Action Items: None

9. Discussion Items:

- a. Discussion regarding Ben Gottfredson- Cemetery Road property, Mix Use Zone possible uses.

Ben Gottfredson: What we want direction and approval on is a blend of enclosed units. Higher end RV units, as well as self-storage and RV parking. We would have a mixed use there. You can see at the top part of the screen surrounding the cemetery, which I will get to later. The top part of the screen where you can kind see the lines, which is where I would propose doing some RV and boat parking. The lower part would be a perimeter of enclosed RV units that you could pull up to with climate-controlled self-storage in the middle that would not even be visible, but that would be available.

Chairmen Swenson: Enclosed, is it? You are not talking about a factory type warehouse? You are talking about a block wall surrounding it?

Ben Gottfredson: We would take your feedback on how you want to set up. What I would propose would be if you have ever been inside a climate-controlled storage facility, which would be on the inside, not a factory or warehouse. The RVs would be on the outside, where people can put their personal belongings. All the dark black area, I would propose be a drive-in where people can back a boat or pull an RV into it.

Commissioner Roberts: That's just covered only, correct?

Ben Gottfredson: No, the covered only or the parking would be the top area, the black area would be, you can drive it into and pull down. There would be RV hookups inside. If you go in St. George towards Sun River, these are popular units, some people use them as man cave, some people do not. I would take your guidance on how high end or in the middle quality. Not super decked out unless that was the recommendation of the Planning Commission.

Chairmen Swenson: Give me an idea on the size of the pull-in

Ben Gottfredson: Around 45 feet. That is what most people want. You would have power, and an option for internet, but for sure a hook up for an RV.

Chairman Swenson: Those would be with a door. They would be enclosed,

Ben Gottfredson: They would be fully enclosed, not just covered. The top part we could do like a pavilion type, or just do parking. That is the idea. Any questions before I proceed?

Commissioner Roberts: You're talking about occupancy on these man caves?

Ben Gottfredson: No, that would just be day use only. That is what I propose.

Commissioner Roberts: my question is, why is there a power and potential internet?

Ben Gottfredson: For someone who wants to come bring their RV to charge. I have another facility in St. George. And people just requested extending the internet from the office to reach those units

Commissioner Roberts: That would lead me to believe, some sort of occupancy. That is why I asked the question.

Ben Gottfredson: That's a great question. But that would not be a policy would not be occupancy.

Ben Gottfredson: That's a great question. But that would not be a policy would not be occupancy.

Chairman Swenson: There would be no water or Septic hookup for each unit?

Ben Gottfredson: No. That is one thing that is great about this piece that there is lots of other uses that are not viable because of the septic situation. One thing that is great about this, is there's low noise and low light, which I know is a concern for the neighbors, and also the septic is not really a huge issue for us, we can work around that where I do not know any other use where you would need as little septic use as we would for this size of life for this size of lab. We would like to you know, as part of this, we will improve the cemetery by making a nice wall or would be up to any suggestions is ways we could landscape. We would like to improve to the cemetery as a little contribution. This would get a lot of the RVs boats and other belongings that are currently in yards in our facility. It would clean up neighborhoods a little bit, which would be an added benefit to the town. The precedent is kind of set with the self-storage units right across the street and then you have the RV park across I-15. We feel like that is something that would already fit together. You can see in the bottom left-hand corner is already storage facility. Ours would be a little newer, a little bit nicer curb appeal. If the images are ready, there's a couple of different ways you can set this up. You could set it up where for example in Ivan's the city really cares about what it looks like from an aesthetic point of view. So, there is a facility that kind of has almost a residential look from the street, and I emailed some pictures of that to Scott and hopefully we can get to that. That is that would be kind of like one option for the plan. One other thought is, I was thinking I would love to put a pickleball court on the piece. If they are a noisy thing, it might not be good next to a cemetery in case there is like a view burial, you might not want the pickleball right across the fence. But I am all I am open to pickleball court, that would be great.

Chairman Swenson: I do have a question. And Scott, maybe you can help me clarify, because it has produced just about everybody has been there, we have tried to talk about and I think Susan Savage, might validate it a little bit. So, in the past that whole area from the next to the freeway, all the way up to your stripe lines down had been considered wetlands. We have never validated completely what that means because things have dried up. I mean, there is a

pond of water all the way down at the bottom. There used to be drainage all the way down. There is another water company, Angels Springs, so if it is classified wetlands, State, or federal wetlands, I do not know what you would do to mitigate the wetlands, or if you could even put a solid structure on wetlands, or you might have to leave some open area,

Ben Gottfredson: I am fine leaving the pond. And that would make a lot of sense to drain it right to that pond. And you could even flip flop this, say, for example, the top part is the high ground, for example, you could have the RV parking beat on there. I was planning on asphalt, where we could even do gravel if that drains better.

Commissioner Roberts: They are not wetlands. There is some drainage that comes through there. Now, with the amount of fill that is going in, adjacent to your property, and between the leach property and the cemetery, that landowner is got to maintain some drainage that comes off from other properties, which does come down through your area along with some drainage along the interstate. It is groundwater that feeds that pond, because if you go across the interstate directly south of your property, there is springs that feed ponds in that area too. That drainage does go along the interstate. Not all of this property is mixed use. Where your hashmarks are, that is zoned mixed- use. The zoning down here in this dark area is open space.

Commissioner Roberts: The Town has been presented a potential zoning change before on that particular piece, and then the applicant pulled his application at the last moment. Not all of that property is zoned mixed use. I am not saying exactly where your hash marks are we are talking about but in that general area. The owner that brought that into the town as mixed use from the County. Most of that, I think there was about ten acres.

Chairmen Swenson: No, from your midpoint to mixed use above was ten acres.

Commissioner Roberts: Right. I would say your mixed use is around ten acres. Original applicant that brought that into the Town with an annexation under mixed use was Michael North. The lower piece is OpenSpace.

