Town of Leeds

Agenda
Town of Leeds Planning Commission
Wednesday, October 3, 2018

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a PUBLIC MEETING on Wednesday, October 3, 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 September 5, 2018.
6. Announcements:
7. Public Hearings:
8. Action Items:
   a. Conditional Use Permit for Pet Grooming, Tamara Hartman, 730 North Main
   b. Conditional Use Permit for Bed & Breakfast for Parcel L-BOE-20, Katz
   c. Discussion and possible action regarding site plan for Zion West RV Park
9. Discussion Items:
   a. Leeds zoning map
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, 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

Peggy Rosebush, Clerk/Recorder
Town of Leeds

Planning Commission Meeting for
October 3, 2018

1. Call to order:
   Chairman Poast called to order the regular meeting of the Planning Commission at 7:10 PM on October 3, 2018 at Leeds Town Hall, 218 N Main.

   ROLL CALL:

<table>
<thead>
<tr>
<th>CHAIRMAN: JOHN POAST</th>
<th>Present</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMISSIONER: BRAD ROBBINS</td>
<td>x</td>
<td>___</td>
</tr>
<tr>
<td>COMMISSIONER: STEPHEN WILSON</td>
<td>x</td>
<td>___</td>
</tr>
<tr>
<td>COMMISSIONER: TOM DARTON</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>COMMISSIONER: DANNY SWENSON</td>
<td>x</td>
<td>___</td>
</tr>
</tbody>
</table>

   Also in attendance was Scott Messel, Town Planner for the Town of Leeds.

2. Invocation by Commissioner Wilson.

3. Pledge of Allegiance by Chairman Poast.

4. Declaration of Abstentions or Conflicts: None

5. Approval of Agenda:
   Chairman Poast noted having read the meeting minutes of September 5, 2018. No action was taken.

6. Announcements: None

7. Public Hearings: None

8. Action Items:
   a. Conditional Use Permit for Pet Grooming, Tamara Hartman, 730 North Main

   Commissioners agreed that this should be approved per certain conditions. Commissioner Robbins suggested conditions should include: operational hours to be 7 AM - 5 PM Sunday thru Saturday, all parking will be on-site and no outside kennel.

   Commissioner Swenson made a motion to approve the Conditional Use Permit for dog grooming with the following stipulations: hours of operation to be 7 AM to 5 PM, 7 days per week, there will be no outside kenneling, all parking will be handled on-site and there will be no on-street parking, and it meets the applicable regulations regarding home occupation land use codes and uses 2nd by Commissioner Robbins. All voted. Motion passed.
b. Conditional Use Permit for Bed & Breakfast for Parcel L-BOE-20, Katz
Commissioner Swenson stated that it sounds like this is appropriate with the Town codes under a Bed & Breakfast, not vacation rental. He stated that this matter should go to Town Council.

Darryl Lewis asked if this Bed & Breakfast is approved will there be any conditions.

Commissioners discussed recommending approval to Town Council based on specific conditions.

Commissioner Robbins made a motion to approve the Bed & Breakfast with the following conditions: (1) no trespassing on neighbor properties, (2) noise to be controlled between 10 PM – 8 AM, (3) maximum occupancy to be 2 adults, (4) owner must be present when guests stay in the home, and (5) parking must be kept on-site and street parking is not permitted. 2nd made by Commissioner Wilson. All voted. Motion passed.

c. Discussion and possible action regarding site plan for Zion West RV Park

Scott Messel stated that over time, some additions and other structures have been built that were not included in the original approval and did not receive any building permits. It was stated that some of these changes without approvals were made by the previous owner.

Scott Messel suggested to the Commissioners that he would work with the current property owner to help him come up with a plan to bring the property into compliance so they can move forward with future changes and additions. Scott Messel stated that there is a land use issue and a compliance issue and he would work-up a plan to be presented at the November Planning Commission Meeting.
9. Discussion Items:
   
a. Leeds zoning map
   Scott Messel stated that over the years there have been some changes to the zoning map. Chairman Poast stated that a new zoning map needs to be presented as part of the town plan. Scott Messel stated that he will update the map so that it is accurate.

10. Staff Reports:
    a. Hidden Valley Forge
    The Commissioners decided that this address is not in Leeds.

11. Adjournment:
    Chairman Poast adjourned the meeting at 8:40 PM.

APPROVED ON THIS 17TH DAY OF NOV, 2018

John Poast, Chair

ATTEST:

Peggy Rosebush, Clerk/Recorder