

P.C. Minutes 1982-1989

Clerk

ADUSEOY



Leeds, Utah  
Wed. Aug. 4 1982

From: Leeds Planning Commission  
To: Leeds Town Council

Subject: Burrow's Annexation Petition dated 21 January 1980 (this date is in error- it should be year 1981) and Annexation Plat of the Burrow's Addition submitted to Leeds Town Council 17 June 1982.

- Reference (a) Leeds Subdivision Ordinance  
(b) Leeds Town Ordinance 1-81  
(c) Agreement between Leeds Domestic Waterusers' Association and Subdivision Developer  
(e) Town of Leeds Standard Specifications Dec. 1979

Enclosure (1) Annexation Plat of the Burrow's Addition

1. The Annexation Plat of the Burrow's Addition has been studied by the Leeds Planning Commission. The following omissions and errors were noted.
  - a. The sheet entitled "Procedure of Annexation and Sale of Property" attached to the plat is not understood by the Planning Commission. The correct procedure for Annexation is covered in Reference (d) and Reference (b).
  - b. A long and short range plan for this property will be needed for zoning purposes.
  - c. The access road shown does not have a cul-de-sac shown. Reference (e) states that this must be at least 100 feet in diameter. It must be deeded to the town. A long and short range plan may indicate that as the development progresses this area may be moved or eliminated at a later date.
  - d. Engineering details of roads, utility right of way, and piping is covered by References (b), (c), and (e). They will be needed in order to prepare the Policy Declaration Statement.
  - e. If Preliminary Zoning is to be considered at this time, lot boundaries must be shown and percolation tests must be made.
  - f. The first Burrow's Plat, containing 10 acres, was dated 21 January 1980. According to the records of the Leeds Clerk this should have been dated 21 January 1981. This plat was rejected and the second Burrow's Plat was submitted on 17 June 1982. The date on this second plat is January 22, 1981. It is believed that this date is also in error.
2. If the above errors and omissions are corrected it is recommended by the Leeds Planning Commission that the Burrow's Petition and Plat be accepted for purposes of preparing a Policy Declaration statement.

*Justina RS*

*John Willie*

Chairman

*Ross C. George*



15 September 1982

From: Leeds Planning Commission

To: Leeds Town Council

Subject: The Leeds July 1982 Survey - Analysis of-

Reference (a) Leeds Town Council memorandum of 28 August 1982, sent to Leeds Planning Commission

Enclosure (A) Procedure for making zone changes

1. The July 1982 Leeds survey was sent to Leeds Planning Commission for study. A written request by Leeds Town Council asked that Leeds Planning Commission change Leeds Master Plan to reflect the desires shown in the survey. It was requested that a rough copy of the changes be presented at the 16 Sept. 1982 Council meeting

2. Analysis of the July 1982 questionnaire revealed the following:

- a. 28 (93%) wanted more businesses in Leeds
- b. 24 (80%) wanted the zoning changed
- c. 16 (53%) wanted the zoning changed even though it might result in having a sewer system
- d. 21 (70%) wanted light non-polluting industry
- e. 16 (53%) wanted a larger community. However, only 7 (23%) wanted a population of over 750. Only 4 (13%) wanted growth in excess of 10 houses per year.

At the present time Leeds has approximately 100 houses and about 3 persons per house - about 300 people total. This increase to 300 people represents a doubling of population in 15 years.

An expansion rate of 10 houses per year would add 150 houses in 15 years. The population would then be approximately 750 by 1997

3. Leeds Domestic Water Co. has had, for several years, an expansion policy of 10 taps per year. The Water Co. owns 4 (40,000 gal. per month) water rights. They are

- a. 0.11 CFS spring right = 53 taps
  - b. 10 acre irrigation well rights = 30.063 taps
  - c. These two rights are now being fully used for the present population.
  - d. 1/2 CFS well right = 182.25 taps
  - e. 13.3 acre irrigation well right = 40.74 taps.
- The total of these last two rights equal 223 taps which could be used for the above expansion and give some leeway in dry years.

4. The Leeds Zoning Ordinance can accomodate changes in zoning as requested.  
Enclosure (A) outlines the details which should be followed.

5. The findings in the July 1982 survey are very similar to the findings of previous surveys. The present wishes of the majority of Leeds residents can be satisfied by granting changes in zoning on individual request.

The present Leeds Plans can be used for these changes. It is therefore recommended that the present Leeds Master Plan ~~not~~ be changed.

Ross Savage



From Leeds Planning Commission to Leeds Town Council

Subject: Annexation Policy regarding the petition submitted by Mr. and Mrs. Burrows.

1. The policy declaration required by Utah H.B. #61 must include a map and /or a legal description of the territory into which the municipality anticipates or desires expansion.
2. The second part of the policy declaration is a statement of the specific criteria by which a municipality will consider a petition for annexation.
3. Annexation could provide benefits to both the town of Leeds and to the person annexing because:
  - a. Leeds needs to sell water taps to pay off its obligation to the Mc Mullins.
  - b. Most of the land surrounding Leeds has no culinary water and culinary water would greatly increase the value of this type of property.
4. The precedent which will be set by the action taken by the Town Council, in the case in question, can have a tremendous influence on requests for annexation that might be received in the future.
5. If Leeds Town Council accepts this annexation without a clear cut policy statement, one that will guide those who will be requesting annexation in the future, then anyone owning property that touches the boundaries of Leeds could rightfully expect to have a request for annexation approved.
6. Approval of annexation without an adequate policy would place Leeds in the undesirable position of acquiring responsibility for service to areas that could be difficult or expensive to reach. It would also lead to growth without proper planning.
7. The Leeds Planning Commission, therefore, recommends the following:
  - a. Do not accept any applications for annexation until the proper planning has been completed.
  - b. Base acceptance of annexations upon the anticipated needs of Leeds rather than upon accommodation of any single individual.
  - c. In accordance with Utah H.B. #61, divide the areas, into which the town anticipates expanding, in accordance with the needs of the town and with existing roads.
  - d. Decide upon details and criteria for these areas. This would include providing for access roads, domestic water, fire protection etc. Any annexations accepted would then proceed according to a well engineered plan that would later not become a financial burden for residents of Leeds



Annexation Policy cont. 2.

- e. In addition to submitting a specific Policy Declaration setting forth Leeds ~~annexation~~ annexation policy, Leeds should pass an ordinance that will inform land owners which areas will be acceptable for annexation, and the ~~specific~~ criteria that will be required.

A suggested policy ordinance is included as enclosure #1.

Ross Savage  
Chairman Leeds Planning Commission

*Ross C. Savage*



RECOMMENDED PROCEDURE FOR LEEDS PLANNING COMMISSION MEETING AT THE 26 March  
MEETING WITH THE LEEDS TOWN COUNCIL.

1. Planning Commission makes its report and recommendations.
2. Planning Commission and Town Council discuss questions regarding the petition. The questions in general to be answered are as follows:
  - a. Is there a need for this annexation?
  - b. Will it be an asset or liability to the town?
  - c. Is it located in an area where Leeds would like to see growth occur?
  - d. Can Leeds furnish the required services?
  - e. Is this addition in accordance with our Master Plan?
  - f. Is it compatible with our Zoning Ordinance?
  - g. If accepted, what will be the ramifications of the precedent it will set?
  - h. Has adequate planning been made in order to proceed with annexation?
3. Town Council votes whether to accept or reject the Petition.
  - a. If petition is accepted
    - (1) Policy declaration must be prepared
    - (2) 30 day notice must be given for a public meeting to consider contents of the policy declaration. Council later votes to accept or reject annexation.
  - b. If petition is rejected
    - (1) Petitioners are notified and matter dropped.
  - c. If petition is protested
    - (1) Policy declaration is sent to Wash County Boundary Commission for action.



April 15, 1983

TO THE LEEDS TOWN BOARD

This refers to the request received from Carl Seierup to consider a conditional use to permit the stocking of firewood in a back yard.

On the basis of the limited information given, it is the unanimous inclination of the members of the Planning Commission to recommend that the request be denied. If, however, we are permitted to "read between the lines" and assume that the property involved is the residence immediately south of Wayne Hafen and that it is the intention (what with a business license being mentioned) that this will become a wood sale operation, then it may be that this would be an opportunity to bring about a general over-all improvement.

If the identification of this property is correct, there is no question but that it has been becoming an increasingly prominent eyesore to the community, what with the many motor vehicles of various vintages parked on the street and across the street, the very unattractive appearance of the front and other yards. We recognize that there are already existing incidents along Main Street where commercial business is being done from residences, i.e., Fred Friese, Bill Lakner, Rex Marx, etc. This might be an opportunity to improve a current unsatisfactory situation.

If this is in fact to be a firewood sale proposition, we would like to recommend that prior to any business license or conditional use permit being authorized, the street and yards be made orderly (cleaned up), that some sort of screening be placed between the wood storage area and the public view from the street, and that some sort of a well ordered facility to accommodate customers be included in the plans, to be executed prior to the issuance of the permit or business license.

If we are not correct in our assumptions, we would appreciate complete detail necessary for a sensible recommendation by the Planning Commission being given to us and the matter will then again be considered.

*Ross Savage*  
Ross Savage, Chairman  
Leeds Planning Commission

*Present at Planning Commission  
meeting*

*Herb Dunsen, Alan Howard,  
June Forska, Ross Savage*



MINUTES

Leeds, Utah  
June 14, 1983

Planning Commission  
City of Leeds  
Leeds, Utah 84746

Gentlemen:

Today, June 14, 1983, the property and greenhouses located at 110 North Main were recorded in my name.

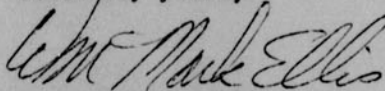
I decided some time ago that if a majority of the townspeople wanted the greenhouses shut down I would honor their wishes. However, it appears that it is the desire of the residents of Leeds that, if the property is cleaned up, the greenhouses be allowed to continue. I therefore make formal application for a Conditional Use Permit and a Business License to continue the greenhouse operation.

I would appreciate being able to discuss the matter further at your meeting June 15.

Enclosed is a \$50.00 application fee.

My thanks for your consideration of this matter.

Sincerely yours,

  
William Mark Ellis

Copy to Leeds Town Board



Leeds Planning Commission Meeting  
held June 15, 1983, at 8:00 p.m.  
at the City Center

Present: Herbert Janson, Bill Smith, Carl Howard, Ray Brown, Ross Savage, and Alena Cuff of the City Council

Purpose of the meeting: to consider request from Mark Ellis for a Conditional Use Permit and Business License to operate the existing greenhouse and nursery at 110 North Main.

A group of citizens from the town was present and presented a petition signed by 90 residents of Leeds requesting that the Conditional Use Permit and Business License be granted.

A number of those present voiced their feeling in favor of the greenhouse operation.

Mr. Ellis made statements of his feelings and intent, saying he would do what was necessary to clean up and make the place look presentable and to maintain that condition throughout the operation of the business, also to paint and improve the dwelling building.

After some discussion a vote was taken of the Planning Commission members. All voted in favor of the request with the understanding that Mr. Ellis meet the following requirements:

1. Establish a fence or a planting barrier on the street side facing the church;
2. Limitation of signs to comply with the city ordinance; also a restriction of lighting;
3. The Conditional Use permit be reviewed and inspected yearly to insure conditions are met--if not, the business must be closed and the greenhouse structures moved off;
4. No business or sales will be allowed on Sundays;
5. Investigation of the possibility of bonding to insure conditions are met, or if not, to pay for the removal of structures and to clean the place if necessary;
6. The residential requirements must be complied with as to set-back restrictions for any additional construction;
7. City property (streets) shall not be obstructed with any kind of equipment or material or goods of any kind;

A move was made that Ross Savage be a zoning agent to approve plot plans without checking with all planning commission members, providing that the plot plan presented meets all conditions of the town ordinance, and that it is a situation that cannot wait for the scheduled meeting.



Leeds Planning Commission  
June 15, 1983, 10:00 p.m.

(minutes of Leeds Planning Commission Meeting, June 15, 1983, cont'd.)

Present: Mr. Herb Janson, Chairman; Mr. Ray Brown, Vice Chairman; Mr. Bill Smith, Clerk; Mr. John Brown, Secretary. Absent: Mr. John Brown, Secretary. Scheduled Planning Commission meeting.

It was moved by Herb Janson and seconded by Ray Brown that the meeting be adjourned. Meeting was adjourned at 10:20 p.m.

A group of citizens from the Leeds area have submitted a petition signed by 90 residents of the Leeds area, requesting the Leeds and Seaside Planning Commission to consider the feasibility of a greenhouse operation. Signed: Rose C. Savage  
Chairman, Planning Commission

Mr. Rille made statements of his district and stated that he would do what was necessary to bring up and vote the petition. He stated that the petition was submitted to the Leeds and Seaside Planning Commission and that the petition was for a greenhouse operation.

After the petition was read, the Chairman of the Planning Commission stated that the petition was for a greenhouse operation and that the petition was for a greenhouse operation.

1. The petition was for a greenhouse operation and the petition was for a greenhouse operation.
2. The petition was for a greenhouse operation and the petition was for a greenhouse operation.
3. The petition was for a greenhouse operation and the petition was for a greenhouse operation.
4. The petition was for a greenhouse operation and the petition was for a greenhouse operation.
5. The petition was for a greenhouse operation and the petition was for a greenhouse operation.
6. The petition was for a greenhouse operation and the petition was for a greenhouse operation.
7. The petition was for a greenhouse operation and the petition was for a greenhouse operation.

A vote was taken on the petition and the petition was for a greenhouse operation. The petition was for a greenhouse operation and the petition was for a greenhouse operation.



TO: LEEDS PLANNING COMMISSION  
AND LEEDS CITY COUNCIL.

We the undersigned residents of Leeds, Utah do petition  
the Leeds Planning Commission and the Leeds City Council to  
allow Mr. Mark Ellis to continue the greenhouse operation at  
110 North Main subject to a Conditional Use Permit.

Eleanor R. Gifford	Ray Beal
Raymond I. Gifford - by E. Gifford	Verlyn Beal
Charles H. Walsh	Walter Eager
Josephine R. Walsh	Jessie Eager
Wanda Nell Harper	Ernie Gifford
Ed R. Finner	Bulah Mary
A. V. Stratton	Ref W. Mary
Lillian Stratton	Allan Lowe
Sheila Hudson	Roy & Carl Stratton
Charlette S. Seiler	Mr. & Mrs. Pedezna
John C. Seiler	Gordy Graves
Clara Garton	Jean Beal
Doris Lowe	Chas Beal
Gladys Brush	Julie Beal
Ted & Ruth	Carol Nanney
Elin Savage	Art & Nanney
Ethel M. G.	Ervin Willinsor
Lennie Sterling	Frances E. Hinson
Elden Sterling	Arden Ray
Dorcedine Sterling	Nelda Brown
	Bud Brown



TO: LEEDS PLANNING COMMISSION  
AND LEEDS CITY COUNCIL.

We the undersigned residents of Leeds, Utah do petition  
the Leeds Planning Commission and the Leeds City Council to  
allow Mr. Mark Ellis to continue the greenhouse operation at  
110 North Main subject to a Conditional Use Permit.

Vere Mc Miller	Gisela Janson
Roman Sweeney	Thomas Janson
Evelyn Mc Mullin	W. J. Robinson
Jane Sweeney	Marguerite W. Robinson
Dore Hardison	Lay Armstrong
Wayne Hofer	Calvin Hall
Charma Couper	Bill Hall
Hulda E. Thomas	Ethel M. Lohmer
Uana Hardison	Wm. Lakner
Randall H. Bowler	<del>Wm. Lakner</del>
Clarence S. Priestley	<del>Wm. Lakner</del>
Hazel S. Priestley	<del>Wm. Lakner</del>
Elizabeth Brown	<del>Wm. Lakner</del>
<del>Elizabeth Brown</del>	James Jettich
<del>Elizabeth Brown</del>	A. M. Jacobs
W. E. P. Carr	Susan Taylor
Janna Bowler	H. Washburn
Dorothy Garner	Jessie Washburn
Angela Garner	John Beal
Hattie Mullett	Kenneth G. Layla
Paul Mullett	Robert L. Cuff
<del>Paul Mullett</del>	Rilla Bauenport
<del>Paul Mullett</del>	Clyde L. Davenport



TO: LEEDS PLANNING COMMISSION  
AND LEEDS CITY COUNCIL.

We the undersigned residents of Leeds, Utah do petition  
the Leeds Planning Commission and the Leeds City Council to  
allow Mr. Mark Ellis to continue the greenhouse operation at  
110 North Main subject to a Conditional Use Permit.

Evelyn M. Jones

Jessie Jones

Frances Smith

Andy Harper

Alan E. Harper

Nancy Brown

Mal Greer

Marion C. Grice

Lena B. Allen

Frank M. Allen



ADMINISTRATIVE DEVICES  
FOR  
MAKING ZONING MORE FLEXIBLE

There are three major devices available to a community to change the zoning ordinance and to make zoning more flexible -- zoning amendments, variances, and conditional or special use permits. Although there are significant differences between these devices, they have been confused by laymen and professionals alike. The unfortunate result has been that the whole planning process has suffered; and in some cases, the zoning process has broken down entirely. It cannot be emphasized enough that it is very important for a community to follow the correct zoning procedures. Many communities in the past have learned the hard way the results of not following the correct procedures and have lost important challenges in the courts to their zoning procedures and decisions. With this in mind, the following tables will point out the proper method to be followed in Leeds by each entity of the town government. By following the tables presented, we should not find ourselves in the courts because of illegal actions.

*Carl T. Siering*  
Mayor



#### CHECKLIST OF QUESTIONS TO BE RAISED

The following are some questions which should be raised when proposals for zoning amendments of any kind are brought before the planning commission or the governing body:

1. Has there been a change in the development policies of the community?
2. Has there been changes in the conditions in the community such as rapid population or development change?
3. Was there a mistake made in the development of the original zoning ordinance which needs to be corrected?
4. Is the zoning ordinance up to date?
5. Does the proposed amendment conform to the comprehensive plan?
6. Is the proposed use compatible with adjacent land uses?
7. Is the proposed amendment and land use likely to lead to a monopoly situation so as to amount to spot zoning?
8. Is timing proper for the proposed rezoning?
9. What is the effect of the proposed rezoning on such public utilities as sanitary sewers or septic, water roads or schools?
10. Will the proposed development place an undue financial burden on the local community?