Ben Gottfredson: That is good to know. Because the way it is listed, we are under contract right now and it is listed as the total piece as ten acres. So, I think we might need to dive into that and see. According to my architect who uses special architect tools, which is about four and a half acres. And the bottom part is about five and a half acres, according to him using his tools on his computer in the

map. So maybe there is a piece of that at the bottom that I am missing. Or maybe we are way off all together as far as what it is currently what the total acreage is somehow

Commissioner Roberts: I do not know where that line is, but I do know that entire piece is not all called Mixed Use.

Ben Gottfredson: Okay. And it is not all open space either.

Commissioner Rosenthal: Some background on some of this. Commissioner Roberts is Correct in identifying for that particular parcel. There have been proposals for RV storage there in the past, as well as a couple of other ideas. With respect to that, what kind of numbers are we talking about here. And the reason I am asking that is, the rows that serve that area, are row duty. Large, RVs have a very difficult time negotiating the ark in the road, between the cemetery and the interState on-ramp. It is common to have near misses on a regular basis. And I live on the other side of that hill. I travel that road on a daily basis, couple times a day. When a large vehicle coming down through there, it is almost a watch out, slow down and pull over because invariably, they are going across the demarcation between the travel lanes. That puts them in your lane. The map is very unclear on my computer. But I do not know where you are proposing to have ingress egress to your proposed facility. If it is on Cemetery Road, that can create some challenges and issues that need to be addressed. from a development standpoint, the traffic hazards, line of sight, ramps. If it is on Hidden Valley Road, that is a dirt basically gravel road and turns to mud on a pretty regular basis, especially during the monsoon season. If you could give some feedback. Not just what you think might be doable but based on considerations from your engineer that is presented to you.

Ben Gottfredson: That is a great point. Thanks for bringing that up. I have actually been stuck about ankle high in that mud you are talking about at the top of the property, So I know you mean. Our proposal for an entrance would give people more time. They are coming around the corner, give them time to slow down. The good thing about this property is it is so big, that we really could even take some of our land to make an extra little turn lane. That way as They are coming off the main road turning, they can make a wide turn. We would propose to have this entrance, right here, right on this line of our property as it borders a cemetery. You could do it right here across, that is something that we thought you might want just because it is already there. I would recommend

just for time to slow down; we can put asphalt down there. We would be happy to pay for that. You turn off right here. That would be our idea.

Commissioner Rosenthal: Have you had any traffic studies done to determine or detail what needs to be done to accomplish that, to provide for public safety? The amount of traffic on the road is substantial, given the size of the road, and the number of people that live there, that would have to estimate that over the course of a day, that road sees a couple of one hundred vehicles. Having RVs turning in and out, and you have no idea, the frequency that they are becoming to the facility.

Ben Gottfredson: I can touch on the that. I liked that you mentioned that because storage is relatively low traffic. I mean, typically these people, you know, some people come more often than others, but typically they are putting it in there. And then leaving it in there. It is up to them when or how often they want to come; they always have access. But compared to something like a gas station or a pickleball court or even retail, like a restaurant, the coming and going is very, very low compared to anything else we could possibly put there. Unless maybe I may be missing something. We are definitely willing to do traffic studies. Today, we are just wanting to get the first steps towards approval. We are going to put a lot of money into architect work and traffic studies, to make sure that it is set up right and will even give up some of that ground to put an extra lane to turn off. If we did that it would be even safer than the one across the street, that you have to make a left-hand turn, it could be a safe right hand turn. Does that make sense? You can probably put around 50 RV units on that perimeter. I know you cannot really see it that well online. You might have maybe 100 to 200 units enclosed inside of that. You probably have enough room for 60 or 70 boats or RVs. We are going to fine tune that but that is what it looks like right now. According to your counsel, we could go bigger units, or less, or more small units. I have done one storage facility already. You are doing good if you are doing big units and you are doing good if you are doing small units, so I would be open to direction from the Planning Commission on what they would prefer but that is what I have laid out right now.

Commissioner Rosenthal: And observation, if you will, the storage units across the way, recently, last year or so expanded their area for storage and they are continually advertising that storage space is available. What is leading you to think there is demand?

Ben Gottfredson: That's a great question. A couple of thoughts going through my head. Inevitably, that guy might not like this idea, but it would drive storage costs down for the locals, the citizens here in town, it is also kind of a long-term thing. We know that the future is bright out here, this is where everything is going to be. It is a long-term investment. Something about me personally, is I have a moving company. I am able to move people and bundle their storage along with it. I am able to funnel people to my units. That is why I am so confident that I would be able to fill these units is because of the moving service that we provide, we bundle storage units. The cost of land for this piece that we have under contract is relatively low compared to land in St. George, for example. And so that is why we feel like we can do this build.

Chairman Swenson: Mark, thanks for your comments. Again, we are down at the basics here. Obviously, you have a lot of property there, you can put as much as many lanes that would be required to be safe. You are not looking to pull right off the street. It is really a no brainer. Your access to the middle is safer. The water? I have friends that live along your north side that comes along the freeway and a small road that goes up. And there's times in the winter that is unpassable. There is a foot and a half two feet of water coming across that whole road. It is not a mud problem. It is a large flow of water coming across. I think it is all part of the reason they are continuing wetlands there because of drainage, even small amount ends up flowing down in that area. It is underground water. That is one of the reasons why I know since I have been here only nine or ten years on this board for seven, that people discovered problems with the underground water there. It is something definitely on your end that you got to go look into, for sure. You butt right up against the road. And then between you and the cemetery is the brown part that they are filling. I do not know what his plans are to be honest. But there is a lot of fills going in there.

Scott Messel: Yes, hopefully not anymore right now. That property owner has proposed doing similar use to what you are proposing, both in the town of Leeds and in the unincorporated area adjacent to it.

