Town of Leeds

Agenda
Town of Leeds Planning Commission
Wednesday, April 4, 2018

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a PUBLIC MEETING on Wednesday, April 4, 2018 at 7:00 P.M. The Planning Commission will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Regular Meeting 7:00 p.m.
1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
   a. Tonight's Agenda
   b. Meeting minutes from March 7, 2018.
6. Announcements:
7. Public Hearings:
   a. Zone Change on Parcel L-78-A-1-A-2 for Steve and Bonnie Mathews from Residential (R-1-2) to Commercial (C) on approximately 4.67 acres.
   b. Zone Change on Parcels L-5-A-3, L-5-A-2 and L-4-A-4 for Doyle and Kevin Hatfield from Residential (R-1-2) and R-2-2 to Commercial (C) on approximately 14.36 acres.
8. Action Items:
   a. Zone Change on Parcel L-78-A-1-A-2 for Steve and Bonnie Mathews from Residential (R-1-2) to Commercial (C) on approximately 4.67 acres.
   b. Zone Change on Parcels L-5-A-3, L-5-A-2 and L-4-A-4 for Doyle and Kevin Hatfield from Residential (R-1-2) and R-2-2 to Commercial (C) on approximately 14.36 acres.
9. Discussion Items:
   a. Leeds General Plan
10. Staff Reports
11. Adjournment

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

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

Certificate of Posting:
The undersigned Clerk/Recorder does hereby certify that the above notice was posted March 29, 2018 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

Listi Barker, Clerk/Recorder
Town of Leeds

Planning Commission Meeting for
April 4, 2018

1. Call to order:
Chairman Poast called to order the regular meeting of the Planning Commission at 7:00pm on April 4, 2018, at Leeds Town Hall, 218 N Main.

ROLL CALL:

CHAIRMAN: JOHN POAST  Present  Absent
COMMISSIONER: BRAD ROBBINS  x
COMMISSIONER: STEPHEN WILSON
COMMISSIONER: TOM DARTON  x
COMMISSIONER: DANNY SWENSON  x

2. Invocation by Commissioner Swenson

3. Pledge of Allegiance.

4. Declaration of Abstentions or Conflicts: None.

5. Approval of Agenda:
Commissioner Darton moved to approve tonight’s agenda and meeting minutes of March 7, 2018. 2nd by Commissioner Swenson. All voted. Motion passed.

ROLL CALL VOTE:

CHAIRMAN: JOHN POAST  Yea  Nay  Abstain  Absent
COMMISSIONER: BRAD ROBBINS  x
COMMISSIONER: STEPHEN WILSON
COMMISSIONER: TOM DARTON  x
COMMISSIONER: DANNY SWENSON  x

6. Announcements: None.

7. Public Hearings:
Chairman Poast indicated there are two zone change requests and previously, commissioners had a field trip around Town to discuss potential commercial property.

Bob Nicholson gave on overview on the staff reports he prepared on the two zone changes with Commissioners.
Ian Crowe who is representing the owners of the property for the zone change asked what the applicant is supposed to do with the R-2-2 zoning. Kristi was not able to find any information on what that zone is.

Bob Nicholson indicated he thinks the R-2-2 is R-R-2, and asked if he was talking about Mathews zone change and recommended discussing the zone changes separately.

Commissioner Swenson asked what they want to do with it.

Ian Crowe replied he thinks a shop, but nothing has been set on it.

Commissioners and Ian Crowe discussed the road by the property.

a. Zone Change on Parcel L-78-A-1-A-2 for Steve and Bonnie Mathews from Residential (R-1-2) to Commercial (C) on approximately 4.67 acres.

Darryl Lewis, I think it would be appropriate to know the plan before they change it to commercial on either one of these. It is not fair to the Townspeople to not know that.

Bob Nicholson, it is not unlimited, it would be limited to permitted uses that are in Chapter 17. There are some parameters if changed to commercial.

Darryl Lewis, there is still a wide variety with that list and each one of those have an impact. Commissioner Robbins, in the zoning in the General Plan, it is commercial zoning, is that correct.

Bob Nicholson, yes the general plan is an adopted policy by the Town.

Commissioner Darton, we currently have some commercial that has not been used is that right.

Bob Nicholson, yes.

Susan Savage, isn’t it correct that someone can say “this is what I want to do”, but they are not obligated to do it?

Commissioner Darton, yes

Susan Savage, a zone change can be quite costly. Would it be more effective for the applicant to wait until we change the General Plan?