Note: Above taken from "Planning and Zoning for the State of Utah" as prepared by the University of Utah under the guidance of the League of City and Towns. CTS



CONDITIONAL USE PERMIT  
LEEDS, UTAH  
84746

APPLICANTS NAME \_\_\_\_\_ DATE \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

APPLICATION IS HEREBY MADE TO THE LEEDS PLANNING COMMISSION  
REQUESTION THAT \_\_\_\_\_ land use \_\_\_\_\_ BE PERMITTED

AS A "CONDITIONAL USE" ON \_\_\_\_\_ LOCATED AT  
\_\_\_\_\_ sq ft. or acres  
\_\_\_\_\_ IN A \_\_\_\_\_ ZONE

Street Address  
(IN ACCORDANCE WITH ATTACHED SITE PLAN)

\*\*\*\*\*  
LEEDS PLANNING COMMISSION USE

THE APPLICANT IS HEREBY AUTHORIZED TO ESTABLISH THE REQUESTED  
USE IN ACCORDANCE WITH THE ATTACHED SITE PLAN SUBJECT TO THE  
FOLLOWING CONDITIONS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fee \$25 \_\_\_\_\_

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Chairman  
Leeds Planning Commission

\*\*\*\*\*  
LEEDS TOWN BOARD

CONCURRED WITH THIS \_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor

ATTEST \_\_\_\_\_  
Town Clerk



TABLE 9-1  
PROCEDURAL CHART FOR ACTIONS RELATED TO LAND USE PERMITS,  
BUILDING PERMITS, CONDITIONAL PERMITS, VARIANCES, AND AMENDMENTS

ACTION BY	PROPOSALS WHICH CONFORM TO ZONING ORDINANCE	APPLICATION FOR CONDITIONAL OR SPECIAL USE PERMIT	APPLICATION FOR ZONING VARIANCE	APPLICATION FOR ZONING AMENDMENT
ZONING ADMINISTRATOR OR Town Mayor	<ol style="list-style-type: none"> <li>1. Reviews applications for conformance to ordinance with regard to use and other regulations.</li> <li>2. Recommends the issuance of a land use and building permit.</li> <li>3. Once building permit issued, inspects construction site for compliance with zoning regulations related to site development standards.</li> </ol>	<ol style="list-style-type: none"> <li>1. Reviews application for conformance to use requirements of ordinance.</li> <li>2. Forwards application to planning commission for action.</li> <li>3. Once conditional or special use permit is issued — inspect and monitor use to determine compliance with conditions set as basis for maintaining permit.</li> <li>4. Reports to planning commission findings with regard to initial and continued compliance with special conditions established as basis for issuance of permit.</li> </ol>	<ol style="list-style-type: none"> <li>1. Reviews application for conformance to use requirements of ordinance.</li> <li>2. Denies request for permit and forwards application to board of adjustment.</li> </ol>	
PLANNING COMMISSION		<ol style="list-style-type: none"> <li>1. Receives application and reviews proposal in relation to standards established for issuance of permit for conditional use in zone.</li> <li>2. May hold public meeting to gain additional input from surrounding property if deemed necessary and in public interest.</li> <li>3. Sends a record of any meeting held along with recommendation for approval or denial to governing body.</li> <li>4. Receives response from governing body and notifies applicant in writing of decision.</li> <li>5. Authorizes issuance or denial of building permit.</li> <li>6. Upon determining that conditions imposed with original approval of permit have not been complied with, makes recommendation to governing body to revoke permit.</li> </ol>		<ol style="list-style-type: none"> <li>1. Receives application and reviews request in relation to master plan, local policies related to growth management and other matters related to community development.</li> <li>2. Conducts field investigation of site.</li> <li>3. May hold public meetings to gain additional input from public on zoning proposal.</li> <li>4. Certifies recommendations to governing body.</li> <li>5. Has 30 days in which to respond to changes desired by governing body after required public hearing held.</li> </ol>



TABLE 1 Continued

ACTION BY	PROPOSALS WHICH CONFORM TO ZONING ORDINANCE	APPLICATION FOR CONDITIONAL OR SPECIAL USE PERMIT	APPLICATION FOR ZONING VARIANCE	APPLICATION FOR ZONING AMENDMENT
GOVERNING BODY		<ol style="list-style-type: none"> <li>1. Reviews recommendation of planning commission.</li> <li>2. Makes decision and forwards notice of same to planning commission for further action.</li> <li>3. Conducts hearings on recommendation to revoke conditional or special use permits for failure to comply with imposed conditions received from planning commission.</li> <li>4. Makes decision to revoke or allow continuance of conditional or special use permits.</li> </ol>		<ol style="list-style-type: none"> <li>1. Receives recommendations related to zoning change from planning commission.</li> <li>2. Establishes time and place for required public hearing, and orders publication of required public notices of hearing in newspaper of general circulation.               <ol style="list-style-type: none"> <li>A. Fifteen day notice — published once — required for cities and towns.</li> <li>B. Thirty day notice — published four times — required for counties.</li> </ol> </li> <li>3. May conduct investigation of its own related to proposal.</li> <li>4. Conducts required public hearing at proper time and appointed place. ( <del>or</del> Governing body may invite planning commission to participate as a joint effort.)</li> <li>5. Makes decision to approve or disapprove zoning change.</li> <li>6. If decision is to approve, governing body signs ordinance and orders it published in newspaper of general circulation along with proper certification. Also, orders zoning administrator to make appropriate changes on zoning map.</li> </ol>
BOARD OF ADJUSTMENT	<ol style="list-style-type: none"> <li>1. Reviews actions of zoning administrator if original denial of permit appealed, i.e. where proposed land use would be located or immediately adjacent to a mapped street location.</li> </ol>		<ol style="list-style-type: none"> <li>1. Reviews application requesting variance or special exception.</li> <li>2. Holds public hearings on the appeals after proper publication of public notice in newspaper of general circulation.</li> <li>3. Approves or denies application based on standards of hardship and other related criteria.</li> </ol>	
COURTS OF LAW	<ol style="list-style-type: none"> <li>1. Receive final appeals — district courts then to state supreme court.</li> </ol>	<ol style="list-style-type: none"> <li>1. Receive final appeals — city or district court then to state supreme court.</li> </ol>	<ol style="list-style-type: none"> <li>1. Receive final appeals — district court then to state supreme court.</li> </ol>	<ol style="list-style-type: none"> <li>1. Receive final appeals — city or district courts then to state supreme court.</li> </ol>



## LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this 18th day of November, 1975, by and between the BOARD OF EDUCATION OF WASHINGTON COUNTY SCHOOL DISTRICT, herein called "Lessor", and the TOWN OF LEEDS, a Municipal Corporation, herein called "Lessee",

### W I T N E S S E T H:

For the consideration herein recited and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Lessor, the Lessor hereby leases to Lessee and Lessee leases from Lessor the property hereinafter described under the terms and conditions hereinafter recited, to-wit:

### PROPERTY COVERED BY THIS LEASE:

All of Lot 8, Block 18, Leeds Townsite and Field Survey.

TOGETHER WITH improvements thereon.

### LEASE TERM:

The term of this lease shall be for a period of thirty (30) years, commencing November 18, 1975, and ending November 17, 2008 unless terminated earlier by mutual agreement of the parties, or under the conditions set forth in the paragraph next following.

### RIGHT OF LESSOR TO TERMINATE:

Notwithstanding the provision reflected next above with respect to term of this lease, Lessor shall have the absolute right to terminate and cancel this lease agreement at any time or for any reason by first giving Lessee at least sixty (60) days written notice of its intention to cancel and terminate this lease. PROVIDED, HOWEVER, that Lessor shall have such right to terminate this Lease Agreement as to the property described next below only in the event Lessor needs said property for school purposes:

Beginning at the Northwest Corner of Lot 8, Block 18, Leeds Townsite and Field Survey and running thence East 80 feet; thence South 50; thence West 80 feet; thence North 50 feet to the point of beginning.



RENTAL:

Lessee shall pay to Lessor as and for lease payments due hereunder the sum and amount of One Dollar (\$1.00) per year.

GENERAL TERMS AND CONDITIONS:

1. Lessee shall have the right to demolish and remove the building now located upon the leased premises and to use the leased property as a playground and recreation area for the Town of Leeds, Utah.

2. Lessee shall not have the right to construct any other building or other improvement on said property without first obtaining Lessor's written permission to do so.

3. In the event any real property taxes are assessed against the leased property during the term of this lease, Lessee agrees to pay said property taxes.

4. At the termination of this lease agreement Lessee shall have the right to remove therefrom all playground equipment or any other properties placed thereon by Lessee during the term thereof.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals on the date first above written

BOARD OF EDUCATION, WASHINGTON  
COUNTY SCHOOL DISTRICT

By Whitney H. Snow  
President

Attest:

Ronald W. McArthur  
Ronald McArthur, Clerk

TOWN OF LEEDS, a Municipal Corporation

By Ross C. Savage  
Town President

Attest:

Raymond B. Rubin  
Town Clerk



**PRESENT:** All members of the Planning Commission: Herb Janson; Bill Smith; Carl Howard; Ray Brown and Ross Savage. Plus Alene Cuff as representative of the Town Board. In addition, a large number of interested citizens were present.

**ITEMS DISCUSSED:**

**1.** Clarification of requirements for Conditional Use Permit for green house operation on the Mark Ellis property, located on Main St. and Cherry Ln. Discussed following items from previous minutes of meeting held June 15th and presented at Town Board Meeting June 17th. The Town Board requested the Commission to be more specific about the following items:

- a. Item #2 of the conditions was discussed with Mr. Ellis. It was decided that a planting barrier 6' in height- from the entrance to the rear of the dwelling house, and running West to the end of his property- would be established.
- b. The rock wall along main street will be repaired.
- c. Access to the back of other lots will be kept clear and unobstructed. ( This is the old established lane )
- d. Item #5 from previous minutes- Mr. Ellis agreed to supply a bond for \$2,000 to insure clean up if the business terminates. At such time the property will revert to residential only.
- e. No structure will be built on this lot that will not meet zoning setbacks and other requirements.

**2.** Application by Randy Bowler and Chas. Garner for a Conditional Use Permit and Business license to operate a wood lot, storage and sale business- behind the Muir home where Randy is living. This was again reviewed. Comments from the applicants were read as well as statements from Wayne Hafen and Stan Roberts neighbors who had no objections. Commission members felt the applicants are in violation of city ordinance by proceeding with this project without permission.

Since this property is zoned Residential, the Commission feels it would be unwise to grant this permit and license. They voted unanimously for denial.

**3.** Application for Conditional Use Permit and Business License by Gale E. Dorrity to establish a resale operation in the old store building on Main near Center St. The Commission, after listening to the applicants proposal to be allowed to sell second hand items, repair motors, do custom welding, store property both inside and at outside in rear of building, raise chickens and rabbits on a lot approximately 50'x90' ( 4,500 sq. feet ), moving things in and out often, six vehicles, no off street parking, our Main street owned and maintained by Utah State Road Comm.-



All these problems, plus the fact that since the building has not been in use for more than 2 years, the new zoning puts it into a non-conforming building and lot for business. It is now strictly in residential area.

Minutes written by Ross Savage  
and Ellen Savage.



In Category Two:

Fourth prize of \$10.00 goes to -----The Mark Ludlows  
Third prize of \$40.00 goes to -----The Walter Egars  
Second prize of \$65.00 goes to -----The Fred Frieses  
First prize of \$100.00 was a tie between -----Veannetta Laub and  
Luen Henderson

In Category One:

The two prizes of \$50.00 each goes to -----The Ray Armstrongs and  
The Bill Strattons  
The Fourth prize of \$75.00 goes to -----The Allan Lowes  
Third prize of \$100.00 was a tie between -----The Eldon Stirlings and  
The Dennis Klines  
Second prize of \$200.00 goes to -----Veannetta Laub  
First prize of \$300.00 goes to -----Luen Henderson

Lets give all the contestants a big hand.



*Alene*  
PLANNING COMMISSION MEETING:

JULY 20, 1983

Chairman Ross Savage called the meeting to order at 8:40p.m.

PRESENT: Ross Savage; Alene Cuff; Herb Janson; Bill Smith; Carl Howard and Ray Brown.

Alene Cuff offered the opening prayer.

MINUTES: The minutes were read and approved with the addition of "unanimously denied" added to item #3 ( Gale E. Dorrity's application of Cond. Use Permit). Also to add to item #2 that permission has been granted to sell what is stocked, but not stock any more. (Randy Bowler's application for Cond. Use Permit) Also read and approved were the Town Council's comments on the 3 applications for Conditional Use Permits. Ross agreed to take copies of these minutes and comments to all applicants involved.

NEW CHAIRMAN: Chairman Ross Savage opened the floor to nominations for a new Planning Commission chairman. Ross then nominated Herb Janson and Bill Smith 2nd the nomination. Herb declined on the grounds that his term will soon end. Carl Howard explained that seniority has precedence and term length is not important. Carl then nominated Herb once again and Bill Smith 2nd the nomination. All were in favor and Herb agreed to become the new Planning Commission Chairman. Ray then nominated Wm. Smith as vice-chairman. Alene Cuff 2nd the nomination and all were in favor. Ross Savage expressed his pleasure in having served as chairman and pledged his help to Herb. This change will also produce a change on the Board of Adjustment, as Herb can not serve as both.

COPIES NEEDED: Randy Bowler would like the originals back of his Cond. Use Permit application and letters of approval, etc. Sec. agreed to make copies and give the originals back to Randy.

SUB-DIVISION FOR MULTIPLE DWELLINGS: Carl Howard explained that Lorin Lee would be in agreement with an additional sub-division out by his existing division. Carl feels this would be an ideal spot for multiple dwellings (condominiums, etc.), because it is far away and the water table is low. Ross feels that the land out there would have problems with septic tanks, granite boulders, etc. He feels that more extensive investigation needs to be made before any plans can be made. Carl agreed with this and will talk to the State Health Dept. for their opinion of the situation.

UN-NAMED STREETS: Wm. Smith reported that there are 3 dedicated streets on his survey map that are un-named. He feels that the streets should be named before submission of the map. The road down to Greens property was suggested as "Berry Lane"; the next road up where the ditch turns off main street was suggested as "Peach Lane"; and the road along the mountain, running parallel to Main Street and between Main and the freeway was suggested as "Mountain Drive". Herb, as new chairman, asked for a motion to present these names to the Town Council. Carl Howard made the motion and Ross 2nd it. All agreed. Alene will present these names for



approval at the next Town Council meeting.

CABOOSE: Carl Howard explained his plan to obtain a Caboose to be the new City Hall. He explained that he had called Omaha, Neb. and talked to Union Pacific, thus the process has begun. The need for a place to put it must be carefully considered.

AUTHORITY OF PLAN. COMM. CHAIRMAN: Plans for any construction must be approved or dis-approved by the plan. comm. chairman (Herb Janson). He must first make sure the zoning is in order and meets all conditions necessary; he may then approve the plans and pass them on to the Building Inspector. If there are any questions, a special meeting of the Plan. Comm. should be called. Conditional Use Permit applications should be presented at a regularly scheduled planning commission meeting. Emergencies should be rare.

The motion was made, 2nd and approved to adjourn at 9:35p.m.

Minutes written and recorded  
by:

Connie Peine  
Connie Peine, Town Clerk



PLANNING COMMISSION MEETING.....Oct. 19, 1983

Vice-Chairman, Bill Smith called the meeting to order.

PRESENT: Bill Smith; Ross Savage; Eldon Stirling and Veannetta Laub.

The opening prayer was offered by Ross Savage.

MINUTES: were read and approved

CONDITIONAL USE PERMIT APPLICATIONS:

VEANNETTA LAUB: She wants to build a hot house, 48' long and 16' wide and will stay at least 10' off the property line. It will be covered with plastic. The Commission agreed to grant her the permit with the one condition that she renew it in one year. She presented a \$25.00 receipt to the Commission. The motion was made to approve her application on that condition. There was a second on the motion and all approved.

CHRIS RHODE: He wants to build rabbit hutches and raise rabbits for home consumption. Neighbors: Carl Seierup and Connie Peine have no objections as long as they are kept clean and have no offensive odor. The Commission felt that the hutches would be better placed along the back fence, but would leave that up to the neighbors. The \$25.00 needed has been paid. The motion was made to grant Chris Rhode his permit on the following conditions: He will have no more than 2 hutches, each 2' by 8' and accommodating no more than 8 rabbits total.; Chris will need to state how extensive his plans are; and they must be kept clean and free from offensive odor. The motion was seconded and all agreed.

CEMETERY: The deeds involved in making up the Leeds Town Cemetery were finally found and are ambiguous. They don't match up at all and overlap. Bill Smith has a workable solution, but it is not legal yet. Bill presented a map to the members and pointed out the land outlined in blue and pink. The Planning Commission presents the recommendation to acquire the land shown in blue and in turn to claim back the land shown in pink. (see map) Both plots of land have the same land owner. They would like to attempt an exchange with stipulation as to the difference of acreage and value.

NEW CHAIRMAN: With Herb Janson's appointment to the Town Council, there is a need to elect a new Planning Commission chairman. Bill Smith opened the floor for nominations. Ross Savage nominated Bill Smith and Eldon seconded it. Eldon then proposed the nominations be closed, there was a second and all agreed. Bill Smith then accepted the position as Planning Commission Chairman. Nominations for vice-chairman were opened. Bill Smith nominated Eldon Stirling and with a second he accepted.

ADJOURNMENT: Motion made and 2nd

*Connie Peine*  
Connie Peine, Town Clerk



PLANNING COMMISSION MEETING .....NOV. 16, 1983

PRESENT: Chairman, Bill Smith; Vice-chairman, Eldon Stirling; Ray Brown; Ross Savage and Carl Howard.

CALLED TO ORDER: by Chairman Bill Smith at 7:40p.m.

BINDERS: The Sec. asked permission to purchase binders for Commission members and all agreed that it would be helpful.

MODULAR HOMES: Chairman, Bill Smith commented, that for tax purposes, modular homes are not considered a mobile home or trailer house. Leeds needs a mobile home park, but modular homes can be placed anywhere in the Community. Therefore, there is a need for restrictions and conditions concerning modular homes. Bill made a motion that the following list of conditions be passed on to the Town Council for approval:

1. Must have a slant roof with a minimum of  $\frac{1}{4}$  pitch (4&12).
2. At least 6 cable tie downs (3 On each side)
3. Must have a minimum of 4" walls.
4. Must have front porch
5. Must set on concrete foundation
6. Meets minimum setbacks
7. Must contain a minimum of 960 sq. ft. (24' x 40')
8. Have an approved percolation test by the Co. Health Dept.
9. Have building plans approved by the building inspector.
10. Any other requirements set by the Town Council

Also that these conditions be added officially to the Leeds Zoning Ordinance. Carl Howard seconded the motion and all agreed.

CARL D. FROST APPLICATION: Bill presented to the Commission an application from Carl Frost for a modular home placement. This would be on an 82½' x 264' (½acre lot) on South Valley Blvd across from Kimball Motel and RV Trailer Park. The commissioners looked over the conditions and suggestions on his application and with the condition that the drainage sump hole next to the property be filled in, the motion was made to accept it and with a second, all agreed. Ross Savage made the observation that the Commission will need to keep development in that area of Town co-ordinated with the



L.D.W.A. and the facilities available.

ANNEXATION: Bill Smith introduced the idea of annexing the land just off the free-way off-ramp (coming from St. George). He thought that about 3 different landowners may be involved. Bill suggested that the Planning Commission pass this suggestion on to the Town Council. It would be zoned as Highway Commercial. Ross Savage brought out the fact that if land in that area were developed, there would be a large possibility of contaminating the spring water supply of Harold Furrows. Carl Howard suggested that the Commission wait and see what the development will be like at Quail Creek.

LEEDS LAKE: Carl Howard suggested we do all we can to have the Quail Creek Reservoir named "Leeds Lake". He suggested we ask Mayor Seierup to get on the agenda for a County Commission meeting and make such a suggestion.

CABOOSE: Carl Howard reported that he can obtain a caboose, but that they are in terrible condition and would require much work to restore. He suggested that later the Town build a Mayor's office with an adjoining health clinic.

COMMUNITY CENTER PROPERTY: The Planning Commission would like to know where Leeds stands in its efforts to purchase this property. A report is needed from the Council.

CONDITIONAL USE PERMITS: It was reported that Randy Bowler seems to still be stock-piling wood in his back yard. Ross agreed to check with him on how he is doing on clearing out the wood. Mark Willis has until Jan. to comply with his conditions. He doesn't seem to be doing them.

UNDEDICATED ROADWAYS: Bill Smith reported that the North end of Valley Blvd. has no connection to other streets (it is a dead end). He proposed that the extension of Babylon Road (cattle guard to cattle guard) be dedicated to the Town of Leeds and that Valley Blvd be extended to join into Babylon Rd. just passed the 1st cattle guard and also be dedicated. This would make the land more accessible. Owners would need to be contacted. Ross made the motion to pursue the dedication of these two sections of road and to pass it on to the Town Council. Carl Howard seconded the motion and all agreed.