Chairman Swenson: I heard rumor, it is not factual just from the friends, that he is trying to mitigate that waterflow a little bit because it is, it is a river. It has to go somewhere. The last thing you want is your place flooding and the responsibility.

Commissioner Roberts: All of those properties, where that natural drainage comes through, every property owner is going to be required to maintain some

type of drainage for adjacent properties where that water comes from. Within the town of Leeds, which will be required for any property that has development.

Scott Messel: I think, getting back the purpose of tonight is getting input, whether this is something that the Town or the Planning Commission has heartburn or is in favor of. If they want to discourage this type of development and provide that feedback. If they are given positive feedback, then, the site plan details and all that would come at a later date.

Ben Gottfredson: If you give me the green light, I can go ahead and pay for the underground water test, drainage tests. We can pay an architect to do some nice work so we can set it up and make this property viable.

Ben Gottfredson: If you give me the green light, I can go ahead and pay for the underground water test the drainage tests. We can pay an architect to do some nice work so we can set it up and make this property viable.

Commissioner Roberts: Let me make something clear. First, there is definitely no approval at this point in the game. You are looking at a concept. And you are asking this body, is this something that is doable? Under the mixed use, even though we have removed our ordinances of having a mixed-use zone, that land is granted that use because that is what it was established for. What your proposal is something that could be used in Mixed Use. You are going to have a little bit of an issue on that open space, you are going to have to look at a zone change for what your concept is. If that zone change were granted, the zone that you would apply for would not be the mixed-use zone. It would be Commercial Zone.

Scott Messel: It would probably be more appropriate; If you do go through the zone change process, to just rezone the whole project to one zone.

Commissioner Roberts: Exactly, and because we have eliminated a mixed-use chapter, it would probably be best to look at the entire piece as going to a commercial zone. And here again, what you are proposing is a use that is allowed in that commercial zone. I want you to be cautious when you say give you a green light. It will still put the burden back on to the applicant and the property owner. It is a use that would be allowed under those zones.

Chairman Swenson: Yes. It is Commercial across the street with the other facility. There has been reference of past property owners, you are the first one

that is actually wanted to do what you are doing, full storage. Most of them have been recreation area with some equestrian, RV pull ins, RV park, some Glamping, leaving it all open on the side because of the water problem. Your proposal is a little bit different. The area kind of promotes it. You have something there, but you would have concern about certain wet area, and get a zone change.

Scott Messel: The zone change would not give you approval to go ahead with construction. It would be establishing the uses that could be allowed, then you would go through the site plan, and all your due diligence.

Commissioner Roberts: Scott mentions a good point. Once it goes through a zone change, if that zone is granted Commercial, whatever is allowed in that commercial use. You could change your mind; this is a concept you are bringing to us right now. Let us say you produce some other idea. Once that has been decided that is what you want to put there now comes the real meat and potatoes of it that you need to develop and present to the Planning Commission or to a land use authority. When we talked about the water and the drainage, that is for the applicant to present something that is reasonable and leaves that drainage in place for whatever else may be found as he goes through that engineering process.

Chairman Swenson: I do not see you changing your mind. It is a great idea. If it is changed to Commercial, then you have a whole gamut of what you can put in there.

Commissioner Hadley: Is there any drainage from that property underneath road to the ditch?

Commissioner Roberts: I do not know. Not that I have seen.

Scott Messel: That is part of site development, you would end up doing stormwater drainage plan and they would need to be able to address all that with the site plan. If you rezone the property into Commercial, there may be hesitancy because of some other possible uses. If you rezone it to Commercial, then it could also be a maverick gas station. Until you start constructing on what you are portraying right now, there is some concern from neighboring property owners and others in the community as to what really would go it there.

Commissioner Roberts: That's what is important for the public to understand and the property owner or potential property owner or applicant, is whatever

is allowed under the zoning is allowed. I have seen this many times. People want to know, what can I put there? Whatever is allowed, that would be my response. Now, people do not want to hear that. They want to hear conceptual of, of what you are presenting here, which is great. I applaud property owners that want to do this. Scott can give them probably more detail, a portion of this unincorporated, was granted a zone change not long ago, to a commercial use. Those individuals were proposing a specific type of use on there that was not granted with that zone change in the unincorporated property. The other thing that I wanted to point out because your property is bordering some unincorporated. When we are talking about access, the dirt road that is on the upper portion of your property is not a town of Leeds road. Any applicant that came in, the Town would discourage that being the entrance, because we do not own it. I am not going to say we do not have the authority, but it makes it more difficult because of granting access to your property through that County easement. It is not a private road. We would look at a better placement as you suggested.

Ben Gottfredson: Is applying for a conditional use a better option? Because then you know exactly what is going in there, Or no?

Scott Messel There are different types of uses. You have the residential permitted uses and conditional uses. You can only get a conditional use for something that is outlined in the particular exam. Just to answer your question, you cannot take like the open space zone and get a conditional use for commercial development, because commercial development is not allowed, either as a permitted or conditional use in open space zone. That is why you have to go through the zone change process.

Chairman Swenson: Any other comments from board? Mark? Any other comments?

b. Discussion regarding procedure for issuing Septic Permits on Hillside property

Scott Messel: The way that the septic systems work, whether they are in a in the city or in the unincorporated area, is the Health Department reviews the septic at the time the building permit comes in and when I say septic, which means the traditional septic system or an alternative system? A traditional or traditional septic system can be approved on a hillside, by the Health Department. Like our

Hillside Ordinance, the Department struggles when it is put on slopes between 20 and 30%. You may have some troubles just depending on how it is designed. All of the approval for the septic system would be going through the Health Department and meet their standards. And then that would be submitted with the building permit. It would just be inspected by the Health Department and the Towns building inspector.