Commissioners and Susan continued to discuss how the General Plan affects the zoning.

b. Zone Change on Parcels L-5-A-3, L-5-A-2 and L-4-A-4 for Doyle and Kevin Hatfield from Residential (R-1-2) and R-2-2 to Commercial (C) on approximately 14.36 acres

Bob Nicholson gave an overview of his staff report.

Ian Crowe explained where the parcels were and discussed it with Commissioners.

Chairman Poast asked Bob, do we get a second bite of the apple, what I mean is, when they come in and ask to do one of the permitted uses, do we approve it.

Bob Nicholson, they have to come in with a site development plan, but you cannot deny a permitted use.

Chairman Poast discussed the current permitted uses within a Commercial zone with Commissioners and how the process of rezoning works in other Towns.

Darryl Lewis, does anyone know the amount of space the Town currently has right now in acres?

Bob Nicholson, went to the map and showed where the commercial space is located.

Darryl Lewis indicated we have 8 acres of commercial property and this would be adding 10% or 20%. He thinks a valid question is how large do we want to make the commercial zone and another important question is, what are they going to do with it, there is a need for sewer and water. Darryl stated it is interesting to him that we have a real estate agent here talking for the applicants, but we have not heard from the property owner and to take no action until we have two owners here representing themselves.
Ian Crowe, went to the zoning map and stated it is interesting that you say this commercial property could go away, we have owned it and it has been commercial ever since 2008. Bob Nicholson I don’t think it would change for those who don’t want it changed. Commissioner Darton, indicated the problem is with the residents that don’t know how it happened, but for people like you who purchased the property with commercial zoning, I don’t think we will be saying “tough, we are going to be changing this”. Commissioner Wilson, adjacent property owners, were they notified? Kristi Barker, yes, within 300 feet. Commissioner Robbins, I don’t see any other property better in Town for commercial than Mathews’ property. With the other property, I think it is a little premature for that; we would need to see some kind of development proposal on it. Commissioner Swenson, I think everything from the South could be commercial. To the North it is up against residential and agriculture property. I am not in favor for that turning commercial. Commissioner Darton, I feel the same way. Everything from the south I don’t see anything else you could use the property for. The northern part of the Hatfield’s has a little more question for me. I am not sure I want to know what you are going to do with the property before we zone it, that seems more like a conditional use permit. The question for me is should this be commercial, or not commercial. Commissioner Wilson, agreed with the South part of the road being commercial. Commissioners and Bob Nicholson continued to discuss it. Chairman Post closed the public hearing.

8. Action Items:
   a. Zone Change on Parcel L-78-A-1-A-2 for Steve and Bonnie Mathews from Residential (R-1-2) to Commercial (C) on approximately 4.67 acres.

   Commissioner Darton made a motion to approve. 2nd by Commissioner Wilson. All voted. Motion passed.

   ROLL CALL VOTE:

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   b. Zone Change on Parcels L-5-A-3, L-5-A-2 and L-4-A-4 for Doyle and Kevin Hatfield from Residential (R-1-2) and R-2-2 to Commercial (C) on approximately 14.36 acres

   Commissioner Darton made a motion to approve the zone change on L-5-A-2 that is south of silver reef road and deny L-5-A-3, L-4-A-4 and the north side of the road L-5-A-2. Commissioners discussed it. Commissioner Darton withdraws the motion.

   Commissioner Robbins made a motion to deny. 2nd by Commissioner Swenson. All voted. Motion passed.
ROLL CALL VOTE:

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Commissioner Darton stated if parcel L-5-A-2 is split it can be brought back.

9. Discussion Items:
   a. Leeds General Plan
      Commissioner Wilson stated he met with LoAnne Barnes and she provided a lot of historical information and discussed it with Commissioners.

      Susan Savage gave an update on the board meeting for the Museum and discussed it with Commissioners.

      Commissioners asked Susan to take the historical preservation section out of the General Plan to the board to see if it needs to be updated.

10. Staff Reports:
    Commissioner Swenson met with Elliott Sheltman about water. They went over the next 8 years and he was impressed. He indicated he would be glad to bring something in to the next meeting.

    Chairman Poast stated he has contact information for the homeowners about their commercial property North of Town and will be in contact with them.

    Bob Nicholson, discussed maps.

11. Adjournment:
    Chairman Poast adjourned the meeting.
    Time: 8:35pm.

APPROVED ON THIS 2 DAY OF May 2018

John Poast, Chair

ATTEST:

Kristi Barker, Clerk/Recorder