TRAILER PARK SITE: It was agreed that the land in Hidden Valley that is owned by L.D.W.A would be an ideal site. Also that Ross Savage's land North of Frank Allen's would be a good site.

with no more business to conduct, the motion was made to adjourn. There was a second on the motion and all agreed at 9:30 p.m.

Minutes written and recorded  
by:

Connie Peine  
Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING:

Jan 18, 1984

PRESENT: Chairman, Bill Smith; Vice-chairman, Eldon Striling; Council representative, Alene Cuff; Ray Brown; Carl Howard and Ross Savage.

CALLED TO ORDER: The meeting was called to order by chairman, Bill Smith at 7:30 p.m. in the Mayo's office.

KIMBALL'S SIGN: The question was asked about permission having been granted to put up the sign on Main Street and Center. It was brought out that permission had been granted some time ago.

ANNEXATION: Chairman, Bill Smith reported and passed around applications for annexation into the Town of Leeds, presented by the Utah Department of Transportation; Nelson Lundwall and Harold Furrows. It was felt that the L.D.W.A. would need to be consulted before any final decision could be made. Chairman, Bill Smith explained to the commissioners that under State annexing law, applications must first be approved by the Planning Commission and then by the Town Council. That a map must be prepared and recorded and that 2/3 of the landowners involved should agree. There are 4 out of 5 land owners agreeing now (one application is forthcoming from Merlin Sullivan) and that the applications must be signed and filed with the Town Clerk. Ross Savage felt that any land annexed will eventually be developed and that a feasibility study should be done on the eventuality of city sewer, water use, etc. Chairman, Bill Smith explained that we could annex as-is and feasibility study done later, before development takes place. It was pointed out that any land annexed into the community would be controlled by the Town and that was an advantage, along with the increase in property taxes back to the Town. Ross said he would like to go with the committee to see the land involved first. Ray Brown and Eldon Stirling agreed. Eldon made the motion to postpone voting on this matter until the next meeting. Ross Savage seconded the motion and all agreed. Chairman, Bill Smith said this would be the first item on next month's agenda. Next Sat. morning was set as the time to meet and look over the areas involved.

RE-ZONING REQUEST BY STANLEY <sup>Perry</sup> ROBERTS: Stanley Roberts has purchased the old store on Main St. and wishes to tear it down and put up a warehouse and show room for his insulation business. He is requesting that his land be re-zoned to Neighborhood Commercial. Carl Howard made the motion to deny his re-zoning request. Ray Brown seconded the motion and the vote was 5 in favor of the motion and 1 against.

CEMETARY: Progress needs to be made.

UNDEDICATED ROADWAYS: Progress needs to be made.

ADJOURNMENT: With no more business to take care of the motion was made to adjourn at 9:08 p.m. There was a second on the motion and all agreed.

Minutes written and recorded by:

*Connie Leine*



LEEDS PLANNING COMMISSION:

FEB. 15, 1984

PRESENT: Chairman, Bill Smith; Vice-Chairman, Eldon Stirling; Carl Howard; Ross Savage and Council representative, Alene Cuff.

CALLED TO ORDER: by Chairman, Bill Smith in the Community Center at 7:40 P.M.

THE MINUTES: Were read and approved with the name of Stanley Roberts changed to read Stanley Perry. \*

ANNEXATION: Within the 52.74 acres proposed for annexation, there are two owners who have not responded with a petition: Stan Sorenson and Miss Gubler. The necessary portion of the people to annex, however, have responded and the annexation can therefore legally be made. Bill Smith entertained a motion to submit to the Town Council for annexation the 52.74 acres previously discussed. Alene Cuff made the motion to submit the annexation to the Town Council; Carl Howard seconded the motion and all agreed.

CEMETARY: Chairman, Bill Smith presented a map of the cemetery and outlying areas to the commission. It was felt that an annexation needed to be made to straighten out the problems of long ago and to make the cemetery uniform. Ross Savage made a motion to present the annexation plans to the Town Council for the purpose of including the Leeds Cemetery within the annexation and to start procedure to describe the present boundary of the Leeds Cemetery by legal description and to draw up a map before recording and to eventually have one legal description. Eldon Stirling seconded the motion and all agreed.

DEDICATION OF BABYLON ROAD: Part of Babylon Road needs to be dedicated so that it can join Valley Rd. Grace Leigh, a landowner in the area of Babylon Rd., needs to give her consent to this action. Ross Savage proposed that he and Bill Smith go in person to Cedar City and talk to her once again. Bill feels that after she has looked over the material he has given her and after another discussion, she may consent. The last Sat. in June will be a Stirling reunion where all the brothers and sisters involved in this issue might get together for a decision.

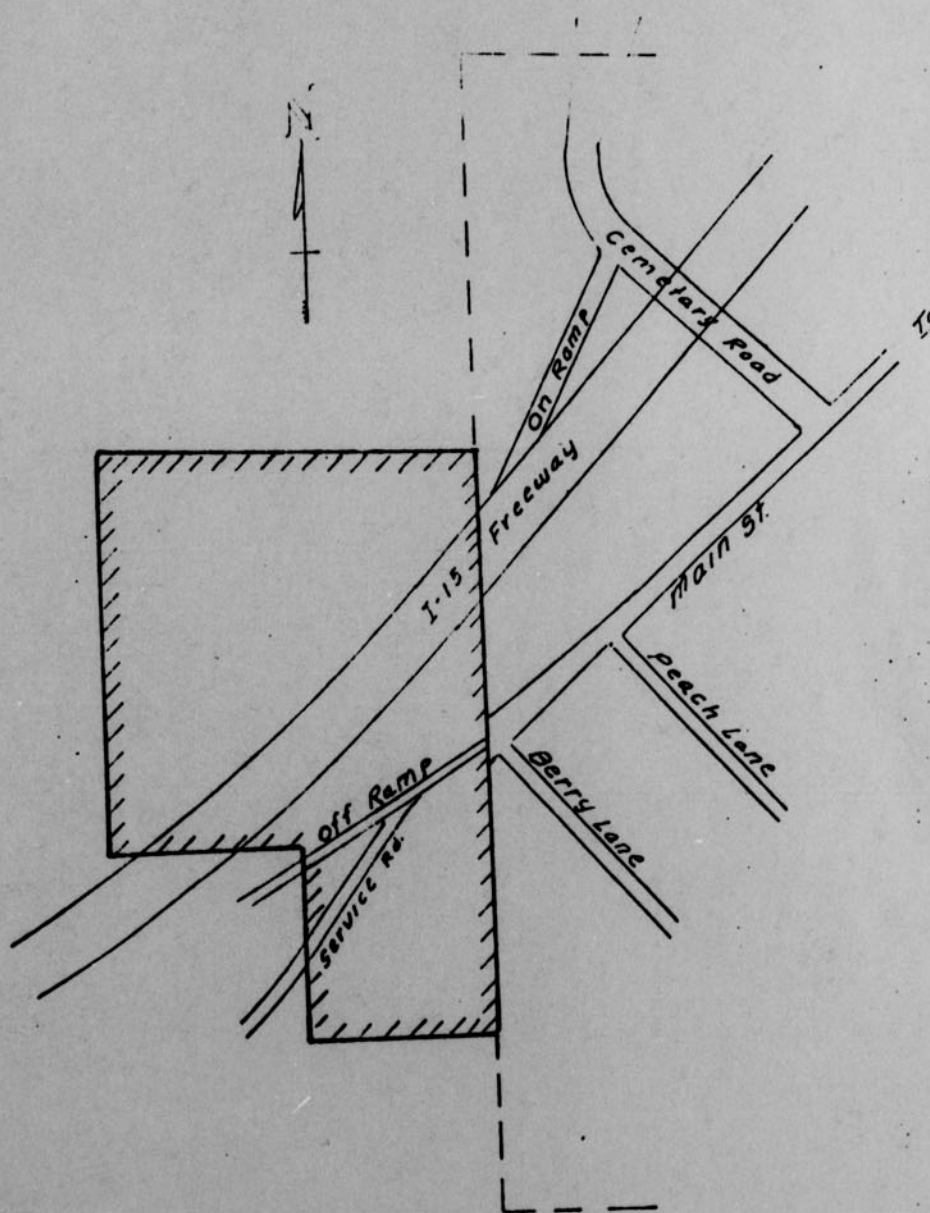
ADJOURNMENT: With no more business to discuss, a motion was made to adjourn. There was a second on the motion and all agreed.

Minutes written and recorded  
by:

Connie Peine  
Connie Peine, Sec.

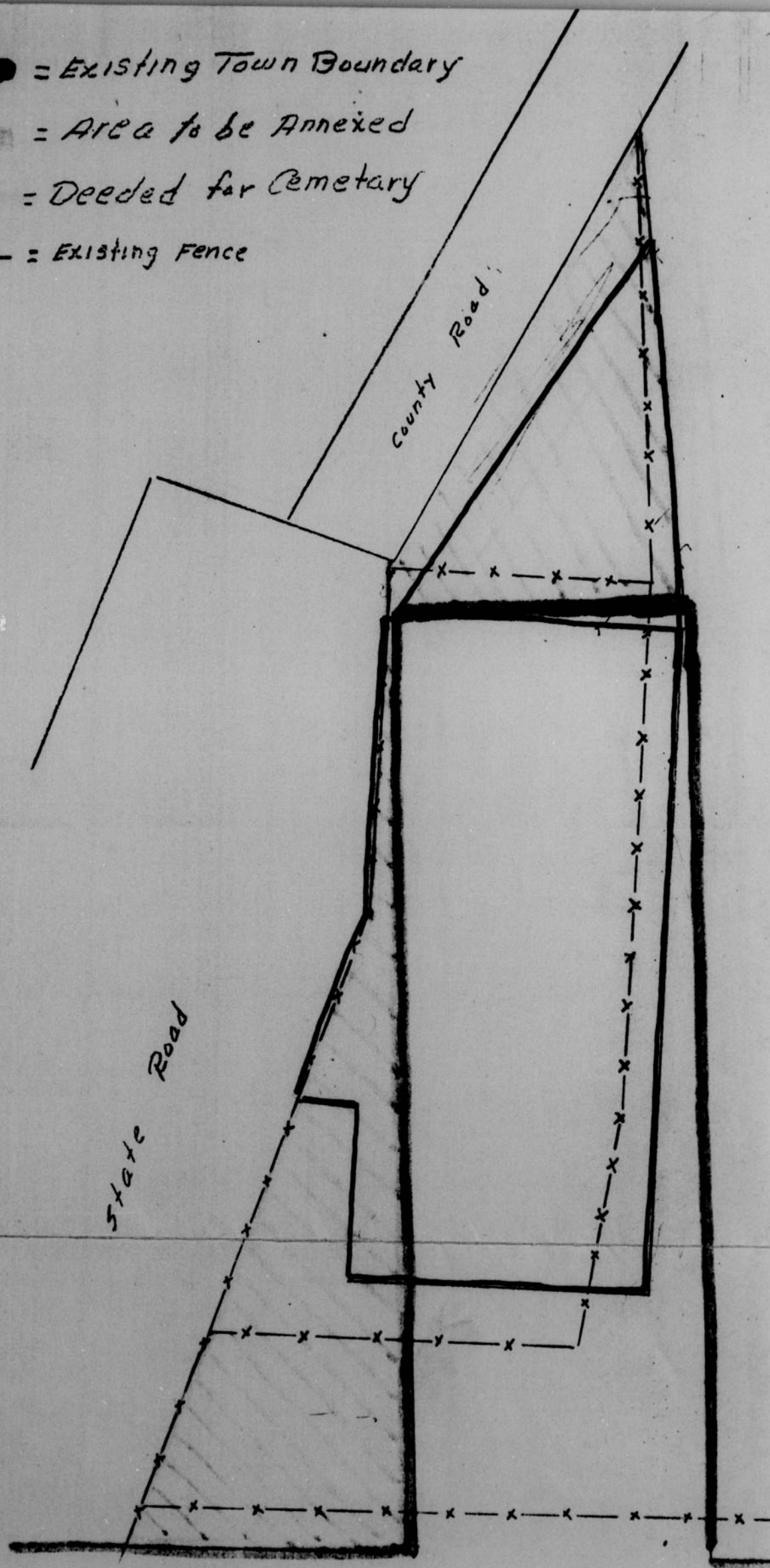


VICINITY MAP

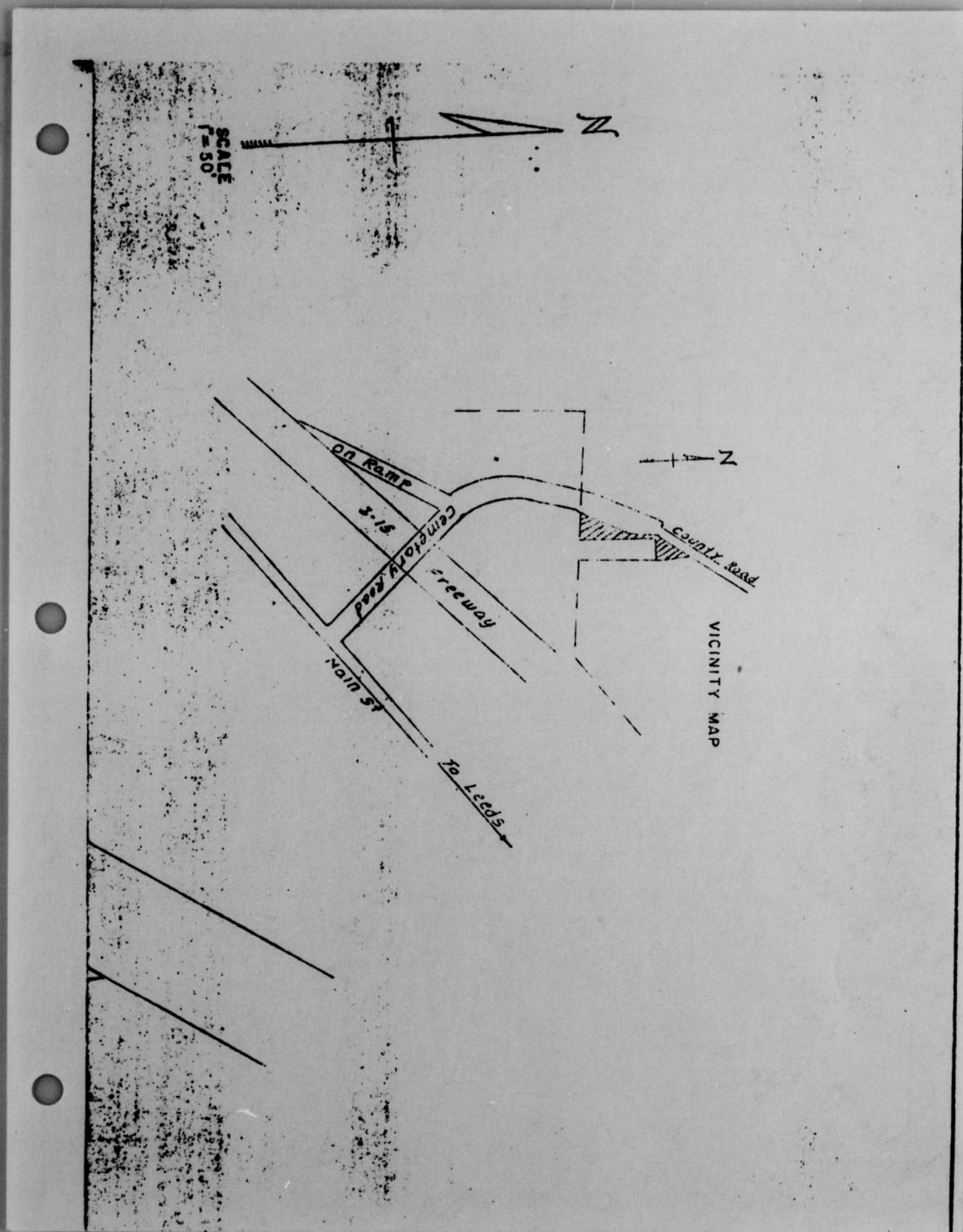




- = Existing Town Boundary  
● = Area to be Annexed  
■ = Deeded for Cemetery  
-x-x- = Existing Fence









LEEDS PLANNING COMMISSION MEETING:

MAY 15, 1984

PRESENT: Chairman, Bill Smith; Co-Chairman, Eldon Stirling;  
Council representative, Alene Cuff; Stan Roberts and Ray Brown.

ANNEXATION PETITION: Bill Smith presented to the commission a petition from LaMar Bluth, asking for approx. 19 acres to be annexed into the corporate limits of Leeds. The land is located on Silver Reef Rd., across from the Schweers. ( see attached map ). A motion was made by Stan Roberts to delay action on the petition until more information could be obtained from Mr. Bluth as to his intentions, etc. Ross Savage made a second on the motion and all agreed. It will be brought before the commission at their next meeting.

TAMARISK ADDITION ZONING: Bill Smith brought to the commission's attention the Mayor's request to zone the Tamarisk addition. It was agreed that until application is made by one of the owners, there is no need for any action. Ray Brown made a motion to wait for formal application before taking any action on the zoning of the Tamarisk addition and to have it remain Z-19 until then. Stan Roberts seconded the motion and all agreed.

MEETINGS: It was agreed that the meetings would be on the 2nd Tuesday of each month at 8:00p.m.

ADJOURNMENT: With no more business to transact, Alene Cuff made the motion to adjourn at 8:25p.m. Eldon Stirling seconded the motion and all agreed.

Minutes written and recorded  
by:

Connie Peine  
Connie Peine, Town Clerk



*Alene*  
LEEDS PLANNING COMMISSION: .....JUNE 12, 1984

PRESENT: Chairman, Bill Smith; co-chairman, Eldon Stirling; Ross Savage, Council representative, Alene Cuff and Carl Howard, and Stan Roberts.

CALLED TO ORDER: Chairman, Bill Smith called the meeting to order at 8:25 p.m. in the Leeds Town Community Center.

PRAYER: Ross Savage offered the opening prayer.

CONDITIONAL USE PERMIT: Stan Perry's application for a conditional use permit to construct a garage to house his R.V., trucks and equipment was reviewed. This garage will be 30'x50' in size (1500/sq. ft.) and will set approx.  $\frac{1}{2}$  on the old Rueschland and  $\frac{1}{2}$  on the old Olson land (both now owned by Stan and Dot Perry) Alene Cuff made a motion to accept his application with the condition that it be used as a garage and not a warehouse as he indicated. That it be for vehicles only. Stan Roberts seconded the motion and all agreed. The old existing building was discussed and according to the ordinance, it falls under a non-use of a non-conforming building for 1 year, and can therefore be condemned. Such a procedure needs to be instigated. Also needed on the Conditional use permit is a one year renewal.

ANNEXATION PETITIONS: LaMar Bluth has petitioned to have his 19 acres annexed into the corporate limits of Leeds. Richard Parry has petitioned to have his  $2\frac{1}{2}$  acres annexed into the corporate limits of Leeds. His land is the notch made by the Bluth land and the Schweers land. Stan Roberts made a motion to accept both petitions. Carl Howard seconded the motion and the vote was 5 in favor and 1 not in favor. Both areas of land will be zoned Z-19.

ANNEXATION PETITION: Lorin Lee has petitioned to have his approx. 65 acres annexed into the corporate limits of Leeds. This land is located adjacent to his subdivision and extends North bordering on the frontage road South of Frank Allen's place. This land is not all available for building lots. There are hills and valleys and green belts, etc. He plans to develop multiple housing units in that area and add approx. 10 building lots on the other area, near his existing sub-division. Carl made a motion to accept the petition, Ross seconded it and all agreed.

