Town of Leeds

Agenda
Town of Leeds Planning Commission
Wednesday, September 5, 2018

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a PUBLIC MEETING on Wednesday, September 5, 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 June 6 and August 1, 2018.
6. Announcements:
7. Public Hearings:
   a. Proposed amendment to Land Use Ordinance 2009-01, Chapter 24, Home Occupations
   b. Leeds Zoning Map
8. Action Items:
   a. Leeds RV Park request to add two spaces to RV Park
   b. Proposed amendment to Land Use Ordinance 2009-01, Chapter 24, Home Occupations
   c. Conditional Use Permit for Bed and Breakfast for Parcel L-BOE-20, Katz
   d. Lynn Potter on home site plan
9. Discussion Items:
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 August 30, 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.leedstown.org

Kristi Barker, Clerk/Recorder
Town of Leeds

Planning Commission Meeting for
September 5, 2018

1. Call to order:
   Commissioner Swenson called to order the regular meeting of the Planning Commission at 7:00 PM on September 5, 2018 at Leeds Town Hall, 218 N Main.

   **ROLL CALL:**
   
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<th>CHAIRMAN: JOHN POAST</th>
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   Scott Messel, Town Planner, was also in attendance.

2. Invocation by Commissioner Darton.

3. Pledge of Allegiance by Commissioner Swenson.

4. Declaration of Abstentions or Conflicts: None

5. Approval of Agenda:
   Commissioner Robbins moved to approve tonight's agenda and meeting minutes of June 6 and August 1, 2018. 2nd by Commissioner Darton. All voted. Motion passed.

   **ROLL CALL VOTE:**
   
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   6. Announcements: None

7. Public Hearings:
   a. Proposed Amendment to Land Use Ordinance 2009-01, Chapter 24, Home Occupations
      Commissioner Swenson confirmed that there was no presentative present for this item.
      Commissioner Robbins made a motion to approve pet grooming as a conditional use permit for a home occupation.
Commissioners continued to discuss this matter and Commissioner Darton indicated this item is listed under action items and he was not sure if Commissioners want to keep this separate from the public hearing.
Darryl Lewis asked if this is a Conditional Use Permit or Unconditional Use Permit.
Commissioner Darton stated that dog grooming, if approved, will be added under Conditional Use Permit.

Commissioner Robbins made a motion to approve Amendment to Land Use Ordinance 2009-01, Chapter 24, Home Occupations. 2nd by Commissioner Darton. All voted. Motion passed.

ROLL CALL VOTE:

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b. Leeds Zoning Map
Commissioner Robbins made a motion to continue this at the next meeting.
2nd by Commissioner Darton. All voted. Motion passed.

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8. Action Items:

a. Leeds RV Park request to add two spaces to RV Park
Todd Langston discussed his request to add two new spaces to his RV Park.
Darryl Lewis stated these 2 new spaces should be approved.

Commissioner Robbins made a motion to approve 2 new spaces at Leeds RV Parks.
2nd by Commissioner Darton. All voted. Motion passed.

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b. Proposed Amendment to Land Use Ordinance 2009-01, Chapter 24, Home Occupations
   This items was discussed and approved under Public Hearing, Item a.

c. Conditional Use Permit for Bed and Breakfast for Parcel L-BOE-20, Katz
   Debbie Katz discussed her application for a Bed and Breakfast.
   Commission Darton stated that a letter of opposition was received.
   Scott Messel confirmed that zoning in this area permits bed and breakfast.
   Commission Robbins discussed parking, noise, and having management onsite.
   Commissioners discussed time restriction, manager onsite restrictions.
   Commissioners discussed CC&R’s some of which do not apply to this property.

   Commissioner Darton recommended that the applicant come back next month. Commissioner Darton wants to look into the issues of the Town regulations and the CCNR’s.
   Commissioner Robbins recommended that Scott Messle should get legal opinion from the Town Attorney.

d. Lynn Potter on home site plan

   Lynn Potter submitted revised site plan for review. Lynn Potter and Commissioners discussed this flag lot. It was decided that the only appropriate action is to approve calling this a flag lot.

   Commissioner Robbins made a motion to approve flag lot. 2nd by Commissioner Darton. All voted. Motion passed.

   ROLL CALL VOTE:

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

   In voting, Commissioner Swenson stated that it needs to be validated that there is a public easement from the Town and this should be recorded.

9. Discussion Items: None

10. Staff Reports: None

11. Adjournment:
   Commissioner Swenson adjourned the meeting
   Time: 7:50 PM
APPROVED ON THIS 3rd DAY OF Oct., 2018

Danny Swenson, Chair

ATTEST:

Peggy Rosebush, Clerk/Recorder