Chairman Swenson: I see the applicant is not here. I have heard rumors that process has already taking place. He has already got approval, and he is already started to work. Update me. We are not here to approve this. I believe it has already been approved. And he has already been putting it in where the inspector came out and said it was okay. Am I wrong? We are not here to approve this. If he has already got approval from the Health Department and the County, and they said yes, you can do it. He has already done a perc test. That is what I have heard. So, he has already done all the stuff to require the permit and if the permit has been approved and he started work on it, and now it has come up. That is a completely different issue.

Commissioner Rosenthal: What is the County code for Septic approval on the hillside? Is it 30% absolutely not development or is there some other scale by which it is approved? He has already started, and the slope is well over 30%. Is it approved as conditional use?

Scott Messel: Some of that has to do with where it is located on the property, and how it is designed. Some jurisdictions would allow for more cut, less fills, but more cuts, so, you could dig into your hillside to give yourself more flat area for traditional septic. Being that they are going to have to do alternative systems, or a hybrid; you do not need as much leach field area, but the Health Department is the experts on that. In the meetings with Clint Fry, and the others from the Health Department, they are very proud of their code, and we take it very seriously. They will not allow something that does not meet code.

Chairman Swenson: They've drilled and perked. This case is a little bit out of the ordinary. This came from Town Council to us. Mayor Hoster is here. Maybe you can help validate and clear this up because, I am going off hearsay.

Bill Hoster: my understanding is that this was discovered after the fact to be a possible violation of the Leeds Hillside ordinance. It was kicked back down to the Planning Commission to assess. There are a couple of things that need to be considered. The first, was this property grandfathered in prior to the Southwest

Public Health study, or was the parcel nine acres? And if that would be the case, then it did not need to be high efficiency. They could do it on a quarter acre with a septic tank. So, I do not know the answer to that. Scott, if you are able to find that out. I do not know where else we would go with that other than Scott or the permit from the Southwest Health Department

Chairman Swenson: Southwest would be the key that we need to validate with and if indeed, they had a perc test done? Well, then it is not an aboveground system. It would not be self-contained, which is a completely different animal on the slope Ordinance. I do not know where it came from. It is not a proposal here. Right? And it was not a proposal to you, it is already in the works. So, somebody has approved this, in my mind, knowing the gentleman a little bit and dealing with him at his other property. I do not think he is just throwing it in there. Somebody has approved it.

Bill Hoster: This was given some approval somewhere for them to begin the construction on it. It is an afterthought that it might be in some sort of violation. Should someone stop that and bring it to the Town's awareness.

Chairman Swenson: I think that is where we stand, right? Somebody outside saw construction and says, hey, I do not think that is legal. That should be easy to validate or not. At this point in time, what we need to do I think, is contact Southwest and find out if there was an approval.

Commissioner Roberts: What is the parcel of this property? That is easily traceable of what is taking place within the town of Leeds. When it comes to the design, that is presented to the Health Department. Scott mentions a good point. I can design a system that will meet the Health Department's regulations and requirements. But if it is in conflict of a town ordinance, whether it is the hillside or whatever it may be, then it cannot be developed in that particular spot. That is pretty clear cut, even though the Health Department says yeah, this design passes, if it entails an intrusion of the Hillside Ordinance percentage of slope, then it is not granted.

Chairman Swenson: We are not the ones granting it. So, he has gone through the process. We have already approved his application on his site plan. Otherwise, he would not be building. Right?

Bill Hoster: The point Commissioner Roberts brought up is that Southwest Health Department does not consider our Hillside Ordinance when they give approval from a site plan.

Commissioner Roberts: Right.

Scott Messel: But their ordinance considers, much like our hillside and most kind of hillsides, the 20 to 30% area.

Chairman Swenson: At this point, we do not know where it is coming from. It has been a complaint. I tell you what I will do. I will go to Southwest Department tomorrow. I have been there and let me tell you what happened with mine, is I was on looking at put an addition on, I went to Southwest, because I cannot figure out where the septic tank. I have pictures of construction, and it looks like it is here. But I have not found it. I have gone to Southwest. Southwest said yeah, the permit was here, and it is right there. I said, it is not there because I have a swimming pool there. So, it was approved. But obviously, the builder moved it.

Commissioner Rosenthal: Couple of points of information on that location, Bulldog Ridge, was subdivided in the last nine years into three lots. The alternate septic system does have two tanks that are accessible above ground like any traditional leach field arrangement. I think that is what is occurred on this hillside. I do not know where the tanks are. But certainly, when I drive up and down the interState, I can see where the heavy equipment has come down the hillside and trenched.

Chairman Swenson: Hey Mark, hey Mark, can I interrupt you? Why don't you? Mark, in my experience. Mark,

oftentimes, not considered the town ordinances. Probably the most recent example being issuing a blasting permit to the folks on Cemetery Hill subdivision. That should not have passed, but it does highlight a concern. I would offer that our new mayor pursues with in the County and various departments that are in position to issue permits to residents here in the town have to confer with the Town prior. Then secondly, looking at our agenda, the discussion is regarding the procedure for issuing Septic permits on hillside property. I just wanted to bring up discussing and proceed to discussing the current issue not what brought it to the agenda.

Chairman Swenson: I am going to get information, property owner's name and address as much as we can, and I literally will go down there. I will find out what their approval process is and so on. There are some privacy issues to consider. I will do that tomorrow and start that because we do not even know what we are talking about here. Why this is here. Other than supposedly it has been seen.

It was started and they think it is wrong. That is fine. I suspect that he has gone through the proper licensing and ordinances. I got to prove something that is way out there. I will find out.

Commissioner Roberts: Help me get a better understanding. The Town of Leeds has given a building permit for this property? Is that true or false?

Chairman Swenson: It has to be, otherwise they would not have a home going up on it.

Commissioner Roberts: You did not say true or false. You just said it has to be. Well either yes or no.

Chairman Swenson: I cannot validate it because I do not know. Every structure and property building permit does not come through us.