ADJOURNMENT: With no more business to discuss, Ross Savage made the motion to adjourn at 9:35 p.m. Carl Howard seconded the motion and all agreed.

33 Ft. Road Ned Sullivan - Vote in favor  
AMEND. ZONING ORDINANCE

MASTER Policy

Minutes written and recorded  
by:

*Connie Peine*  
Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION:.....JULY 10, 1984

PRESENT: Chairman Bill Smith, Co-chairman Elson Stirling;  
Council representative- Alene Cuff, Ross Savage, Carl Howard, Stan  
Roberts, Ray Brown.

CALLED TO ORDER: Bill Smith chairman called the meeting to order at  
8:15 p.m. in the Silver Reef Cafe.

PRAYER: Ross Savage

1. Street Vacation<sup>VACATED</sup> Property line of Ned and Merlin Sullivan  
discussed for a street. Peach Lane now is 56' from the property line  
to be vacated and moved to the property line allowing 33' for a road.  
Carl Howard proposed shelving motion until the street comes up to  
standard width. denied. Motion was then made by Stan Roberts to accept  
proposal to move Peach Lane to the boundary line. Seconded by Alene Cuff.  
vote unanimous

2.. Amend the building code: Motion made to require a new home to  
have a garage or car-post. Motion made by Carl Howard. Motion denied.  
New motion made to leave the code as is. Motion made by Ross Savage.  
Seconded by Stan Roberts.  
vote 6 for 1 against

3. Mark Ellis' special use permit expired June 15, 1984. He has  
done nothing on the original permit and has not requested an extension..  
Motion made by Bill Smith to deny renewal, seconded by Eldon Stirling.  
vote unanimous

4. Annexation of Babylon Road area: 2 parcels of land owned by  
Grace Leigh and others totaling 43 acres, classified z-19. Motion made  
by Carl Howard to accept the annexation. Motion tabled by Ray Brown.  
Clarification of zoning z-19 made by Alene Cuff. Discussion followed  
regarding dedication of Babylon Road. Motion made by Carl Howard to  
accept the annexation. Seconded by Alene Cuff.  
vote 4 for  
2 against- Ross Savage, Eldon Stirling

5. Annexation of 10½ acres of land acquired by Sunbelt Corp.  
Mr Watts invited to respond to questions put to him from the floor.  
His corp. plans to put in an R.V. Park using their own water but re-  
questing to be annexed into the boundaries of Leeds at a future date.  
Motion made by Carl Howard to accept petition made by Sunbelt Corp.  
Seconded by Stan Roberts.  
vote unanimous

6. Annexation of Loren Lee's Property shelved at this time.

Ross Savage made a motion to adjourn at 9:20 Alene Cuff seconded  
all were in favor.



MINUTES OF LEEDS PLANNING COMMISSION:

AUGUST 14, 1984

PRESENT: Chairman, Bill Smith; Vice Chairman, Eldon Stirling, Alene Cuff, Ross Savage, Carl Howard, Stan Roberts and Ray Brown. Bill Smith called the meeting to order at 7:35 P.M.

PRAYER: Offered by Eldon Stirling.

MINUTES: The minutes of the July 10, 1984 meeting was approved.

EXPLANATION: Chairman Bill Smith explained to the floor the procedure of annexation from the filing by the applicant through the Planning Commission and to its final acceptance by the Town Board. He also explained the need for the annexation of the Chaparrel Addition No. 2, being an "island" of unincorporated territory left after the annexation of the Chaparrel Addition. This "island" being less than 5 acres does not necessitate the usual annexation procedure.

Alene Cuff again explained to the floor the Z-19 zone.

ANNEXATION: Application by Vera McMullen for annexation of his property at Bonanza Flats. *overlaid*

Motion made by Ross Savage to deny his application for annexation.

Vote was taken for acceptance:

4 against  
2 in favor - Alene Cuff, Carl Howard.

RECREATION: Ross Savage suggested the need for a larger recreation area and the possibility of being located on his property.

ADJOURNMENT: With no more business to discuss, Stan Roberts made the motion to adjourn. Motion was second by Alene Cuff and all was in favor. The meeting adjourned at 9:00 P.M.

Minutes written and filed with the  
City Clerk by:

*Jane Browing*  
Jane Browing - Secretary



MINUTES OF THE LEEDS PLANNING COMMISSION SPECIAL MEETING  
HELD SEPTEMBER 19, 1984:

PRESENT: Chairman, Bill Smith; Vice-Chairman, Elson Stirling;  
Council Representative, Alene Cuff; Ross Savage; Stan Roberts  
and Ray Brown.

CALLED TO ORDER: Chairman, Bill Smith called the meeting to order  
at 8:00p.m.

PRAYER: The prayer was offered by Ross Savage.

Chairman, Bill Smith explained the reason for the special meeting;  
being that the last meeting the subject of the Leeds Master Plan  
was not fully discussed and that he felt that the policy issue  
should be more fully discussed without interruption.

LEEDS MASTER PLAN:

1. Chairman, Bill Smith suggested the following:

- A. That the Commission choose a "point man" from  
the commission to form a committee of no more  
than 5 and no less than 3 from the townspeople  
of a balanced view of the subject, none from  
the commission, Town Board or Board of adjust-  
ments.
- B. That the committee choose a chairman.
- C. That to have the Mayor procure from the Five-  
County Government a draft of the Leeds Master  
Plan as soon as possible and that the draft  
be given to the committee to approve, dis-  
approve and make any alterations they see fit  
to accomplish a comprehensive Leeds Master Plan.
- D. That the "point man" present their final plan  
to the Planning Commission for approval within  
60 days of receiving the draft from the Five-  
County Government.

2. Results:

- A. The commission by unanimous vote were in favor  
of the above procedure, to accomplish a Leeds  
Master Plan.
- B. The Commission by unanimous vote were in favor  
of Eldon Stirling to be the "point man".
- C. The commission by unanimous vote were in favor  
to request the mayor to procure the draft from  
the Five- County Government.

ADJOURNMENT: This being the only business under this special  
meeting, Stan Roberts made the motion to adjourn. Alene Cuff  
seconded the motion and all were in favor. The meeting adjourned  
at 8:45 p.m.

NOTE: The secretary being absent, these minutes were taken by  
BILL SMITH

60 DAYS  
WHAT HAPPENS  
IF NO



MINUTES OF LEEDS PLANNING COMMISSION:

SEPTEMBER 11, 1984

PRESENT: Chairman Bill Smith, Vice Chairman Elden Stirling, Alene Cuff, Stan Roberts, Ross Savage, Ray Brown. Bill Smith called the meeting to order at 7:38 pm.

PRAYER: Offered by Alene Cuff.

MINUTES: The minutes of the August 14, 1984 meeting was approved.

APPLICATION: Application by William Hall not needed.

ZONING: Zoning amendment to Leeds to uniform ordinance-approved as written.

In relation to zoning of Vera McMullen property-recommend that at the time his annexation is completed that it be zoned R-1.

MASTER PLAN: Town of Leeds Master-plan, chairman Bill Smith suggested to have a Five County Government prepare a document. This was voted down and it was suggested that a committee be formed to address the subject.

Committee to be formed at a later date.

ADJOURNMENT: With no more business to discuss, Alene Cuff made the motion to adjourn. Motion was seconded by Stan Roberts and all were in favor.

Meeting adjourned at 9:02.

Minutes written and filed with the  
city clerk by:

---

Jane Browning - secretary



MINUTES OF LEEDS PLANNING COMISSION . . . . . NOVEMBER 15, 1984

PRESENT: Chairman Bill Smith, Vice Chairman Eldon Stirling, Alene Cuff, Ray Brown, Carl Howard. Bill Smith called meeting to order at 7:35 P.M.

PRAYER: Offered by Alene Cuff

MINUTES: Motion made by Ray Brown, Seconded by Eldon Stirling that minutes of September 11, 1984 and Special meeting on September 19, 1984 be approved.

ZONE AMENDMENT: Alene Cuff discussed why Town Board wanted OS-20, which used to Z-19, to be changed to OS-5, because some wanting 5 acres instead of 20 acres. Motion made for change by Carl Howard, Seconded by Alene Cuff. Passed unanimous.

MASTER POLICY: Eldon Stirling hasn't received any feedback yet. Bill Smith said it would be about two weeks before Five County will have ready for us.

ANNEXATION: Ray Brown has not yet formed his committee.

APPLICATION: By Susan Savage wanting to move two cabins onto her property to make one structure on cement foundation. After discussion, Motion made by Carl Howard and Seconded by Ray Brown that the proposal be approved on condition that she must have a copy of percolation test submitted and at completion of construction, a building inspectors report, and given a period of one year's time with the right to request an extention of time. She already has a water tap. Passed unanimous.

ANNEXATION: Application was filed by Loren Lee to annex 2.18 acres adjacent to Sub-division on Vista with Mr. Lee covering expenses for extending waterlines, etc.. Alene Cuff made motion, seconded by Carl Howard that the application for annexation be approved with recommendation that at the time of annexation the land be zoned R-1. Passed unanimous.

ALTERNATE COMMISSIONER: Motion made by Carl Howard, seconded by Eldon Stirling that Town Board appoint alternate commissioner. Passed unanimous.

ADJOURNMENT: Alene Cuff made motion, seconded by Carl Howard that they adjourn. Adjourned at 8:40 P.M.

Minutes written and filed with City Clerk by:

*Charma Confer*  
Charma Confer



MINUTES OF LEEDS PLANNING COMMISSION . . . . . February 12, 1985

Chairman Bill Smith called meeting to order at 7:10 P.M.. He introduced Stan Perry, who replaced Ross Savage.

PRESENT: Chairman Bill Smith, Vice Chairman Eldon Stirling, Alene Cuff, Carl Howard, Stan Perry. Ray Brown came in later.

PRAYER: Offered by Alene Cuff.

MINUTES: Motion made by Eldon Stirling, seconded by Carl Howard that minutes of November 15, 1984 be approved. Motion carried.

CONDITIONAL USE PERMIT: Mr. Kent Nield, being represented by his wife, requests use permit to use shop building on the old Eastman property behind the home, now being rented by Robert Nanney. The object for the use of the building is for manufacturing wood splitters. The electrical power is already in the building. No water is needed. This would be a day time operation. Now zoned R-2. Mr. Smith has already contacted the owner of this property and he is aware of this condition. After discussion of the nearness of neighbors, etc., Alene Cuff made motion to grant the use permit with a condition of time limit of one year with a request for extension, Seconded by Eldon Stirling. Passed Unanimous.

REPORT FROM ANNEXATION COMMITTEE: Fred Friese submitted the "Suggested Criteria for the Leeds Annexation Policy" for the Planning Commission to study.

REPORT FROM THE LEEDS MASTER PLAN COMMITTEE: Ray Beal submitted a written report but requested extra time to study the map. After discussion Carl Howard made motion to give them extension of time to February 27, 1985., Seconded by Stan Perry. Motion carried. Chairman Bill Smith ask both committees if they had talked with other people or committees - both answered "no". Alene Cuff said both Committees should be complemented for the work they have done.

VALLEY ROAD IMPROVEMENT: The Valley road being 4200 feet long, 66 feet wide was improved to width of 60 feet wide and brought up to grade and partially graveled. Approx. 400,000 yards of fill dirt was brought in, two culverts installed, one across Mulberry Lane, one across Cherry Lane. Rough estimated cost to be done by contract \$300,000.00. Actual cost to city was under \$6,000.00. The fill dirt was given to the city at no cost by Ned Sullivan, the equipment and man hours were donated by Washington County.

SIGNS: Carl Howard discussed (1) that being we had a deputy sheriff now living in town and available 24 hours a day that three signs be made stating "Sheriff Sub-Station" and be posted at both city entrances and at approx. 252 N. Main where sheriff resides. (2) Signs for shopping center, services etc., be posted at each end of city. (3) Signs be posted 4 or 5 miles from Leeds on freeway stating what is in Leeds, such as, Ghost Town, R.V. Park, Since 1875, etc. Cliff Reese in charge of highway signs, residing in Cedar City at 880 N. Main, ph. 586-4491 has been contacted. Carl stated that the Chamber of Commerce would make and put up the signs at no cost to city.

Stan Perry made motion that the 3 separate sets of signs be made with the Planning Commission deciding what would be on each sign, Seconded by Alene Cuff. Motion carried.

ADJOURNMENT: Carl Howard made motion, seconded by Stan Perry that they adjourn. Motion carried. Adjourned at 9:25 P.M.

Minutes written and filed with City Clerk by: *Charma Confer* Charma Confer



MINUTES OF THE SPECIAL MEETING OF LEEDS PLANNING COMMISSION . . .February 14, 1985

PRESENT: Vice Chairman Eldon Stirling, Alene Cuff, Stan Perry, Ray Brown.  
Chairman Bill Smith was excused because of illness. Also present  
were Fred Friese and John Seiler. Vice Chairman Eldon Stirling  
called the meeting to order at 7:00 P.M.

PRAYER: Offered by Fred Friese

The final draft of the Annexation Committee was discussed item by item  
and was unanimously approved on the final draft as attached.

ADJOURNMENT: Alene Cuff made motion, seconded by Stan Perry that they adjourn.  
Adjournment was at 8:25 P.M.

Minutes written and filed with City Clerk by:

*Charma Confer*  
Charma Confer, Secretary



FINAL DRAFT OF THE PLANNING ANNEXATION COMMITTEE

1. The petition for annexation must be accompanied by a plat or map showing the area to be annexed with the names of 51% of the property owners representing 1/3 of the value of the property.
2. The petition must contain a statement setting forth the reasons for annexation and it's proposed use.
3. The plat or map must be prepared by a licensed surveyor and the boundry lines must be certified before final annexation is accepted.
4. The annexation must follow standards set by Utah Code.
5. The area to be annexed must be in the area covered by the Leeds Master Plan.
6. If improvements are a condition of annexation then a statement showing how improvements will be financed will be provided. If this is to be done under the subdivision ordinance, so state.
7. An estimate must be made of the additional cost to the town for municipal services such as: fire protection, police protection, social services, garbage disposal, street lighting, street repair, street signs, animal control, etc., if applicable.
8. In urban annexations the improvements must be of the standard set by the subdivision ordinance of the Town of Leeds; or an acceptable alternative worked out between the Town of Leeds and the annexor.
9. The availability of domestic water must be considered, and if water rights exist on the annexed property, they must be utilized.
10. Access to the property must be provided. If not exisisting, all roads for public use must be dedicated to the Town of Leeds with standards determined by the Planning Commission and a bond issued to insure the improvements will be completed by time set by the commission. If improvements are a condition of annexation then a bond must be posted by the annexor to insure that the proper improvements will be made regardless of subsequent conditions.
11. Proposed land use should not conflict with existing adjacent land use.
12. Any annexation being made to avoid conforming to the subdivision ordinance shall be rejected. (Annexation of adjacent parcels from time to time)
13. The proposed use of the land to be annexed should be beneficial to the Town of Leeds, and contribute to its quality growth.
14. The cost of preparing the final map for recording is to be paid by the applicant.

Approval was unanimous by the Planning Commission Members.

*Thomas E. Stirling*  
*Lud R. Linn*  
*John C. Seiler*

Members of the Annexation Committee



ADDITION

PA-101  
Page 1 of 2

PETITION FOR ANNEXATION TO THE TOWN OF LEEDS, UTAH

I OR WE BEING OWNER OR OWNERS OF LAND RECORDED IN BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_ RECORDS COUNTY OF WASHINGTON, REQUEST THAT ALL OR A  
PORTION OF SAID LAND THAT IS IN THE \_\_\_\_\_  
\_\_\_\_\_  
OF SECTION \_\_\_\_\_, T. \_\_\_\_\_ R. \_\_\_\_\_  
SLM., BE ANNEXED TO THE TOWN OF LEEDS.  
\_\_\_\_\_ ACRES MORE OR LESS.

DATE \_\_\_\_\_ BY \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

SEE pg-2

DECISION MADE BY PLANNING COMMISSION AND FORM P 101 SENT TO TOWN COUNCIL.

\_\_\_\_\_  
CHAIRMAN, LEEDS PLANNING COMMISSION



Items to be Completed by Applicant

1. Use of land if known \_\_\_\_\_  
\_\_\_\_\_
2. What improvements are contemplated (roads, etc.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Does the property have access, if so, what type of access?  
\_\_\_\_\_  
\_\_\_\_\_
4. General Topography (steep, rolling, flat) \_\_\_\_\_  
\_\_\_\_\_
5. Will contemplated use disturb the natural drainage? \_\_\_\_\_
6. If yes (No. 5) How is drainage to be controlled?  
\_\_\_\_\_  
\_\_\_\_\_
7. Does the land have water rights? \_\_\_\_\_  
\_\_\_\_\_



MINUTES OF LEEDS PLANNING COMMISSION . . . . . March 12, 1985

PRESENT: Chairman Bill Smith, Vice Chairman Eldon Stirling, Alene Cuff, Carl Howard, Stan Perry. Chairman Bill Smith called meeting to order at 7:10 P.M.

PRAYER: Offered by Alene Cuff

MINUTES: Motion made by Carl Howard, Seconded by Alene Cuff that minutes of February 12, 1985 be approved. Motion carried.  
Motion made by Stan Perry, seconded by Alene Cuff that minutes of Special Meeting February 14, 1985 be approved. Motion carried.

CONDITIONAL USE PERMIT: By Carl Howard for use of mobile home to be on his commercial property near post office for use as home, barber shop, beauty shop and Justice of Peace. After discussion, applicant, Carl Howard withdrew his application.

REQUEST TO OPEN PECAN LANE: Letter submitted by Bud Brown and Clarence Prisbrey to open Pecan Lane for better access to property. After much discussion, Carl Howard made motion to table the request for a month to investigate more thoroughly and think about it. Eldon Stirling seconded the motion. Vote unanimous. Alene Cuff has the land where the road goes through, so did not vote.

JUNK YARDS: Carl Howard made motion, seconded by Stan Perry that request be made to Town Board about violations of junk yards in town. That Fire Chief look into possible violation of fire code on (1) Veanetta Laub Harris home on Valley Rd., and (2) Jolley home on Mulberry Lane. Motion carried.

SIGNS: Chairman Bill Smith said the minutes of February 12, 1985 said they would think about the signs for a month. After discussion, Alene Cuff made motion, seconded by Carl Howard, that if alright with the Sheriff in Leeds, will go ahead and put up three (3) signs, one on each end of town under lights and one in front of the sheriff's residence under street light stating that sheriff is on duty 24 hours a day. Motion carried.

ADJOURNMENT: Eldon Stirling made motion, seconded by Stan Perry that they adjourn. Adjourned at 8:22 P.M.

Minutes written and filed with City Clerk by;

*Charma Confer*

Charma Confer



## PETITION TO THE TOWN BOARD

THE PLANNING COMMISSION DOES HEREBY PETITION THE TOWN BOARD TO

ACCEPT, ON THIS 12 DAY OF March, 1985, THEIR  
                    date                 month                 year

	<u>date</u>	<u>month</u>	<u>year</u>
--	-------------	--------------	-------------

DECISION CONCERNING Violations of Junk Yards in town  
problem to be considered

problem to be considered

REQUESTED OF THEM BY Planning Commission ON THIS 12  
town board or individual date

town board or individual

date

DAY OF March, 1985.  
          month          year

month	year
-------	------

OUR FINDINGS ARE AS FOLLOWS:

The Planning Commission requests that Town Board address the matter of violation of junk yards of Veanetta Laub Harris home on Valley Rd. and the Jolley home on Mulberry Lane and others, also that Fire Chief examine said properties for violation of fire code.

**ATTEST**

**SECRETARY**

CHAIRMAN OF P.C.