Commissioner Roberts: Agreed. But that is a recent subdivide. Now when I say recent, I am talking within the last five years. In the permitting process they have to show a location of septic or sewer that someone in the town have Leeds approves. This is what Aseneth was asking me. You probably saw us having a little bit of conversation, I want to make this very clear and open because I do not want people wondering what kind of things they are discussing during this meeting. Town staff is looking for who is responsible for this permitting process. A process that verifies compliance with the ordinances or no it does not follow the hillside ordinance. There had to be a building permit that was granted by the town for that permit. It should have established where a septic or a potential sewer connection is.

Chairman Swenson: Help me out Scott, I do not know the date from the years. X amount of in ground septic tanks approved for X amount of lots in the Town. May be because it was divided, I guess probably after that. There is only so many septic approved on excepted properties. Past that than it had to be an engineered system.

Commissioner Roberts: I am still calling it all a septic. Hybrid still is a septic because it is a standalone system.

Chairman Swenson: We do not approve location. We do not, it is not on the property. If you come in and want a lot change, and oh, great, you got it and now I am going to do some building.

Commissioner Roberts: We do approve locations, or we deny. Here is the footprint. Not only that, but here is also a secondary of where that is going to live. That is on your plat map. When you submit.

Chairman Swenson: Well, I have not seen one. Since I have been here nine years. I have never seen a septic location on any kind of a map through our permitting process. I have not seen it. I do not know what that process is. Southwest Health still approves it. They do come out and do the testing, but I have not seen it. I have not ever seen a sitemap come through here. Now, maybe Ken or Mark have. Maybe I have missed it. But there has been a lot of building and I have not seen anything. So, I cannot answer that. Are we missing the boat? Is it done through our inspector?

Commissioner Roberts: If we do not have the answer to that, the answer to your question is, yeah, we are missing the boat. If we cannot answer that.

Chairman Swenson: Is it the inspector that we contract. Dennis Mertlich?

Aseneth Steed: Who is responsible for allowing the septic in the future. That is what I need to know. When I am asked to present a septic approval letter. Who decides whether the Leeds Hillside ordinance has been considered because I currently do not do that? I make sure the parcel follows within the parameters of the 2009 Hansen Allen Luce study whether it is a nine acre plus parcel, or if the parcel is grandfathered and complies. So, maybe Scott can help with this.

Scott Messel: Generally, in a jurisdiction fully staffed, when they submit for their permit, there are several stages to acquiring that permit with the Health Department. One, you go out and you do your test pits, and you could get what would be called your will serve letter that could be submitted at the time of subdivision comes in. And then following that, when someone comes in for a building permit, they have to have their septic designed and reviewed and approved by the Health Department. The health department looks at topography does site visits, they are the authority on it, we do not have anyone trained in the Town to manage the septic systems. That is why the Health Department does it. At the building permit time, both the building inspector and the Health Department that would be out inspecting it. There are different inspections that happen through the process of building a home. The Underground's, your foundations, stem walls, framing, electrical, all of that. It

is up to the Health Department and the building inspector to look on a map and determine whether a septic works on the property or not.

Commissioner Roberts: But here is where the issue is going to come in. The Town issues that approval permit. If it is approved, I have signed I have paid my impact fees. I have the rivetted signed, sealed and delivered. And now the town says, oh, by the way, you cannot place your septic right there. Now we are going to have a challenge. I expect the governmental entity, the municipality to be thorough, because when they hand me that permit, I am good to go. They cannot come in after the fact and say, oh, wait a minute, timeout. Whatever our plan review process is needs reviewed, now I can tell you when I first moved here, all plan review came through the Planning Commission. I can tell you as a citizen of Leeds, I am not supportive of that at all, as a Commissioner on the Planning Commission, I am not supportive of that at all. Because that is not what this Commission is for. That is what Town staff is for. The Town has contracted employees. This is the professionalism that I expect from the municipality, this commission deals with land use issues, is that permit a land use issue? It is. But if it falls within the rules that are established, it does not need to come before this commission. It just follows through that administrative process of granting whatever the applicants after.

Scott Messel: Yes. Errors do happen with review when plans are reviewed. And there is definitely some legality there. But yeah, it would be the help. It would be the whoever your inspector is, that is reviewing the house plans, understanding the hillside and the topography of the lot that it is going on and making sure that the plans that are before him do not go against Town code. They would be working with the property owner and the Health Department

Chairman Swenson: This might be somebody that is just complaining because he was disapproved for whatever reason, and he sees somebody else doing it. We do not know.

Scott Messel: Maybe there is no issue at all.

Commissioner Rosenthal: The issue that everybody has been discussing about the septic and the hillside up on Bulldog ridge is one thing. It is relative to the process that is in question here. It seems to me that we as a town do not have a feedback mechanism when the County or Health Department approves a septic system. Now, what I heard you say is they have very stringent ordinances, and they follow them. I appreciate that. But I do know the County has a hillside

ordinance that I believe Leeds mirrors itself after. If that is the case, I am a little baffled why that system was approved. I will reiterate my request to the mayor to improve the feedback system or process between the County and the Town, relative to approvals. Regardless of their septic system, or last name, or whatever else come down the pipe, no pun intended.

Chairman Swenson: This is the first time this has come up. I am looking out here, I know at least one brand new resident since we have been here. And this is the first time we have had anything like this. So, I think a little bit of fact finding has to take place to find out. What is the problem? Is there a problem?

Scott Messel: Yes, we can sit around and guess but how do we solve it if we do not know the problem?

Chairman Swenson: There's obviously a procedure. There is a contracted inspector, there is Southwest Health, the government entity that approves it. It has been working, so let me do some fact finding on this specifically. And I will do that. Because we mention some good points. We just, we do not know.

Bill Hoster: Aseneth, was your question answered?

Aseneth Steed: The question is about procedures and who is responsible for ordinance compliance in the future if this comes up. Dennis Mertlich (Building Inspector) says if he is responsible, he needs documentation of what is required. If, like Scott says, it is all taken care of at the County level than we are covered, and all is fine. The question is clarification from land use authority on correct procedure so we can do our jobs right.

Chairman Swenson: We will make sure that is on the agenda next time. We need to follow up on that. That is a good issue. Thank you.

c. Animal Ordinance update

Chairman Swenson: Commissioner Darton is unable to attend. He has done some extensive research and all the ordinances trying to coordinate them. He sent a memorandum, six pages long of issues and differences in pass ordinances and so on. For us I made copies for the board to go and review. He will be here on the next meeting with the intent to finalize and go through our ordinance to be able to have a public meeting. Some ordinances say that no properties in a residential zone can have any animals. I mean, cats, dogs, or

fishes. Some of that stuff is absolutely silly stuff. I will tell you that in my mind. Every property owner that has property here will be allowed to have animals to some degree size numbers and so on so forth. But everybody has property has a right to have some kind of animals and pets. Currently In some places is not allowed. That is our plan right now.

Citizen: You are going to butt up against the zoning, because it is not world, you are going to butt up against noise ordinances, because animals make noise, you are going to butt up against nuisance ordinances, because animals stink and attract bugs and all that.

Chairman Swenson: Let us go back to your first comment. So, let us have a little discussion with you right now, because I appreciate him coming up here, in the past, people have come up and said, hey, this is a ridiculous ordinance, with no concrete reasonable complaint.

Scott Messel: Right now, we have no draft ordinance before us to be discussed. The Planning Commission was tasked with looking at information, and then coming back with it to have a public hearing and discussing a proposed ordinance. There is no proposed ordinance right now.

Chairman Swenson: Correct, but I want to address this comment. What is your definition of or what do you consider a Residential zone?

Citizen: A zone where I bought a house where there are no farm animals there. People can have their dogs and their cats.

Chairman Swenson: Is it based on size or distance?

Citizen: No. It is based on the community I bought the house in. I bought in houses that are all similar as far as the property's usage. Everybody wants quiet; they do not want to deal with the smells, flies, and whatnot that come with farm animals. So, when I moved in, I bought in a quote unquote, residential community. I did not buy in a rural residential. I did not buy in a rural. I did not buy an agricultural.

Chairman Swenson: The problem here is the past zoning is really messed up. It is zoned different all over the place. I am finding that most of the zoning was because a builder comes in buys five or ten parcels, and then they end up zoning it whatever they want to. There was not any continuity to the Town. So, you have rural residential all up and down the street with little, tiny properties, right? I have property that is over five acres. All the properties,

there are five or ten acres, and somebody decided they wanted to do it as Residential. I backup to the ranch, where any given day, I have dozens of horses, dozens of cows, or whatever the case may be, and to feet over I have Residential property, and over five acres of property. So, my point is, you are saying because it is a residential area that somebody just arbitrarily decided years ago, when they developed it in big agricultural area to zone it Residential.

Citizen: The point is that people bought that residential area. They bought into a zoned residential area. What you are talking about is saying okay Just because some people want to have animals in their residential area, you are going to then devalue everyone else's property to allow hogs, mules.

Chairman Swenson: I did not say that. I said based on some kind of animal, whether it is just dogs or some chickens or something, but I did not say you are going to have horses, cows, and everything else. That is yet to decide.

Citizen: The way the animal ordinance was originally written, it allows everything under the sun. You can bring Noah's Ark and unloaded onto your property.

Chairman Swenson: The one that was presented a few months ago was researched and it was brought out and I think everybody's kind of agreeing that was over the top. I am telling you that somebody with five or ten acres I do not care what zone it is, are going to be able to have some dogs or something. There have some animals. What kind of animals I do not know? I am four hundred feet away from my neighbor over here. In that case somebody should be able to have an animal. Couple bunnies or a couple chickens or something. Right? I fully agree, man. So, I wanted to clarify.

Citizen: If they have five or ten acres and they can keep the animals close to their property where it is not going to be a burden to your neighbors. Alrighty then that is within reason, but what I am saying is.

Chairman Swenson: Zoning is arbitrary in Then he places and maybe we need to go and rezone the whole town properly and start from there because just a few doors down, the rest of the neighborhood is a rural residential on the same street, same street, it is just that here, you got five houses on this side and five on that side. And all the rest of the way is rural residential, somebody decided that those properties and these properties are bigger than the rest. We are going to make those residential It is kind of jacked up. There are probably

areas up here that have a couple of streets with CC&RS that do not want animals. It is appropriate, we appropriate, we are not saying anything. CC&RS have to go on a minimum standard of what the town ordinances are, but can go above cannot go below, but can go above. The Town is a minimum standard. If you want it stricter, you can have. But they cannot go below the town standards.

Citizen: You are saying the town cannot override the CC&Rs?

Scott Messel: The Town can override the CC&Rs

Citizen: I can see your point. You have a large piece of property, and you can accommodate the animal right without encroaching on your neighbor's, then have at it. That is my point.

Chairman Swenson: It is a good point. And that is why I wanted to hit that right here. Because that was kind of a general Statement and other Statements in the past even more general, the point is, we need to know what appropriate type of animal is, the number of animals and so on that property. Okay, very valid. Thank you. Any other comments?