MINUTES OF THE LEEDS PLANNING COMMISSION . . . . . APRIL 9, 1985

PRESENT: Chairman Bill Smith, Vice Chairman Eldon Stirling, Alene Cuff, Stan Perry, Stan Roberts. Chairman Bill Smith called meeting to order at 7:07 P.M.

PRAYER: Offered by Alene Cuff.

MINUTES: Motion made by Stan Roberts, Seconded by Eldon Stirling that minutes of March 12, 1985 be approved. Vote unanimous.

ZONING: Before item # 3 on zoning on adjenda was addressed, Chairman Bill Smith explained that Stan Perry has a conflict of interest in this subject, therefore no questions by him may be directed to Planning Commission or any questions by Planning Commission be made to Mr. Perry.  
In reference to Stan Perry Zoning, Mr. Smith read to the members a letter he received from Attorney Lowry Snow and also the letter of which Mr. Smith sent responding to Mr. Snow's letter. Also a letter received by Mr. Smith from Mr. Snow, requesting to be on the April 9, 1985 adjenda.  
Mr. Lowry Snow ask the Commission (1) the position of present zoning of old store, and (2) by what map or information. Bill Smith pointed out the old store location on the map, it was zoned R-1-20 as of the zoning done April 27, 1983. Mr. Snow ask (3) Does this Commission consider this property of Mr. Perry's as Non-Conforming. Mr. Smith said the property was Non-Conforming Use due to the fact it had been unoccupied for over a year.  
Mr. Snow ask Mr. Smith how he felt personally, that if Mr. Perry came before the Planning Commission requesting a Special Use Permit, Mr. Smith felt that if Mr. Perry has not changed his original use, that there would be no problem that the Planning Commission would grant him the Conditional Use permit.

ANNEXATION: Mr. Loren Lee said he would like to annex into the town of Leeds approx. 56 acres and therefore his request was that if at that time of annexation, the area would be zoned "Planned Unit Development". Mr. Smith suggested that the Annexation petition of the approx. 56 acres superseeds Mr. Lee's petition for annexation as stated in the Planning Commission Meeting of June 12, 1984. Stan Roberts made the motion, seconded by Stan Perry, to accept Mr. Lee's Annexation of approx. 56 acres to be zoned "Planned Unit Development". Vote Unanimous.

OLD BUSINESS - PECAN LANE: Stan Perry made motion, seconded by Eldon Stirling, to accept the request from Mr. Clarence Prisbrey and Mr. Bud Brown, that the Pecan Lane road would be opened at the time the city feels it would be feasible. Voting Unanimous with Alene Cuff sustaining.

ADJOURNMENT: Stan Perry made motion, seconded by Alene Cuff that they adjourn. Adjourned at 8:37 P.M..

Minutes written and filed with City Clerk by:

*Charma Confer*  
Charma Confer



MINUTES OF THE LEEDS PLANNING COMMISSION . . . . . May 14, 1985

PRESENT: Chairman Bill Smith, Alene Cuff, Carl Howard, Stan Perry, Stan Roberts. Chairman Cill Smith called meeting to order at 7:15 P.M.

PRAYER: Offered by Carl Howard

MINUTES: Motion made by Stan Roberts, seconded by Alene Cuff that the minutes of April 9, 1985 be approved. Vote Unanimous.

CONDITIONAL USE PERMIT: Motion made by Stan Perry, seconded by Carl Howard, that the conditional use permit to build "tack, storage & two animal stalls" by Mr. M. W. Fillmore be accepted. Vote Unanimous.

TERMINATION OF CONDITIONAL USE PERMITS: The following applicants have never returned for use permits: Veanetta Laub, Chris R. Rhodes, Mark Ellis, Lungren Prestwell. Motion made by Stan Roberts, seconded by Carl Howard to terminate the use permits. Vote Unanimous.

ANNEXATION AND ZONING:

(1) Zoning - Planning commission studied map showing zoning on future planned unit development by Lorin Lee. The Town Board wanted the Planning Commission to zone all areas before planned unit is developed. Motion was made by Alene Cuff, seconded by Stan Perry that the proposed annexation zoning map and descriptions as presented by Mr. Lee be accepted. Vote Unanimous.

(2) Annexation - Mr. Lee presented an application for annexation of 3.82 Acres. The area is zoned R-1-20 (see zoning above). He presented a sketch of the preposed lot layout. The minimum lot size was 0.78 acres. The road will be extended from Vista Ave. to serve this area. The construction of road and water lines is in progress and should be completed in three months. Motion made by Carl Howard, seconded by Stan Perry to accept the annexation application as proposed. Vote unanimous.

UMBRELLA PALM TREES: Motion made by Alene Cuff, seconded by Stan Perry for Chamber of Commerce to pursue possibility of the planting of Umbrella Palm trees along the main street. Vote Unanimous.

ADJOURNMENT: Stan Roberts made motion, seconded by Stan Perry that the meeting adjourn. Adjourned at 8:47 P.M.

Minutes written and filed with City Clerk by:

*Charma Confer*  
Charma Confer



## MINUTES OF THE LEEDS PLANNING COMMISSION . . . . May 24, 1985

PRESENT: Chairman Bill Smith, Alene Cuff, Stan Perry, Stan Roberts, Eldon Sterling & Carl Howard. Ray Brown was absent. Carl Howard left the meeting before adjournment. Bill Smith called the meeting to order at 7:05 p. m.

PRAYER: Offered by Eldon Sterling.

CONDITIONAL USE PERMIT: Chairman Bill Smith presented the application by Mr. Alvin Lundgren stating that his previous application time limit had expired; therefore, he was again requesting a new conditional use permit to construct two (2) advertising signs to be placed on property owned by Merlin Sullivan. Mr. Smith pointed out that the Town Board had not issued him a permit.

Mr. Lundgren stated that the Utah Dept. of Transportation did not issue him a permit due to the fact the Town Board did not issue a permit so he was unable to proceed with constructing his signs and for these reasons he was again requesting a permit.

Mr. Ross Savage stated that he was concerned what impact the signs would have on the Town for the present and in the future. He suggested that the commissioners consider the problems that may arise. He also stated that other cities and towns have had problems with advertising signs within their boundaries.

Merlin Sullivan stated that he has spent time and money draining the area of the proposed signs. Alene Cuff remarked that he had no complaint because he knew that no permit had been issued.

Merlin Sullivan requested the minutes of April 10, 1984, be read. Bill Smith read the minutes to him. He had no comment.

Eldon Sterling said that he could not see any benefit the signs would have for the town. That the advertising would be for the benefit of other towns, not for Leeds.

Alene Cuff stated that she feels she did not have enough information regarding the impact the signs would have on the town legally. Also, she was not sure the sign company would be able to comply with the conditions of the permit what ever they may be and if not what position that would place the town in. Mr. Stan Perry and Stan Roberts also agreed.

Mr. Lungren said that he would be willing to meet with the town attorney on the subject.

Stan Roberts made a motion to recommend to the Town Board to accept the application only after the town attorney prepared the conditions. A vote was taken and all were in favor. Carl Howard was not present at this time.



**ADJOURNMENT:** Stan Perry made the motion, seconded by Alene Cuff that the meeting adjourn. The meeting adjourned at 7:50 P. M.

*W. B. Smith*

Chairman, Planning Commission

Due to the absence of the Planning Commission Secretary these minutes were taken by Chairman Bill Smith.

Minutes have been filed with the City Clerk.



MINUTES OF THE LEEDS PLANNING COMMISSION . . . . . August 13, 1985

PRESENT: Chairman Bill Smith, Alene Cuff, Stan Roberts, Eldon Stirling and alternate Fred Friese. Chairman Bill Smith called meeting to order at 7:30 P.M..

PRAYER: offered by Eldon Stirling

Minutes: Motion made by Stan Roberts, seconded by Alene Cuff the the minutes of May 14, 1985 and special meeting of May 24, 1985 be approved. Vote unanimous.

ANNEXATION: Mr. Lorin Lee presented application for his annexation of about five acres next to his last annexation. He made the statement that he would install water lines, fire hydrants, and grade the road which was his commitment regarding his previous annexation. He stated that he would complete the commitment before his new annexation was finalized. Stan Roberts made motion to accept Mr. Lorin Lee's application for annexation of approx. five acres. Seconded by Eldon Stirling. Vote unanimous.

ZONING: A request from Town Council to look into zoning on area South end of town, on access road, in Tamarask Addition, where on ramp hits main street. Property owned by Lundwall and Gubler. Mr. Gubler contacted Mr. Bill Smith on May 6, 1985, by letter which Mr. Smith read to Commission and also Mr. Smith's reply. Mr. Gubler was inquiring about present zoning and the future zoning. At present it is zoned OS-5 and discussion was made about CH zone (Highway Commercial). Fred Friese made motion to recoment to Town Council to have area rezoned from OS-5 to CH Zone. Seconded by Stan Roberts. Vote Unanimous.

STREETS: On Silver Meadows Sub-division there are no street names because the Town needs to name the strees. Motion made by Stan Roberts, seconded by Alene Cuff and vote was Unanimous that:

1. That easterly extension of Vista Avenue as shown on sub-division plat "Silver Meadow Estates" recorded in book 331 page 385 records County of Washington, as public roadway, to be now known as Vista Avenue.
2. That portion of annexation plat "Silver Meadow Estates Addition" recorded in book 367 page 873 records County of Washington, shown as public roadway, to be now known as Vista Avenue.
3. That portion of annexation plat "Silver Meadow Estates Addition no. 2" recorded in book 384 page 874 records County of Washington, shown as public roadway, to be now known as Silver Meadow Road.

ADJOURNMENT: Motion made by Fred Friese, seconded by Stan Roberts that the meeting adjourn. Adjourned at 8:35 P.M.

Minutes written and filed with City Clerk by:

*Charma Confer*

Charma Confer



Silver Meadows ADDITION No-2

PA-101  
Page 1 of 2

PETITION FOR ANNEXATION TO THE TOWN OF LEEDS, UTAH

I OR WE BEING OWNER OR OWNERS OF LAND RECORDED IN BOOK 239  
PAGE 505 RECORDS COUNTY OF WASHINGTON, REQUEST THAT ALL OR A  
PORTION OF SAID LAND THAT IS IN THE NE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec 7 T 41 S R 13 W, SLB # M  
SE $\frac{1}{4}$  NE $\frac{1}{4}$  R 13 W, SLB # M Not now in the City of Leeds.  
OF SECTION 7, T. 41 S R. 13 W  
SLM., BE ANNEXED TO THE TOWN OF LEEDS.  
about 56 ACRES MORE OR LESS.

DATE April 9, 1985 BY [Signature]

ADDRESS Box 571 Leeds, Utah, 84796

PHONE 801-879-2260

*That portion in NE $\frac{1}{4}$  NE $\frac{1}{4}$  Fronting Leeds, Main St and Hwy 12 to be Commercial  
Remaining of NE $\frac{1}{4}$  NE $\frac{1}{4}$  to be R7 Zoned. That portion in the SE $\frac{1}{4}$  NE $\frac{1}{4}$   
Complete Page 2 to be Residential to complete Present Silver Meadows  
Estate development.*

DECISION MADE BY PLANNING COMMISSION AND FORM P 101 SENT TO TOWN COUNCIL.

[Signature]  
CHAIRMAN, LEEDS PLANNING COMMISSION



## Items to be Completed by Applicant

1. Use of land if known That portion of NE 1/4 NE 1/4 R13, SLB 1/4 M R7, Commercial  
That portion of SE 1/4 NE 1/4 R13W, SLB 1/4 M Residential
2. What improvements are contemplated (roads, etc.) Road  
& Water main & laterals to property line of lots
3. Does the property have access, if so, what type of access?  
yes Main Street of Leeds
4. General Topography (steep, rolling, flat) Hills & flat
5. Will contemplated use disturb the natural drainage? Some
6. If yes (No. 5) How is drainage to be controlled?  
Street & Wash, (existing)
7. Does the land have water rights? No



PETITION TO THE TOWN BOARD

THE PLANNING COMMISSION DOES HEREBY PETITION THE TOWN BOARD TO:

ACCEPT, ON THIS 15th DAY ~~XXXX~~ OF May, 1985, THEIR  
date month year

DECISION CONCERNING Conditional use permits  
problem to be considered

REQUESTED OF THEM BY Town Board ON THIS 17th  
town board or individual date

DAY OF May, 1985  
month year

OUR FINDINGS ARE AS FOLLOWS: The following Conditional Use  
Applicants: Veanetta Labb, Chris R. Rhode, Mark Ellis & Lundgren  
Prestwell are terminated due to applicants failing to return for  
Use Extension and non-performance.

W.D. Hines  
CHAIRMAN of Planning Commission

ATTEST Pharma Confer  
SECRETARY

XX

FOR COUNCIL USE ONLY:

PETITION ACCEPTED \_\_\_\_\_ PETITION REJECTED \_\_\_\_\_  
yes or no yes or no

BRIEF REASON FOR ACTION TAKEN:

\_\_\_\_\_  
MAYOR

ATTEST \_\_\_\_\_  
TOWN CLERK

DATE \_\_\_\_\_



MINUTES OF THE LEEDS SPECIAL PLANNING COMMISSION MEETING . . October 17, 1985

PRESENT: Vice Chairman Eldon Stirling, Stan Roberts, Stan Perry, Alene Cuff  
Fred Friese. Vice Chairman Eldon Stirling called meeting to order  
at 6:35 P.M.

PRAYER: Offered by Fred Friese.

CONDITIONAL USE PERMIT: Mr. Sylvan D. Olsen ask for a permit for producing  
follage to be done inside of greenhouses at 125 N. Main St.. There would  
be no live plants, etc. or hazzard materials. There would be no mess.  
They would preserve leaves, etc. in non-hazzard material. It would  
be year-round operation, not seasonal and probably about three people  
employed. When product is done, it would be moved to storage buildings  
in St. George to be packaged and shipped out. The plans are to use  
existing two greenhouses except to dress them up and clean up.

Discussion by members were that the seven conditions be the same now  
as given to Mark Ellis on the greenhouses at the June 15, 1983 meeting.  
The secretary read those conditions.

Stan Roberts made motion to accept application for Conditional Use  
Permit with the following conditions:

1. Establish a fence or a planting barrier on the side street facing  
the church;
2. Limitation of signs to comply with the city ordinances, also a  
restriction of lighting;
3. The Conditional Use Permit be reviewed and inspected yearly to insure  
conditions are met - if not, the business must be closed and the  
greenhouse structures moved off;
4. No business or sales will be allowed on Sundays;
5. Investigation of the possibility of bonding to insure conditions are  
met, if not, to pay for the removal of structures and to clean the  
place, if necessary;
6. The residential requirements must be complied with as to set-back  
restrictions for any additional construction;
7. City property (streets) shall not be obstructed with any kind of  
equipment or material or goods of any kind.

This was seconded by Stan Perry. Vote Unanimous.

ADJOURNMENT: Motion made by Alene Cuff, Seconded by Eldon Stirling to adjourn.  
Adjourned at 7:00 P.M.

Minutes written and filed with City Clerk by:

*Charma Confer*

Charma Confer



MINUTES OF THE LEEDS SPECIAL PLANNING COMMISSION MEETING . . November 18, 1985

PRESENT: Chairman Bill Smith, Vice-Chairman Eldon Stirling, Alene Cuff, Ray Brown, Fred Friese. Chairman Bill Smith called meeting to order at 7:06 P.M.

PRAYER: Offered by Eldon Stirling

MINUTES: Minutes of the Planning Commission Meeting held September 17, 1985 were read and approved unanimous.

Minutes of the Planning Commission Meeting held October 17, 1985 were read and approved unanimous.

LEEDS ZONING ORDINANCE: P 201 from the Leeds Town Council to the Leeds Planning Commission was read and discussed. Motion was made by Fred Friese, seconded by Ry Brown to accept the ammendment 7-6 and 7-7 of the Leeds Zoning Ordinance as requested by the Town Board on November 15, 1985 on form P 201. Roll call to voting as follows:

Ray Brown Yes  
Fred Friese Yes  
Alene Cuff Yes  
Eldon Stirling Yes  
Voting Unanimous.

ADJOURNMENT: Motion made by Eldon Stirling, seconded by Alene Cuff to adjourn. Adjourned at 7:26 P.M. Vote Unanimous.

Minutes written and filed with City Clerk by:

*Charma Confer*

Charma Confer

Agenda



MINUTES OF THE SPECIAL MEETING OF THE LEEDS PLANNING COMMISSION . . February 5, 1986

PRESENT: Vice Chariman, Eldon Stirling, Alene Cuff, Alex Beal, Richard Preston, Carlyle Stirling. Absent, Stan Perry. Ray Brown resigned. Visitor Mayor Stan Roberts. Meeting at the home of Eldon Stirling. Meeting called to order by Vice-Chairman Eldon Stirling at 6:40 P.M.

PRAYER: Offered by Alex Beal

Nominations: Carlyle Stirling nominated Stan Perry for chairman of the Planning Commission, seconded by Alex Beal. Alene Cuff nominated Carlyle Stirling for the chairman of the Planning Commission, seconded by Alex Beal. Alene Cuff made motion nominations cease, seconded by Richard Preston. 1 vote for Stan Perry, 3 votes for Carlyle Stirling. Eldon Stirling remains Vice Chairman.

ZONE CHANGE: Eldon Stirling said to be thinking about Perry Keller wanting acreage changed from Industrial to Residential. The acreage is South of Cemetary and West of freeway entrance. Discussion.

MEETING: Mayor Stan Roberts said Lorin Lee would like meeting with Planning Commission as soon as possible to present map.

ADJENDA: Mayor Stan Roberts said he would like the adjenda to be in the hands of the Planning Commission Board 48 hours before the Planning Commission Meeting. (The adjenda needs to be posted 24 hours ahead of meeting.)

DISCUSSION: ON Planning Commission Books, Zoning Ordinance Books, keys for Community Center. Mayor Stan Roberts said he would be responsible to see all members had these as well as Carlyle Stirling and Eldon Stirling having all the necessary forms they need.

MEETING SCHEDULE: Discussion on day and time for Planning Commission Meetings. Decission was made for second Wednesday of each month at 7:00 P.M. in the Community Center. Discussion on whether to meet next Wed. Feb. 12th and decission made to meet at that time. Mayor Stan Roberts said he would have all information to all new members before that meeting so they could have time to study it.

TIME LIMIT: Discussion on time limit for persons turning in information for adjenda at meetings. Alene Cuff made motion, seconded by Alex Beal, that they continue as in the past for persons turning in information for adjenda, and that the adjenda be to Board Members 48 hours ahead of Planning Commission Meeting. Vote Unanimous.

ADJOURNMENT: Motion made by Eldon Stirling, Seconded by Richard Preston to adjourn. Vote Unanimous. Adjourned at 7:40 P.M.

Minutes written and filed with City Clerk by:

*Charma Confer*  
Charma Confer



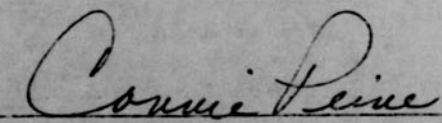
*Alen*

NOTICE OF MEETING

THE LEEDS TOWN COUNCIL WILL HOLD A SPECIAL MEETING ON THURS.,  
MAY 1, 1986 IN THE LEEDS COMMUNITY HALL AT 7:00P.M.

THE AGENDA IS AS FOLLOWS:

1. Call to order
2. Prayer
3. Old Business:
  - a. Resolution 86-3 (Horseshoe Addition of 46.37 acres)
  - b. Pecan Lane- Bill Smith
4. New Business:
  - a. New heating stove for Community Hall- Mayor
  - b. Any last minute items from Council or Mayor
5. Adjournment

  
\_\_\_\_\_  
Connie Peine, Town Clerk

POSTED 4/29/86



ANNEXATION RESOLUTION 86-3

RESOLUTION DECLARING THE ANNEXATION OF TERRITORY TO THE MUNICIPALITY OF LEEDS, UTAH, KNOWN AS THE HORSESHOE ADDITION.