Darryl Lewis: From a viewpoint of analyzing this problem, which you were having a discussion with Alan about, in kind of a general way, I would like to, I would like to start from a different perspective, or add a different perspective to that thought process. And that is that. Talking about septic tanks a few minutes ago, we came up again, and again and again, that if the Health Department or the County approved certain things that were in violation of what the city wanted the town of Leeds wanted, it was not going to happen in the town of Leeds, because it had to pass muster of the town of Leeds as well. Following that thought process. I understand where you are coming from. And it is a very, very sticky wicket. It really is. But we need to understand that we do have zoning laws in existence in this city. People bought and invested hundreds of 1000s of dollars in property based upon the promise of that zoning law. And that presents quite an obstacle to arbitrarily changing that agreement without the approval of the recipient of that contract. But I understand what you are saying. I so where am I going with this? We may be able to solve this if we think about it in a different way. What would be a possibility of a different way? I am not suggesting this I am just throwing it up for thought process. It may be that we say animals can exist within, if there is a buffer zone, between two houses. In other words, you have five acres or six

acres. I have one acre. If there is a half an acre, between or an acre between your animals and my lot, you are entitled to have it. If it is fifty feet, you are not entitled to have it. But you have room on your five acres to position animals that do not interfere with other people, or other lots, maybe that is the road, we have to go down. But we do have existing law on residential, and it and you can read it, and I read it at the last meeting, it is there. I do not think it would make a lot of sense to change the zoning. As such, we might change how the land use happens. Because we do have conditional use permits already. I mean, it is a thought process that takes place. So, you can make you can change the view of a lot without changing the actual law.

Chairman Swenson: Let me add one thing to you, because we are talking about animals right now, not just animals, it is also it is also improvements and building on your properties. So, there is a complete set of zoning differences. side yard, front yard, rear yard, from residential to rural residential, with the thought of rural residential having more space between property so you can go closer to your property line if it is a rural residential property. Yet, and that could be one of these small homes right here, right? Yet, here, there is five acres to ten acres properties, with four hundred feet of house between one to the other. If I were to add something, I have to be farther away right now farther away from the property line than if it were a residential, even though it is five-acre parcels, right, based on where the structures are right, so it could be homes much tighter together. And homes, remodel or construction can be brought closer to the property line than you can on a property that is five acres apart, right? So, there is some really silly stuff. It is not just animals.

Darryl Lewis: Except for the fact that on the street here, rural residential, that was the zoning of that. That was how that property was sold. The person knew that they were buying residential when they bought that residence.

Chairman Swenson: I understand that. And I am not proposing anything. But I will tell you that there is plenty of times to change zoning, that happens everywhere, happens in every town. You came from California you know that?

Darryl Lewis: In a tight community. It is really tough. And there are other ways to address it.

Chairman Swenson: Agreed. You mentioned a good example. We do have distances even right now.

Commissioner Hadley: Distance is addressed in section 6.3 of the proposed draft ordinance.

Chairman Swenson: That is the part of the memorandum that, in Section 6.3, talks about distances, spacing from animals from one property to the other, and so on so far. I brought it up for the fact that in a large property, residential zone, the limits are much more stringent than a small, close house, just because somebody zoned it back when. You brought up a valid point.

Darryl Lewis: I am saying let us start to think out of the box to solve this. Rather than thinking about changing old zoning because what is going to happen is, somebody is going to stand up and say, if they have a residential lot, why are you changing residential? Why don't you change Rural residential too? We all have to be fair; we all have to do the same thing. Think about it in a different mindset. Because the bottom-line problem is infringement on a neighbor with animals. If there is a way to provide people who want animals the ability to have them without infringing, man, that is the way to go.

d. Sunrise Engineering and PDS General Plan and Master Transportation Plan Updates

Rebecca Bennett. I am with Sunrise Engineering. I am their associate planner. Just a quick background about myself. I got my Bachelor of Science degree at the University of California. And then I went straight to law school at Arizona State University. I graduated this June, and we will be taking the Utah bar in two and a half weeks. We just want to thank you, Town of Leeds, for letting Sunrise do the General Plan for you. That is what I am going to talk about. First, a little background about what a General Plan is. It is the guiding document for the Town that provides long term direction and support for land use decisions. The General Plan provides direction for the change of zones, plat maps conditional use permits annexations new development and basically everything in between. The Leeds General Plan will include land use housing, historic and transportation elements. There are two elements required by State law for a town which is less than one thousand people, which is what Leeds is right now. It is my understanding that only land use and transportation, housing is optional if you have less than one thousand. But the State laws really suggest that you put it in your General Plan. So that is what we will be doing for you. There are multiple ways to address affordable housing, but we will get to them

as we get further down the road. Right now, we are just in inflammatory stages of the General Plan. The ultimate goal, the General Plan is to make a usable and implementable document for the town to use for years to come. We are still in the very beginning stages. Our sub consultant PDS is no longer with us. So, I am taking over this project I started yesterday. So, if you have questions, I will be sure to get back to you on them. But I do not know the answer right now. So, what we have done so far, our sub consultant created a survey that was sent out to the town we had we had his results, we will be going over them tonight. We also sent out notification letters to major stakeholders. We worked with the town to create a steering committee, which we will be meeting with very shortly once I can figure out the timing of everything. I am going to quickly go over the survey results. It is very comprehensive and the PowerPoint that we sent to the town earlier last week. Christian Bennett's here. He is also with Sunrise Engineering. He is a professional engineer who is working on this with me. The town has the PowerPoint. There you go. Like you are right, they are perfect. I am going to summarize them as quickly as I can to get us through this. There was a total of 105 surveys submitted, about sixty-seven online and thirty-eight in person. For the ages of the submissions 1% was under eighteen or between, 21% was between 36 and 50 years 35% between 51 and 64 and then 33% between sixty-five and over still the majority of your service commission are above 35 higher in it in the years.

For the top reasons for living in Nice. There. Everybody loves a small town feel where there is a sense of community. People like the views and the clear night sky and the quiet and peacefulness. Everybody likes recreational opportunities that are afforded by the location at Leeds. There is a lot of them. A lot of people like the low-density housing and large lots. There is a role atmosphere and opportunities to have farm animals, which is an issue for some. There is also a lack of HOAs and there's not really cookie cutter developments, which people are really fond of.

For the disliked qualities, Main Street is a major topic of concern. Residents State that Main Street has a lack of diversity when it comes to businesses. There is also blight concerns with the flooding and lack of cohesiveness for property maintenance. On that note, the ordinance enforcement while trying to preserve the rights of property owners is also a dividing issue for Leeds. For example, what was brought up was that some residents asked for stricter animal control measures. But others want more lacs to maintain the agricultural world feel of this small town. There are also

complaints about the freeway being too noisy. And the town in general lacks restaurants and other amenities.

Things that Leeds does well, the town love that small town feel that was brought up a lot in multiple different areas in the survey. And they also really liked the community events during the holidays. People have actually suggested that you do more community events, but that will come up later in a survey. Leeds does a great job keeping the small-town charm and protecting the community from overdevelopment. The Council and Planning Commission meetings are conducted Well! Residents complimented the town government on addressing concerns fairly and taking the time to consider the impact of what these proposals will have on residents and their future in this town. Which I saw tonight. You do a very well. Great job on addressing concerns. Residents appreciate the historic preservation efforts put forth especially for Silver Reef area and the town does a relatively good job maintaining a clean appearance for its lack of resources and how small is.

For things that Leeds could do better. Residents suggest beautifying Main Street by adding trees, maintaining sidewalks, and improving pedestrian transportation modes with bike lanes. Adding even more community events. Providing long term maintenance of road fixes instead of the short-term fixes that happen. Enforcing ordinances but balance it with preserving the rights of property owners. Protecting water is also a really big concern for residents specifically, residents would like to maintain the local private water company and its LDWA and not make an agreement with the Water Conservancy. They would also like to address the storm drainage and additional water management needs. Residents want more curving gutters to relieve the stormwater issues that could pop up during the monsoon season. But the town was currently addressing this with a separate engineering firm. So that's kind of null and void right now. Residents are also worried about the growth and density that will put a strain on current water demand. So, they want responsible growth by ensuring a sustainable amount of water for increased usage. Residents also want additional Internet services. That could be looked into, it has been requested. The main street businesses I mentioned earlier for wanting more of them. they also come up in this section as well for what Leeds could do better. Residents would like incentives to be created to help with the amount of turnover and town. Locally owned businesses would be a huge plus, residents suggested promoting business in the newsletter, providing tax breaks, or expediting the process of obtaining a business license. Since the

recreational opportunities are important to Leeds, residents would like to see even more opportunities available. These may include hiking trails, access to public lands, or the ability to ride ATVs. In more areas in Leeds. We ask the question of if affordable housing was wanted in Leeds. Fifty-eight percent said yes, it is too expensive for young couples to move to Leeds and that leads to a lack of diversity in ages for the town, as seen by the survey results. However, most of these yeses fear high density housing, they do not want apartments they would rather have townhomes or small single family starter homes. Thirty-three percent said no, they do not want affordable housing, low-income housing will change the character and culture of the community. They also Stated that there are multiple low housing options in the surrounding communities and Leeds does not need to have them here. As I mentioned earlier, Leeds has a population of roughly 850. You are really getting close to that one thousand. So, you are going to have to address the affordable housing and your General Plan. You do not technically you do not have to, but we are going to for you.

Scott Messel: Requirement and each legislative session there is more and more requirements put on communities because like the Statement said, Leeds neighboring communities have affordable housing, so we do not need to have it here. That has been a problem throughout the State. Draper's affordable housing plan was West Valley and South Jordan. Almost every day, there is a new article about the lack of affordable housing, the cost of housing going up, transportation costs. The days in Washington County for first time homebuyers being able to buy a single family detached home are disappearing or have disappeared.

Rebecca Bennett: So, there are actually a plethora of ways that you can address this. There is about thirty listed in the State code. We will get there when we get there. You do not have to do apartments; you do not have to do anything like that there are other sustainable ways to address the affordable housing issue without ruining the rural feel of Leeds. That will come later in the in the project and we will also be speaking with the steering committee, Planning Commission, and Town Council on what would be most beneficial to do that for you.

We asked what Leeds future problems might be. Residents fear that pressure to develop low-income housing during this population boom will increase significantly. They also fear that Hurricane and Toquerville will start to creep into Leeds. They requested that the town not only control the growth,

but also maintain the infrastructure needs when the town does grow, which is what the general plan is for. The sewer system is also a concern. Residents would like to explore the option of incorporating an enhanced septic system rather than connecting to a standard sewer system. However, there are also comments stating that they want to promote a standard sewer system for water conservation.

For the future image of Leeds. Almost everybody wants to maintain this small-town rural feel, rather than developing into a suburban or an urban area. But with that said, residents also would like to see a few more amenities and locally shops. Going forward. We are going to begin interviewing important stakeholders. And I will also be setting up a meeting with the steering committee to start with the land use portion of the project. Once that is complete, we will present the future land use map and policy to the Town Council for approval. Both the Planning Commission and Town Council for their approval and feedback. And then once that is approved, we are going to move on to the transportation and because the land use to be done before the transportation is done.

Thank you for your time. We look forward to working with you. And if you have any questions, I can try to answer them now. And if not, I can jot them down and get back to you as soon as possible.

Chairman Swenson: Was there a percentage of the town that responded?

Christen Bennett: 30% responded.

Scott Messel: It is actually a pretty good for General Plan.

Rebecca Bennett: If you have any questions about zoning or changing the zoning or wanting to do that Sunrise can also help you in the future to do that. We are doing a general plan for Manila right now. And we are also in conjunction changing their zoning ordinances. Gentlemen, the zoning ordinances have to mesh. It is legally required, and I do not think yours do right now.

Darryl Lewis: Can we get that put on the computer on your website, the Survey?

Commissioner Roberts: Six days, Darryl. You will have that PowerPoint on there within six days.

10. Staff Reports:

Chairman Swenson: Good job, those that participated in the water board meeting yesterday. Good attendance yesterday, a lot of attendance and successful meeting. a lot of information at the beginning of what they have done to the year for missed it. You missed it.

The meeting was adjourned at 8:58 pm.

APPROVED ON THIS 2nd DAY OF March 2022


Danhy Swenson, Chairman

ATTEST:


Aseneth Steed, Town Clerk/Recorder