WHEREAS: A MAJORITY OF THE OWNERS OF REAL PROPERTY AND THE OWNERS OF NOT LESS THAN ONE-THIRD IN VALUE OF REAL PROPERTY AS SHOWN ON THE LAST ASSESSMENT ROLLS IN TERRITORY LYING CONTIGUOUS TO THE MUNICIPALITY HAVE PETITIONED THIS MUNICIPALITY; AND ....

WHEREAS: THE PETITION WAS ACCOMPANIED BY AN ACCURATE PLAT OR MAP OF THE TERRITORY TO BE ANNEXED, PREPARED UNDER THE SUPERVISION OF THE CITY ENGINEER OR A COMPETENT SURVEYOR, AND CERTIFIED BY THE ENGINEER OR SURVEYOR; AND...

WHEREAS: THE PETITION AND PLAT OR MAP HAVE BEEN FILED IN THE OFFICE OF THE MUNICIPAL RECORDER...

THEREFORE: IT IS HEREBY RESOLVED BY THE TOWN COUNCIL OF LEEDS, UTAH THAT THE TERRITORY DESCRIBED BELOW BE DECLARED ANNEXED TO THIS MUNICIPALITY.

LEGAL DESCRIPTION:

Parcel 1:

Beginning at the NE corner of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Sec. 13, T.41S., R.41W., S.L.M., thence N.0°06'22"W 667.19ft. along the 40 acre line, thence N.89°40'25"W. 473.80ft along the 1/16 line, thence S.40°35'19"E. 182.37 ft. thence S.33°40'48"W 440.42 ft., thence S.0°51'36"E. 96.68 ft., thence S.75°E. 12.00ft., thence S.28°43'03"W 66.46 ft., to the N. line of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , thence N. 89°22'01"W. 707.40 ft. along said 40 acre line to the NW corner of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , thence S.0°11'40"E. 1000.70 ft., along the 40 acre line, thence S.57°02'06"E., 607.53 ft., to the S. line of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , thence S.88°45'09"E. 816.42 ft., along said S. line to the SE. corner of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , thence N.0°06'22"W. 1334.38 ft., along the east line of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$  to the point of beginning.

(containing 46.09 acres)

Parcel 2:

Beginning at a point S.0°08'29"E. 220.68 ft., along the 1/64 line from the NE. corner of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 13, T.41S., R.14W., S.L.M., thence S.50°24'41"W. 143.77 ft., thence S.40°35'19"E. 171.13ft., to said 1/64 line, thence N.0°08'29"W. 221.58 ft., along said line to the point of beginning.

(containing 0.28 acres)

THE EFFECTIVE DATE SHALL BE AT THE TIME OF RECORDING OF THE PLAT OR MAP ALONG WITH THIS RESOLUTION AT THE COUNTY RECORDERS OFFICE.

PASSED BY A ROLL-CALL VOTE OF AT LEAST 2/3rds OF THE MEMBERS OF THE GOVERNING BODY THIS 1st DAY OF MAY, 1986.



MINUTES OF THE LEEDS PLANNING COMMISSION MEETING . . May 7, 1986

PRESENT: Chairman Carlyle Stirling, Vice Chairman Eldon Stirling, Alene Cuff  
Alex Beal, Richard Preston. Carlyle Stirling called meeting to order  
at 7:10 P.M.

MINUTES: of March 5, 1986 were read. Motion made by Eldon Stirling, Seconded by  
Alex Beal to be approved. Vote unanimous.

OLD BUSINESS: a. 1. Stan Perry's existing conditonal Use Permit was discussed.  
Richard Preston made the motion, seconded by Alene Cuff, to set aside  
Stan Perry's expired Conditional Use Permit until next meeting. Vote  
unanimous.  
2. Carlyle Stirling said he would talk with Stan Perry about the agree-  
ment Stan made at the March 5, 1986 Planning Commission Meeting that  
his property in Leeds is not going to be commercial.

b. M. W. Fillmore's Conditional Use Permit was discussed. Mayor Stan  
Roberts said there were more buildings on the property than the Condit-  
ional Use Permit was agreed upon. Futher Mayor Roberts said he would  
check with Mr. Fillmore and report on or before our next meeting in  
regards to extra buildings.

REVIEW OF PETITION FOR CHOLLA ANNEXATION: After much discussion, looking at maps,  
and studying area of the Cholla Annexation, it was brought out by Alene  
Cuff that the Town Council had already passed 100 % for petition of Cholla  
Annexation, that the Policy Declaration was what the Planning Commission  
must be suppose to consider. Richard Preston said if the Mayor says,  
"He would write it differently if he had it to do over again", then  
lets send it back to the Mayor to re-write. The Town Council had not  
found anything wrong with it.  
Alex Beal made the motion to table the Policy Declaration until it is  
studied and then bring up at next meeting, seconded by Richard Preston.  
Vote as follows: Alex Beal - yes  
Alene Cuff - yes  
Richard Preston - yes  
Eldon Stirling - yes

IMPACT FEES: were presented by Alene Cuff as follows:

- I. \$150.00 STREETS Applies to all dwellings, overnight or non permanent dwellings  
RV Parks, Condo, Church Industry, Public Building.  
A- This does not take the place of special Improvement District.  
B- This does not relieve a develope from paving streets in a subdivision.
- II. \$50.00 PARK & REC.- SINGLE FAMILIES RES.  
Each space of transtory, overnight, or non-permanent Dwelling-  
including Hotels, Motels, RV Parks, RV Condos  
A- Does Not Apply to: Commercial  
Industry  
Church  
Public Building
- III. \$50.00 SAFETY — Fire, Police, Ambulance  
Applies to Single Family & All Other Living Space



MINUTES OF LEEDS PLANNING COMMISSION MEETING (cont.) Page 2

Commercial  
Industry  
Church  
Public Building

Eldon Stirling made motion to approve and pass on to Town Council,  
Seconded by Alex Beal. Vote unanimous.

5. WEST CENTER STREET: Carlyle Stirling said with all the travel on this road, the street is deteriorating and is a dust mess. Dimes now will save dollars later on. Mayor Roberts said he would talk to Bill Smith of the Town Council about it and get something done, that he thought there was money that could be used for that.

ADJOURNMENT: Motion made by Alene Cuff to adjourn, seconded by Alex Beal.  
Vote unanimous. Adjourned at 8:40 P.M.

MINUTES WRITTEN AND FILED WITH CITY CLERK BY:

*Charma Confer*  
Charma Confer, Sec.



MINUTES OF THE LEEDS PLANNING COMMISSION MEETING . . June 4, 1986

PRESENT: Chairman Carlyle Stirling, Vice Chairman Eldon Stirling, Alene Cuff, Alex Beal, Stan Perry. Carlyle Stirling called meeting to order at 7:00 P.M.

PRAYER: Offered by Alene Cuff

MINUTES: Motion made by Eldon Stirling that minutes of May 7th be approved with the addition of "r" on the end of "develope" on the Impacr I to read "developer", Seconded by Alex Beal. Vote Unanimous.

OLD BUSINESS: a. Stan Perry's Conditional Use Permit. Stan Perry orally ask for an extention of his Conditional Use Permit for another year. Alex Beal made the motion to accept Stan Perry's Conditional Use Permit and the renewal date to be June 12, 1987, Seconded by Eldon Stirling.

Vote as follows: Eldon Stirling - yes  
Alex Beal - yes  
Alene Cuff - yes  
Carlyle Stirling - yes

1. On the agreement that Stan Perry had made in the Mar. 5, 1986 meeting, he orally ask that a statement from him be accepted in place of a letter. Eldon Stirling made motion that Stan Perry's statement in place of a letter that he is moving and has explained to his prospective buyers that the property is not to be commercial, Seconded by Alene Cuff. Vote Unanimous.

b. Susan Savage's Conditional Use Permit extention was due Nov. 15, 1985. A letter written to Susan was read. It was tabled until next month.

c. M. W. Fillmore's Conditional Use Permit was discussed with a copy of Wash. County Building Permit application. It was discussed and all felt the situation of extra buildings were resolved.

PETITION OF APPLICATION OF ANNEXATION OF CHOLLA ADDITION: All necessary papers and material were presented: PA 101A, PA101B, PA & BP103, Quit claim deeds, Warranty deeds, maps, etc. After discussion Alene Cuff made motion to accept application for annexation of Cholla Addition to be sent on to Town Board for their vote, Seconded by Eldon Stirling.

Vote as follows: Eldon Stirling - yes  
Alene Cuff - yes  
Alex Beal - yes  
Stan Perry - yes

ADJOURNMENT: Motion made by Stan Perry, seconded by Alex Beal to adjourn. Vote Unanimous. Adjourned at 8:00 P.M.

MINUTES WRITTEN AND FILLED WITH CITY CLERK BY: *Charma Confer*  
Charma Confer, Secy.



LEEDS PLANNING COMMISSION MEETING:.....JULY 2, 1986

PRESENT: Chairman, Carlyle Stirling; Vice-chairman, Eldon Stirling; Council Representative, Alene Cuff; Commission member, Alex Beal; Town Clerk, Connie Peine and 3 citizens.

CALLED TO ORDER: Chairman, Carlyle Stirling called the meeting to order at 7:05 P.M. in the Leeds Community Hall.

PRAYER: The opening prayer was offered by Alex Beal.

MINUTES: The minutes were read. Alene Cuff made the motion to accept the minutes of June 4, 1986. Eldon Stirling seconded the motion and all agreed.

CONDITIONAL USE PERMIT EXTENTION: Susan Savage explained the history of her dealings with the planning Commission and the Town Council with regards to her application to move two cabins onto her property. To her knowledge she had never applied for a conditional use permit on form CU-101. She presented to the Commission a copy of her application on form M-101 which the council instructed her would then need a building permit. She obtained a building permit and is now required to meet the conditions necessary to keep it active until her project is completed. Alene Cuff made the motion to handle the project as a building permit situation with the stipulation that if a question should arise that it can be brought before the commission next month, otherwise it will function as a building permit. Eldon Stirling seconded the motion and the roll-call vote was as follows:

Alex Beal- yea      Alene Cuff- yea      Eldon Stirling- yea  
Carlyle Stirling- yea

Susan was then reassured that if she doesn't hear anything by next months meeting, that the situation will be considered as a building permit.

BURNS APPLICATION FOR P.U.D. - R.V. PARK: Joseph Harlan Burns has applied for a zone change from OS-5 to PUD. He asked that his map and plans be reviewed and that a zone change be considered in order to accommodate an R.V. park on the lower portion of his recently annexed property (The Horseshoe Addition). Due to the fact that there were a lot of questions with regards to this particular situation, Alex suggested that the commission talk to 5-County Govt. Alene Cuff made the motion to take another month to study the concept of a P.U.D. and to contact 5-County Govt. for advice and answers on this situation. Eldon Stirling seconded the motion and the roll-call vote was as follows:

Alex Beal- yea      Alene Cuff- yea      Eldon Stirling- yea  
Carlyle Stirling- yea

Mr. Burns and his associate agreed that they too would look into the situation. Alex Beal and Carlyle Stirling then agreed that together they would contact 5-County Govt.



LEEDS PLANNING COMMISSION MEETING:.....JULY 2, 1986

CONFLICT OF INTEREST DISCLOSURE: Carlyle Stirling and Eldon Stirling each have brothers who are petitioning for annexation. Both commission members have disclosed that there will be no financial gain on their part if these annexations take place. Also, Carlyle Stirling is petitioning for annexation of his own land and will be abstaining when the vote is taken with regards to his petition. Alex Beal made the motion that Carlyle and Eldon Stirling be allowed to vote on the annexation petitions submitted by their brother or brothers. Also that the petition of Carlyle Stirling be considered with a vote by the commission, with the stipulation that the council be informed that said vote is not a majority vote due to the fact the Carlyle is abstaining and two of the commission members are not present. Alene Cuff seconded the motion and the roll-call vote was as follows:

Alex Beal- yea      Alene Cuff- yea      Eldon Stirling- yea  
Carlyle Stirling- yea

BABYLON #1 ANNEXATION PETITION: Rosco McMullin, Harold Stirling and Stanford Stirling have submitted to the commission a petition for annexation of approx. 40 acres contiguous to the Mimosa Annexation. Alene Cuff made the motion to accept the petition as submitted and to pass said petition on the the Town Council. Alex Beal seconded the motion and the roll-call vote was as follows:

Alex Beal- yea      Alene Cuff- yea      Eldon Stirling- yea  
Carlyle Stirling- yea

STIRLINGSHIRE ANNEXATION PETITION: Alene Cuff made the motion to accept the petition for approx 46.89 acres as submitted by William M. Stirling to be annexed contiguous to the proposed Babylon #1 Addition and to pass said petition on to the Town Council. Eldon Stirling seconded the motion and the roll-call vote was as follows:

Alex Beal- yea      Alene Cuff- yea      Eldon Stirling yea  
Carlyle Stirling- yea

BABYLON #2 ANNEXATION PETITION: Alene Cuff made the motion to accept the petition for approx. 53 acres as submitted by Carlyle Stirling to be annexed contiguous to the proposed Babylon#1 Addition and Stirlingshire Addition and to pass said petition on to the Town Council. Alex Beal seconded the motion and the roll-call vote was as follows:

Alex Beal- yea      Alene Cuff- yea      Eldon Stirling- yea  
Carlyle Stirling- abstained.

NOTE: This is not a majority vote due to the numbers of commission-members present and one abstaining.



LEEDS PLANNING COMMISSION MEETING:.....JULY 2, 1986

ESTABLISH OWNERSHIP OF LEEDS STREETS: Chairman, Carlyle Stirling reported that Councilman, Bill Smith has asked the planning commission to research further his findings with regards to the ownership of the streets, roads and lanes within the corporate Town boundaries of Leeds, Utah. If his research is correct and factual, the right-of-ways were never transferred to the Town of Leeds by the U.S. Government and therefore remain as public domain. He proposes that some documentation from the U.S. Atty. Gen. be given to the Town of Leeds giving ownership and jurisdiction to the Town. Bill has pledged his help in anyway possible, making note that he does have a conflict of interest due to the fact that he is a special employee of the U.S. Bureau of Land Management. The Commissioners agreed that Carlyle Stirling should work closely with Bill Smith, seeking his advice and help.

COMMISSION MEMBERS NEEDED: Chairman, Carlyle Stirling asked Councilwoman, Alene Cuff if she would take to the council the planning commission's request for another commission member, based on Stan Perry's tenure and also the request for an alternate member. Alene Cuff agreed to do this.

ADJOURNMENT: With not more business to take care of, Eldon Stirling made the motion to adjourn at 8:55 P.M. Alene Cuff seconded the motion and all agreed.

Minutes written and recorded  
by:

*Connie Peine*

Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING:.....AUG.20,1986

PRESENT: Chairman Carlyle Stirling; Vice-chairman Eldon Stirling; Council Representative Alene Cuff; Commission members: Alex Beal; Richard Preston ; Ross Savage and Fred Hopkins; Town Clerk, Connie Peine; Mayor, Stan Poberts and Joseph Harlan Burns.

CALLED TO ORDER: Chairman, Carlyle Stirling called the meeting to order at 7:02 P.M. in the Leeds Community Hall. He welcomed Ross Savage and Fred Hopkins as new members of the Leeds Planning Commission. He then welcomed Judge J. Harlan Burns.

PRAYER: The opening prayer was offered by Alex Beal.

MINUTES: Eldon Stirling made the motion to accept the minutes of July 2, 1986 as written. Fred Hopkins seconded the motion and all agreed.

STREETS OF LEEDS: Carlyle Stirling reported that he, as yet, has not been able to contact Bill Smith with regards to establishing ownership of Leeds streets. He requested that this item of old business be postponed until the next Planning Commission meeting.

BURNS APPLICATION FOR P.U.D.: Carlyle Stirling reported that he and Alex Beal have talked with a representative of 5- County Government and it is now their understanding that when a zone change is requested from OS-5 to P.U.D., that all land must have a designated zone within the proposed Planned Unit Development. It was also their understanding that zone changes could be made later within the development as needed and as requested and applied for. The primary plans for this P.U.D. include a 6 acre R.V. Park with Clubhouse to be developed in the near future with approx. 20 more acres to the Southwest to be developed at a later date, which would be an extension of said R.V. Park. The other land ( approx 20 acres ) would separate the R.V. Park from the land contiguous with this newest annexation and would be zoned R-R-1. Approx. 9 acres would then remain around the partial perimeter of the proposed R.V. Park which would still be zoned OS-5, due to the topography of the land. Alene Cuff made the motion to accept the application for a zone change from OS-5 to P.U.D. as submitted by Joseph Harlan Burns with regards to the 55 acres known as the " Horseshoe Addition" and to accept within this P.U.D. the following zones: R-P-1; M-H and OS-5, with 2 different phases in the M-H and to have Mr. Burns and associates present to the Commission a copy of legal descriptions with acreage involved and also a copy of "Covenants and Restrictions" which include the following: Compliance with all city ordinances; flood control measures; size and intentions with regards to yards, cement pads, clubhouse and grounds and any other structures. This information is to then be reviewed by the Planning Commission of Leeds before any recommendations are made to the Town Council. Eldon Stirling seconded the motion and the roll call vote was as follows:  
Fred Hopkins- yea Eldon Stirling- yea Ross Savage- yea  
Alene Cuff- yea Richard Preston-yea Alex Beal- yea  
Carlyle Stirling- yea

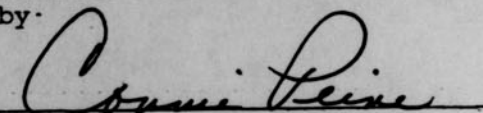


LEEDS PLANNING COMMISSION MEETING:.....AUG. 20, 1986

J. Harlan Burns was then informed that the next regularly scheduled Planning Commission meeting would be on Sept. 3, 1986. If the requested information were received prior to that date, the issue would be put on the agenda. If not, a later date could be arranged for. Mr. Burns then requested a copy of the minutes of this meeting and agreed to furnish the information requested.

ADJOURNMENT: With no more business to discuss. Alene Cuff made the motion to adjourn at 8:40 P.M. Richard Preston seconded the motion and all agreed.

Minutes written and recorded  
by

  
Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING: . . . . . September 3, 1986

PRESENT: Chairman Carlyle Stirling, Vice-chairman Eldon Stirling, Council Representative Alene Cuff, Commission members: Alex Beal, Ross Savage, acting for Town Clerk, Charma Confer, Mayor Stan Roberts and Mr. & Mrs. Dwayne B. Lovell. Meeting called to order by Carlyle Stirling at 7:05 p.m.

PRAYER: Was offered by Ross Savage.

MINUTES: Motion made by Ross Savage, seconded by Eldon Stirling to accept the minutes of August 20, 1986. All agreed.

NEW BUSINESS: Carlyle Stirling said they would need proof that Dwayne B. Lovell is the owner of the property at 20 N. Main. Mr. Lovell stated that it is escrow, but that one of the conditions of the sale is that he could divide the land.

Alene Cuff made the motion to act upon those things ask by Mr. Lovell that the Planning Commission had jurisdiction over with the understanding that they do more research and have authority to act on that research. Seconded by Ross Savage.

Roll call vote as follows: Ross Savage - yea, Eldon Stirling - yea, Alex Beal - yea, Alene Cuff - yea.

a. Variance application on lot sizes: Mayor Roberts said they do not have a Board of Adjustments at this time, but it would be easy and quick to get one. That the Board of Adjustments would handle Variances. Carlyle Stirling ask if a division into four lots would put it into a subdivision ordinance? Mayor Roberts said that is why they need a Board of Adjustments and would get one, that also one is needed where a piece of ground doesn't hardly meet the 1/2 acre lot size.

b. Conditional Use Permit for Hot house: Mr. Lovell said the three 30'x100' hot houses would be plastic with wood frame, would sit off Center St. approx. 60'-65'. Would raise tomatoes for commercial use and herbs for self. Would be approx. 9,000'. Motion made by Alex Beal to pass on to the Town Council with our approval to put up three (3) hothouses with the following conditions;

1. In two years the hot houses would be gone and no extention would be granted.
2. That when moved the area would be cleaned up completely so no rubbish or junk is left around.
3. Will set back at least 55' from Center St. and 5' from fence line.
4. Will be no retailing out of buildings, only wholesale,
5. Maintain a clean and look nice property. Keep debris cleaned up and from blowing away. Seconded by Eldon Stirling.

Roll vote as follows: Ross Savage - yea, Eldon Stirling - yea, Alex Beal - yea, Alene Cuff - yea.

c. Conditional Use permit for animals: Motion made by Ross Savage to accept D. B. Lovell's application ofr milking goats and chickens on property to approve to go to Town Council with the following conditions:

1. That there be no more than six milking goats and 24 chickens for production for family use only. To be penned in a manor that they cannot get off property.
2. Facilities must be kept clean so there will be no obnoxious odors.



LEEDS PLANNING COMMISSION MEETING . . . . September 3, 1986

3. That the animals be located on the East side of existing large garage and in area of hothouses.
4. That Conditional Use Permit need to be reapplied for in one (1) year.

Motion seconded by Alex Beal.

Roll call vote as follows: Ross Savage - yea, Alex Beal - yea, Eldon Stirling - yea, Alene Cuff - yea.

d. Residential use of "old store": The consensus was that Mr. Lovell won't need anything to make it residential because it is already zoned residential. Alene Cuff brought out that it could only be for single residence, not duplex.

OLD BUSINESS: Carlyle Stirling said in relation to the ownership of the town streets, that Bill Smith would get back to him with the answer.

ADJOURNMENT: Motion made by Alene Cuff that they adjourn. Seconded by Alex Beal, vote unanimous. Adjourned at 8:50 p.m.

Minutes written and given to Town Clerk by:

*Charma Confer*  
Charma Confer



LEEDS PLANNING COMMISSION MEETING:.....DEC. 3, 1986

PRESENT: Chairman, Carlyle Stirling, vice-chairman, Eldon Stirling, Council representative, Alene Cuff, Planning Commission members: Ross Savage and Alex Beal, and Secretary, Connie Peine. Also present were 12 citizens.

CALLED TO ORDER: Chairman, Carlyle Stirling called the meeting to order at 7:02 P.M. in the Leeds Community Hall.

PRAYER: The opening prayer was offered by Ross Savage.

MINUTES OF OCT. 1, 1986: The minutes were read aloud by Carlyle Stirling and all agreed to accept them.

BLOMQUIST PRELIMINARY SUB-DIVISION MAP: Eben Blomquist has presented a preliminary sub-division map. He is proposing a sub-division on his property which was annexed and known as the Bonanza Flats #4 addition. Carlyle Stirling explained the steps necessary in order to accept this proposal: 1) a zone change is necessary 2) then a preliminary map must be submitted with all of the required information as outlined in the Town's Sub-Division Ordinance. 3) other concerned groups must be informed, such as the Town Council, etc. 4) There should be a physical examination of the property and 5) A final plat map submitted. Mayor Roberts recommended pursuing the right-of-ways involved. The commission members agreed that Mr. Blomquist needs to address the right-of-way and also the water needed for such a project, but first of all he will need to apply for a zone change. Alene Cuff made the motion that Mr. Blomquist be asked to attend the next planning commission meeting and be able to explain the water, the right-of-way and to have applied for the needed zone change and to also complete his preliminary map with the required items. Ross Savage seconded the motion and the roll-call vote was as follows:

Alene Cuff- yea      Ross Savage- yea      Alex Beal- yea  
Eldon Stirling- yea

IMPACT FEES FOR R.V. PARKS: The Town Council would like the Planning Commission to check into fees for R.V. Parks. Alene Cuff accepted the assignment to do this and will report back at the next meeting.

ARCHITECTURAL CONTROL BOARD: Alex Beal made the motion to postpone this item of business until the next Town Council meeting, wherein a lawyer would be present and able to give advise. The motion died for lack of a second. Alene Cuff made the motion to have a member of the Planning Commission look into this concept, checking all areas they feel necessary and to then report back to the commission. Eldon Stirling seconded the motion and the roll-call vote was as follows:

Alene Cuff- yea      Ross Savage- yea      Alex Beal- yea  
Eldon Stirling- yea

Ross Savage accepted the assignment.



LEEDS PLANNING COMMISSION MEETING:.....DEC. 3, 1986

DEFINING MODULAR HOMES AND MOBILE HOMES: Ross Savage made the motion to have the commission study and make inquiries as to the definition of a modular home and a mobile home. Also to have on site inspections of actual situations and to seek council from 5-County Govts. Alex Beal seconded the motion and the roll-call vote was as follows:

Alene Cuff- yea      Ross Savage- yea      Alex Beal -yea  
Eldon Stirling- yea

Ross Savage agreed to accept the assignment and Mayor Stan Roberts volunteered to help him.

DENSITY OF R.V. PARKS AND MOBILE HOME PARKS: Chairman, Stirling agreed to check into this and Mayor Roberts agreed to talk to Steve Labrum to seek his council.

MOBILE HOME DISTRICT: The Town Of Leeds does not have a mobile home district and yet addresses such a zone in the Town's Zoning Ordinance. The question was raised as to whether or not the Town is liable because it has not yet designated a district for mobile homes. Mayor Roberts agreed to check with the Town's attorney on the matter and report back to the commission.

ADJOURNMENT: Alene Cuff made the motion to adjourn at 8:35 P.M. Alex Beal seconded the motion and all agreed.

MINUTES WRITTEN AND RECORDED

BY:

Connie Peine  
Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING:..... 07 January 1987

PRESENT: Chairman Carlyle Stirling, Vice-chairman Eldon Stirling, Council Representative Alene Cuff, Planning Commission Members Ross Savage, Alex Beal and Substitute Secretary June M. Forsha. Also present was Mayor Roberts, Susan Savage (for a short time) and Robert Cuff (toward the end of the meeting).

CALLED TO ORDER: Chairman Carlyle Stirling called the meeting to order at 7:05 p.m. in the Leeds community hall.

PRAYER: The opening prayer was offered by Eldon Stirling.

MINUTES OF 03 DECEMBER 1986: Chairman Stirling inquired if everyone had read and familiarized themselves with the the 03 December minutes. Eldon Stirling moved that they be accepted as written, Ross Savage seconded the motion, and the minutes were unanimously approved.

BLOMQUIST PRELIMINARY SUBDIVISION MATTERS: Chairman Stirling indicated he had just this evening received word from Mr. Blomquist that he would not be at the meeting tonight.

REPORT ON IMPACT FEES FOR RV PARKS: Alene Cuff indicated that she had contacted various municipal entities in the area and had a commitment from Joan Bills of the Washington City Council that she would send a report of the impact fees charged by the city of Washington but that such a report had not yet been received. This matter was postponed until the next meeting of the Planning Commission.

REPORT ON ARCHITECTURAL CONTROL BOARD: Ross Savage noted that he had contacted the City of St. George, the City of Washington, Santa Clara and the Washington County building inspector, and determined that the only municipal entity having an architectural control board is the City of St. George. He was advised by the building inspector that it doesn't work. In other words, it causes more problems than it solves. A review of the Leeds Town ordinances makes reference to a city engineer, and though Leeds does not now have an engineer it was the general feeling that someone should be appointed to say yes or no on matters normally coming to an architectural control board. In that there was an obligation for recommendation to the Town Council, Ross Savage made the motion that the Town should appoint this one person, and the motion was moved on unanimously in the affirmative.

REPORT ON DEFINING MODULAR HOMES AND MOBILE HOMES: Ross Savage discussed this matter with John Willie (the county planning engineer) and was given a very simplified definition, indicating that it was a trailer versus a "stick home" on a permanent foundation and the home cannot be moved. Chairman Stirling indicated that the ordinance defines a mobile home as something about 12' wide and 40' long with bath, kitchen, etc. on running gear and not on a permanent foundation. A modular home is a permanent immovable dwelling after assembly. Alene Cuff related in some detail the experience she and her husband had in the location and construction of their present home and she noted that actually she feels that the problem is that there are three categories of such homes, i.e., mobile home, mobile-modular home, and modular home, and the constant problem seems to be the effort to force the three categories into the two segments of the ordinance. After the discussion, Ross Savage made the motion that they change the ordinance to make the three categories, i.e., mobile home, mobile-modular home, and modular home. The motion was seconded by Alex Beal,



and the voting was unanimous in the affirmative.

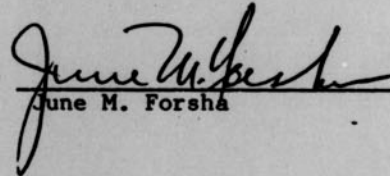
REPORT ON DENSITY OF RV PARKS AND MOBILE HOME PARKS: Chairman Stirling indicated that the ordinance now provides that in the mobile home situation there can be four such homes per acre without a public sewer, and with a public sewer there can be eight, but the minimum lot is to be 4000 sq. ft. In the matter of RV parks the City of St. George ordinances permits sixteen per acre, the Washington ordinance provides for fifteen per acre. Mayor Roberts indicated that Russell Peine, who has worked on the Kings Row RV Park has indicated that even ten RV's per acre seems to be somewhat congested. After the discussion, Alene Cuff made the motion that the ordinance provide for fifteen RV spaces per acre. Eldon Stirling seconded the motion with Alene Cuff voting yea, Ross Savage voting no, Eldon Stirling voting yea, and Alex Beal voting yea.

MOBILE HOME DISTRICT: The motion was made that this matter be tabled until the matter can be clarified.

REORGANIZATION OF THE PLANNING COMMISSION: Chairman Stirling read from the rules which in part indicated that the Chairman and the Vice-Chairman should serve for a period of one year and that the one year was now up. Other members of the Commission indicated that there was interpretation of the rules that would refute the one-year matter. In the circumstances the present organization will remain intact, but there is a possibility that one member of the Planning Commission will be asked to serve on the Town Board.

ADJOURNMENT: Alene Cuff made the motion that the meeting adjourn at 8:05 p.m. and all agreed.

Minutes written by

  
June M. Forsha



LEEDS PLANNING COMMISSION MEETING:.....MARCH 4, 1987

PRESENT: Town Clerk, Connie Peine; Council representative, Alene Cuff; Commission members: Ross Savage, Maiben Jacobsen, Edell Butterfield; Alex Beal; Richard Preston and Bill Schweer. Also present were Susan Savage and Mayor Stan Roberts.

CALLED TO ORDER: Due to the lack of a chairman or vice-chairman, the Town Clerk, Connie Peine, called the meeting to order at 7:02 P.M. in the Leeds Community Hall.

PRAYER: The opening prayer was offered by Ross Savage.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN: Alene Cuff nominated Edell Butterfield for chairman of the Planning Commission. Richard Preston seconded the motion. Edell Butterfield nominated Bill Schweer for chairman of the Planning Commission. Maiben Jacobsen seconded the motion. Maiben Jacobsen made the motion to close the nominations. Alex Beal seconded the motion and all agreed. Edell Butterfield asked the commission to remember that he was very new to the town, whereupon, Alene Cuff made the motion to have Bill Schweer serve as Chairman of the Planning Commission and Edell Butterfield serve as the vice-chairman. Ross Savage seconded the motion and they all agreed. The town clerk then turned the time over to Chairman, Bill Schweer.

DISCUSSION OF LEEDS WORKING DOCUMENTS: Chairman, Bill Schweer left for a moment and returned with most, if not all, of the documents used by the Town of Leeds. He passed out a copy of his summary of these documents and explained that he would like each commission member to become aware and acquainted with each document: its meaning; its use and its status as to how current it is. These documents, in his summary, were divided into three groups: 1) long-range planning; 2) general information and 3) those pertaining to annexation. He had an updated list of items needed to bring the familiarization booklet current and asked that the commission begin work on this document and present to the council any changes or updating they find necessary. Alene Cuff commented that she felt that these proposed changes or updates should be presented to the council before the commission members proceed, in order to save any un-needed work. Chairman, Bill Schweer said that it was Alene's duty to tell what the Council would want. Alene explained that she would first have to present it to the council and then to the commission. Chairman, Schweer agreed. The proposed items to update the familiarization booklet did receive a general approval from the commission members and also from Mayor Roberts.

ADJOURNMENT: Alene Cuff made the motion to adjourn at 7:50 P.M. Alex Beal seconded the motion and all agreed.

MINUTES WRITTEN AND RECORDED  
BY:

Connie Peine  
Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING: .....APRIL 15, 1987

PRESENT: Chairman, Bill Schweer; Vice-chairman, Edell Butterfield; commission members: Alene Cuff, Ross Savage and Alex Beal; Town Clerk, Connie Peine; Town Attorney, Jacqueline Hatch ; Mayor, Stan Roberts and Joe Vanseters and Lavarr Webb.

CALLED TO ORDER: Chairman, Bill Schweer called the meeting to order at 7:35 P.M. in the Leeds Community Hall.

PRAYER: The opening prayer was offered by Ross Savage.

MINUTES: Ross Savage made the motion to accept as written, the minutes of the last two meetings held by the Planning Commission. Edell Butterfield seconded the motion and all agreed.

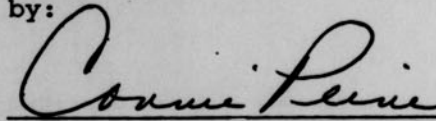
ORDINANCE ON MOBILE HOMES: Chairman, Bill Schweer reviewed the two Logan ordinances 86-45 and 86-46. Atty. Hatch reported that she has attended a risk management meeting and stated that she liked the Logan Ordinances because they avoid liability and yet require manufactured homes to look good. She reminded the commission that there can never be any discrimination and that she has written an ordinance as far as changing the definitions in the present zoning ordinance is concerned. She found that Leeds does not have a separate Mobile Home Ordinance as such and that she is working on one that will incorporate what the Logan Ordinances contain. She feels that this area needs an Ordinance specifically for Mobile Homes, etc. Chairman, Bill Schweer feels that Leeds needs a modular home park.

LAVARR WEBB: Lavarr presented preliminary plans for the "Silver Hollow R.V. Chateau" with approx. 200-225 lots. This area of proposal is not within the Town boundaries. There are many details that need to be worked out, such as water, land owners, etc. He said that he only wanted to show what he had in mind and receive philosophical approval. The Commission was impressed with the proposal.

MATERIALS: Chairman, Bill Schweer told of his plans to place papers and documents in a box in the store and to have the commission members take turns informing themselves with the various items places there.

ADJOURNMENT: Alene Cuff made the motion to adjourn at 9:05 P.M. Bill Schweer seconded the motion and all agreed.

minutes written and recorded  
by:



Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING.....MAY 6, 1987

PRESENT: Chairman, Bill Schweer; co-chairman, Edell Utterfield; Commission members: Ross Savage, Alex Beal ; Maiben Jacobson and Alene Cuff; Town Clerk, Connie Peine. Also present were: Susan Savage, Mayor Roberts, June Schweer and Mr. Harry Hanley.

CALLED TO ORDER: Chairman, Bill Schweer called the meeting to order at 7:45 P.M. in the Leeds Town Community Hall.

PRAYER: The opening prayer was offered by Ross Savage.

MINUTES: Alene Cuff made the motion to accept as written the minutes of April 15, 1987. Ross Savage seconded the motion and all agreed.

PRISON: Chairman, Schweer told of the new prison to be 16 miles out of Cedar City in Iron County. There was no need for discussion, since the decisions and plans have already been made.

HARRY HANLEY: Bill Schweer reviewed the situation and read from the Leeds Ordinance 1-81. Mr. Hanley wants to build one house on his land which is zoned OS-5 and needs to have a water line to the house. Ordinance 1-81 has several stipulations which need to be met by a person planning to build. Chairman, Bill Schweer asked Alene Cuff to review the Ordinance and share her findings with the Commission. Alene Cuff quoted from the minutes on record which told of the sequence of events leading to Ordinance 1-81. She then told what an ordinance must be, according to the Utah Code. Her findings in conclusion were that:

1. The Ordinance in question is illegal by legislative standards which state certain things SHALL be done and were not.
2. Should cover only one problem at a time.
3. The Master Declaration Policy covers the General Policy and is made according to code.  
The Declaration Policy that is approved on a piece of property being annexed can and does cover all the points that ordinance 1-81 covers.
5. She believes Ordinance 1-81 should be cancelled as it no longer has any use.
6. This is a Water Board problem.

Chairman, Bill Schweer disagreed with her conclusions and recommended that the Ordinance either be used or change it. He said that the annexation procedure should be changed. Alene Cuff said that annexation procedures are controlled by Utah code. Bill would like to go to the Town's attorney and ask about municipal water, both domestic and irrigation and to have a general meeting of the public to ask what they want. He said he wants long range plans to improve the area. Alene Cuff feels that the Town doesn't need to start over, but only revise. Bill Schweer said that the Planning Commission is advisory to the Town Council and that we should have the lawyer go over Ordinance 1-81 to see if it is okay or not and to go over the annexation procedures to see that this doesn't happen again. Also to meet and see what is wanted in OS-5 zoning. Alene pointed out that OS-5 has a permitted use allowing one house per 5 acres to be built. Bill asked for a motion to talk to the lawyer



LEEDS TOWN PLANNING COMMISSION MEETING:.....MAY 6, 1987

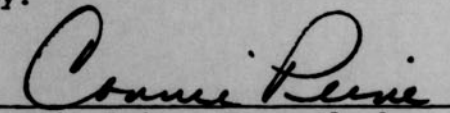
about Ordinance 1-81 and to re-evaluate the annexation procedures. And then to ask the public. Bill asked twice for this motion and none was made. Ross Savage then made the motion to ask the attorney if Ordinance 1-81 is legal and /or needed. Alex Beal seconded the motion and all agreed. Bill Schweer then made the motion to have the annexation procedures re-evaluated. This motion died for lack of a second

BOX IN STORE:Chairman, Bill Schweer has put a box in the store so that the commission members can have access to documents and maps, etc. to read and put back for the next person. The commission members agreed that this was a good idea and agreed to use it.

ORDINANCE 1-81: Alene Cuff made the motion to have the Town Council act on any changes in or to Ordinance 1-81 after the Town's attorney had evaluated it. Edell Butterfield seconded the motion and all agreed.

ADJOURNMENT: At 9:20 P.M., with no more business to take care of, Alene Cuff made the motion to adjourn. Maiben Jacobson seconded the motion and all agreed.

Minutes written and recorded  
by:

  
Connie Peine, Town Clerk



LEEDS TOWN COUNCIL MEETING:.....JUNE 18, 1987

PRESENT: Mayor Pro-tem, Mark Ludlow; Councilmen: Eldon Stirling and Fred Friese; Councilwoman, Alene Cuff; Town Clerk, Connie Peine; Atty., J. Hatch and 9 citizens.

CALLED TO ORDER: Mayor Pro-tem, Mark Ludlow called the meeting to order at 7:35 p.m. in the Leeds Community Hall.

PRAYER: The opening prayer was offered by Alene Cuff.

MAYOR PRO-TEM: Alene Cuff made the motion to accept Mark Ludlow as Mayor Pro-tem while Mayor Stan Roberts is out of town. Fred Friese seconded the motion and all agreed.

MINUTES: Fred Friese made the motion to accept the minutes of April 16, 1987 as written. Alene Cuff seconded the motion and all agreed.

FINANCIAL STATEMENTS: The council will approve the financial statements for April, May and June at the next regularly held town council meeting.

WATER ISSUE: Atty., Hatch reported that she has drafted a letter to the L.D.W.A. that they should go over and then get out to the shareholders for a vote, hopefully this month. She said that they have met with Engineer, Gerald Stoker of Cedar City and also with Rick Hafen who is a water-law atty from Salt Lake and hopefully all the questions have been answered so that this issue can proceed. Copies were then handed to Eldon Stirling to give to his wife, Louise, who is the L.D.W.A. sec.

IMPACT FEES ON NEW CONSTRUCTION: Atty., Hatch handed out an Ordinance she had written establishing application fees for streets, parks and recreation, planning, police and fire protection and legal expenses, to be paid in connectin with any new construction; establishing rates and provision for amendment by resolution; fixing and effective date and a penalty. This Ordinance, if accepted would be 1-87. Mark then asked for the clerk to read it outloud, after which he asked to have it put on the agenda for the July Town Council meeting and to have the Planning Commission consider it in their July meeting.

PRINCESS FUND: Connie Peine, chairman for this years contest, explained that there was a need for more funds to cover the extra costs of having four winners, instead of just three. Also, that if there were to be a float of any kind, there would need to be more money allocated to the princess fund. Fred Friese made the motion to use an additional \$200 out of Misc. to cover these extras. Eldon Stirling seconded the motion and all agreed.

VIOLATIONS: Mark Ludlow reported that Sheriff Roberts has been contacted and will set up his radar gun in an effort to control the speeding that has been taking place. It seems that the biggest offenders are the cement trucks that speed



LEEDS TOWN COUNCIL MEETING:.....JUNE 18, 1987

through the Silver Meadows Estates. Mark Ludlow also reported that there had been a break-in of the back room behind the Community Hall.

SOLID WASTE POLICY: Town Clerk, Connie Peine reported that Leeds must comply with the policy inforce as outlined by the Washington County Solid Waste District. It states that a house must be billed for garbage pickup if there is still power or water hooked up and turned on to that house. Leeds will need to update its list and add these house on to its billing. This will begin with the July 1987 billing.

MERRILL STIRLING: Mr. Stirling would like to build a house on the land that he recently had annexed. He is not after a permit, he just wants to know the feasibility of such an undertaking. Mark Ludlow reminded him that the Town Council has no jurisdiction over water and that is the first issue he needs to address. Mark recommended that he meet with the Planning Commission and the L.D.W.A.. Mr. Stirling said he would like to have a building permit application to look it over. The clerk agreed to give him one.

ORDINANCE 1-81: Alene Cuff told of her findings, which can be found in the Planning Commission minutes. Atty Hatch stated that this Ordinance needs working on and feels that there should in place an Ordinance controlling less than 3 houses that is not a sub-division. Merrill Stirling told of a "Private Lane Ordinance" that he knows of. He is the Planning Commission Chairman where he lives. Mark Ludlow asked if he could get Leeds a copy of that Ordinance. Mr. Stirling agreed to do that.

4TH OF JULY: Mark Ludlow asked for volunteers to take charge of the 4th of July recreation for the Town of Leeds. The people in charge will be: Mark Ludlow, Fred Friese and Ron Caso.

BEAUTIFICATION MONTH: Fred Friese recommended that the Town of Leeds have a month that they dedicate to beautification. He stated that it should be a cool month to work in and since April is over, he suggested Oct. He would like also to have a sign placed at either end of Town telling of this event. The council agreed with his suggestions.

CITY MANAGER: Mark Ludlow suggested that the Town of Leeds could consider having a manager to oversee the functions of the town. He passed out a sheet with all of the information from the Utah code with regards to a city manager. He said that the big advantage to having one would be the fact that he would serve for 3 years and would be a stabilizing force as people leave and enter office. His pay would be \$1/year for awhile and he would have no vote on the council, etc. His job would be to manage.



LEEDS TOWN COUNCIL MEETING:.....JUNE 18, 1987

BUDGET RECOMMENDATIONS: Mark Ludlow reviewed the budget of last year (1986-87). Mark, as fire chief for the town, thought that quarterly payments to the fire dept. might work better for the next year. He said that sometimes the dept has to wait for a month or two to obtain the funds to make a purchase. The council agreed to continue on with the transient fund and the Princess fund.

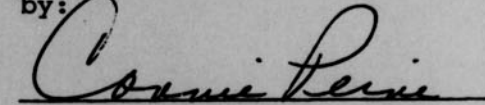
CEM#306: Alene Cuff made the motion to accept the requests from Carl Seierup to spend around \$300 on Roundup, sprayer, trees and a drip system. Fred Friese seconded the motion and all agreed. This money has already been budgeted for.

PLAN TO GET OUT ALIVE: Mark Ludlow told of the McDonald's program to help plan for escape during a fire. The projected date for that project is Oct.

TREE AT CEMETARY: Alene Cuff said that a letter has been written which complains about a tree in the cemetery. The writer of this letter requests that this tree be removed. The town clerk knows nothing about this letter. Alene Cuff made the motion that if necessary, a letter be written to this person stating that the Town Council supports the cemetery director and his decisions stand. Fred Friese seconded the motion and all agreed.

ADJOURNMENT: Alene Cuff made the motion to adjourn at 8:58 p.m. Eldon Stirling seconded the motion and all agreed.

Minutes written and recorded  
by:



Connie Peine, Town Clerk



REGULAR MONTHLY PLANNING COMMISSION MEETING-----7:30 p.m.-----1st JULY 1987.

Bill Schweer conducted and called the meeting to order at 7:35.

Prayer: Stan Roberts

Present: Bill Schweer, Edell Butterfield, Stan Roberts, LaVarr Webb, with Louise Stirling who was taking place of Connie Peine who is away for a few days.

There was some discussion about what to do about the poor attendance of some of the committee members.

The time was turned to LaVarr Webb, who had been up to talk to Gerald Stoker to ask him how to save his water in Hidden Valley area. Stoker told him there were two ways he could go: he could "prove intent" to use the water or attach himself to a municipality. So, he decided to help Leeds get into a municipality and to start developing his sub-division in order to show intent. He can have an R.V. status or he can have houses if he'd like or else he needs to get annexed into Leeds. He believes he's probably too late to get into a Leeds Municipal so he was asking for Mayor Roberts to write him a letter of approval for his sub-division plans. He showed a map of his territory and discussed what he had done toward his sub-division. He explained his septic system which he is trying to get approved and told us it is called a "mound system", which is used in areas where the top soil does not run deep enough. He said that they plan to have 60 lots on his land eventually.

Webb has filled out annexation forms for his area and has all signatures that he needs except three, but expects no problems getting those and he has also made a map of the annexation. Everyone in the valley wants to be annexed, including Bryant McMullin's property, all who live in Hidden Valley and all of Webb's sub-division people. The total acreage of the whole area they want annex is about 140 acres.

He handed in a written annexation proposal which is printed here exactly as handed in:

**Annexation Proposal**

**Subdivision of about 60 one acre lots.**  
**Graveled roads that meet County specifications.**  
**Six inch culinary water line.**  
**Fire hydrants every 500 feet.**  
**Will run a six inch water line from Leeds to the Valley.**  
**Will furnish one third of a second foot of water.**  
**Will deed all improvements, including an 18,000 gallon water tank, to the city of Leeds.**  
**Leeds must recognize all water hookups that have been paid for.**  
**Leeds must also change its private culinary system to a municipal system capable of protecting water for future expansion.**



(Annexation Proposal----continued).

**Note: If we run a six inch water line to the Valley, it will pass by land already incorporated into the city that does not have access to culinary water. Moreover, that line will greatly increase the value of the property that the city purchased from Vere McMullin.**

In addition to the above proposal he said he would be willing to deed over some surface water if it was necessary but would rather not do that.

Schweer said that he has never talked to a town who has gone from private to municipal and been able to ask just what they have had to do in order to change over, and he would like to do that.

Webb said that he would be willing to deed his water to a conservancy district but would like to be able to lease it back at an affordable price. He explained that most towns start their pay rates for water at 5000 gallon for maybe \$5.00 and then graduate the rates on up according to the amount of usage and felt ours should be done in a similar manner. Stan said he also felt that Leeds should have a graduated pay rate just to discourage the waste of water.

Roberts explained that the Atty. General had extended L.D.W.A.'s time and Webb said maybe they could also get an extension. Roberts said he would give Webb a letter giving his approval of a sub-division.

Webb said he felt like we were being foolish to allow some of our water to be lost, meaning the excess water over in Hidden Valley.

Webb excused himself at this point.

Schweer then brought up the subject of the sub-division ordinance and ordinance 1-81. Schweer feels that we need a Leeds engineer and had had one suggested to him. He said we need one to survey, make suggestions and give advice on certain road. He said we need to have an engineer look at Hanley's work and give advice on it.

He talked of the master plan and felt that it is a good document and said that Atty. Hatch is looking over a couple of documents to do with the master plan document. He said the criteria for annexation is included in the plan.

He also said that the annexers should be responsible for streets and other needs of their annexations, and that there should be an agreement between the annexer and the town as to who should do what and it should be signed by both parties. Hatch says this should be put into the individual policy plan. If changes are to be made, the same procedure should be followed again.



Schweer brought up the Merrill Stirling property and the road to that property and talked about a private lane plan and felt the town needs to put together some kind of plan to require the owners to do something about their own roads, though the town should be careful to require the roads to be the right size, and also water lines and fire hydrants and to help defray the expense for those things.

Butterfield had a question on ordinance 1-81 and wondered where we stand on that? Schweer replied that there had never been enough committee members present to approve it. At the moment Atty. Hatch has that ordinance and is looking it over because of a question of legality that had been brought up about it. Roberts asked if it had been made an ordinance and that was not known. Butterfield asked where the original ordinance was and no one knew but, Schweer explained how it had come about.

Schweer gave a copy of Kanab policies to Butterfield to read and also some maps about annexations to study over.

They talked briefly about replacing some committee members with people who would be better at attending the committee meetings. They talked of Brewer, Nylund, and Page. Roberts and Butterfield thought Brewer might serve and said he has some experience to his credit. They need someone to take Ross Savages place and also Richard Preston's.

Possible annexations that were talked about were the Hanley property, the Blumquist property and the Burrows property and possibly some owned by 5-M, although 5-M may join the conservancy district at Silver Reef. They mentioned a possible reservoir up in the area above Silver Reef that everyone will put their water into. Schweer mentioned that the engineer that looked at it said it would be too expensive for the amount of water it would hold.

Schweer said he would like to see some new maps made that would be easier to understand, that would have some property lines, fields and names put on it. He said he would talk to an engineer about it. Roberts went home and brought back a map showing where the reservoir would be and said it would hold some 13,000 acre feet.

Schweer brought up a zoning ordinance about double width trailer homes and that was discussed briefly. He gave a copy of the ordinance to Butterfield to read over.

Schweer next brought up an ordinance on impact fee. He had two different copies and didn't know which was the latest copy. Because of that it was felt that these things should be dated so as to keep track of what is most recent material.



Schweer wants to have an engineer look at the Bonanza Flat road. Mayor Roberts okayed that.

Schweer asked Butterfield if he had read the proposed budget. He hadn't. Schweer felt the spending page was not detailed enough. He felt that it should be detailed enough so that everyone who looked at it could understand it. He felt that each category should be broken down into exactly what it had been spent for. He asked Butterfield to also go over that. Schweer said the planning commission used to have a Capitol Improvement Fund and once a year they gave a report on what had been accomplished. He'd like to see that done again.

Schweer went back to ordinance 1-81 and said that no mention was made in it of water lines and fire hydrants, etc., and Roberts said these could be added as needed.

Roberts asked if Dodge might be interested in serving on the commission, Butterfield thought he might.

Last month's minutes could not be read and approved because of the absence of a quorum.

Schweer will talk to an engineer about some of the questions that he is concerned about and asked Roberts to make an appointment with Ken Sizemore, the five-county administrator, for him.

Roberts asked Schweer if he had done anything about putting <sup>together</sup> a familiarization booklet and he hadn't. He said he wanted to do some looking into some of the ordinances first. He'd like to see the Master Declaration Policy better clarified on some points.

Butterfield asked Roberts if they could meet together and go over the budget for some explanations of some of the items. They agreed to meet.

It was asked if the impact fees should be included in the familiarization booklet or somewhere else?

Roberts asked if they thought one of the councilman could act as treasurer in order to save that amount of money that is paid out for that?

Schweer made a motion to adjourn, all approved.



LEEDS PLANNING COMMISSION MEETING:.....JULY 15, 1987

PRESENT: Chairman, Bill Schweer; co-chairman, Edell Butterfield; commission members: Maiben Jacobsen, Alex Beal and Alene Cuff; Town Clerk Connie Peine.

CALLED TO ORDER: Chairman, Bill Schweer called the meeting to order at 4:40 p.m. in the home of Connie Peine. The commission members had just returned from a trip to Lavarr Webb's property he has petitioned for annexation.

RELEASE REQUESTED: Alex Beal requested that he be released as a planning commission member due to heavy work schedule. Alene Cuff said that it would be on the agenda of the Town Council meeting the next night. The commission also discussed the release of Richard Preston due to his lack of interest in attending commission meetings.

MINUTES: Connie Peine read out loud the minutes of May 6, 1987 after which Maiben Jacobsen made the motion to accept them as written. Edell Butterfield seconded the motion and all agreed.

ORDINANCE 1-81: According to information given to Bill Schweer, the Ordinance 1-81 is legal and only needs to be worked on a little.

CITY ENGINEER: Chairman, Bill Schweer told of a letter he had written seeking the employment of a city manager. The letter will need the approval of the Town Council. The manager would be paid per job by the developer as he is needed.

MINUTES OF JULY 1, 1987: Alene Cuff made the motion to wait until the next meeting to approve the minutes of July 1, 1987. That way the commission members could have time to read and study them. Alex Beal seconded the motion and all agreed.

LAVAR WEBB ANNEXATION PETITION: Mr. Webb has proposed to annex approx. 153 acres into the Town of Leeds. He says that he has water rights that equal about 58 taps @ 40,00 gals/month. He proposes to help Leeds get a bigger water tank. He proposes to keep his water separate and mix some from the present L.D.W.A. system as needed and purchased in the future and to monitor it with a meter at the beginning of his property. Bill Schweer reported that Leeds has four water rights which equal about 164 taps. Alene Cuff made the motion that Lavar Webb be told that the Planning commission is not against the annexation of his land and of his proposed sub-division. However, we do want a guarantee that there will be no mixing of his water with that of the present water in the Leeds system. Also he must, at least, chip-seal the roads. He must understand that Leeds cannot guarantee him water until he has obtained it through conversion of irrigation water into the system and until a tank is finished that is capable of holding it. He must understand that he cannot make any demands until that is done. Also he will install a 6" culinary water line with fire hydrants every 500 feet. Also the commission would require him to clarify



LEEDS PLANNING COMMISSION MEETING:.....JULY 15, 1987

what he means in his proposal when he says" Leeds must recognize all water hookups that have been paid for." We recommend that he follow the Sub-division Ordinance as outlined and are willing to recommend that the Town Council waive the curb and gutter requirement. Maiben Jacobsen seconded the motion and the vote was 3 yea and 1 nea. (no vote was required from chairman, Bill Schweer.)

ORDINANCE 1-87:Edell Butterfield made the motion that the fees be reconsideredbecause they are too high. Also that the whole Ordinance be studied further. Alene Cuff seconded the motion and all agreed.

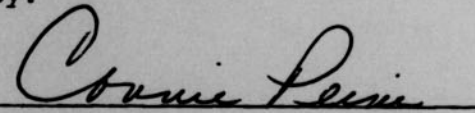
ORDINANCE ON MOBILE VS. MODULAR HOMES: Alex Beal made the motion not to accept the Ordinance on Mobile and Modular home definitions for the following reasons:

1. These restrictions will not hold up in court.
2. The definition of a modular home is too broad. Consideration should be given as to how the appearance and construction of the modular home fits into the neighborhood where it will be situated. The whole idea is not to down grade the neighborhood.
3. How can we say in advance that a structure does not meet the uniform building code?

Edell Butterfield seconded the motion and all agreed.

ADJOURNMENT: With no more business to take care of, Alene Cuff made the motion to adjourn at 5:55 p.m. Alex Beal seconded the motion and all agreed.

Minutes written and recorded  
by:

  
Connie Peine, Town Clerk



LEEDS PUBLIC HEARING AND TOWN COUNCIL MEETING:.....JULY 16,1987

PRESENT: Mayor, Stan Roberts; Councilmen: Mark Ludlow, Eldon Stirling and Fred Friese; Councilwoman, Alene Cuff; Town Clerk, Connie Peine; Atty., Jacqueline Hatch and citizens: Harry Hanley, Bill Schweer, Edell Butterfield and Becky Fawson.

CALLED TO ORDER: Mayor Roberts called the public hearing to order at 7:10 P.M. in the Leeds Community Hall.

BUDGET FOR 1987-88 & Resolution 87-1: Mayor Roberts asked if there were any questions about the presented budget from either the public or the council. There were none. Fred Friese then made the motion to accept the budget as written in the form of Resolution 87-1. Alene Cuff seconded the motion and all agreed.

ORDINANCE 87-1 & RESOLUTION 87-2: Mayor Roberts presented to the public Ordinance 87-1 which is an ordinance establishing application fees for streets, parks and recreation, planning, police and fire protection and legal expenses, to be paid in connection with any new construction; establishing rates and provision for amendment by resolution; fixing and effective date and a penalty. Comments were favorable, stating that the increase in revenue would help provide for any growth that would take place due to the impact of new residents. The only negative comment came from the planning commission chairman, Bill Schweer, who reported that the Commission had met and had agreed that the fees were too high and would not promote growth. They feel that the fees recently imposed are sufficient. There was discussion on the matter, after which Mark Ludlow made the motion to accept Ordinance 87-1. Fred Friese seconded the motion and the roll-call vote was as follows:

Mark Ludlow- yea	Eldon Stirling- yea	Mayor Roberts- yea
Fred Friese- yea	Alene Cuff- nea	

Mark Ludlow then made the motion to accept Resolution 87-2 which repealed Resolution 86-5 relating to impact fees in its entirety. Eldon Stirling seconded the motion and the vote was 4 yea and 1 nea.

CALLED TO ORDER: Mayor Roberts called the Town Council meeting to order at 8:03 P.M.

PRAYER: The opening prayer was offered by Fred Friese.

MINUTES: Fred Friese made the motion to accept as written the minutes of June 18, 1987. Alene Cuff seconded the motion and all agreed. The problem with the "tree in the cemetery" was asked about. Apparently a letter had been written to Cemetery director, Carl Seierup, requesting the removal of a tree. This letter never was presented to the council, but the council voted to accept any dismissions made by Carl in behalf of the Cemetery. Alene Cuff agreed to talk with Carl about the outcome of this problem and let the council know.

FINANCIAL STATEMENTS: Alene Cuff made the motion to accept as written the financial statements for April, May and June of 1987. Mark Ludlow seconded the motion and all agreed.



LEEDS PUBLIC HEARING AND TOWN COUNCIL MEETING:.....JULY 16, 1987

ORDINANCE 87-2: Atty., Hatch presented to the council Ordinance 87-2 which is an ordinance amending Ordinance 83-1, providing new definitions for mobile home and modular home and adding a definition for manufactured home. Planning Commission Chairman, Bill Schweer, expressed his dis-approval of this proposed ordinance. His objections are outlined in the Planning Commission minutes of July 15, 1987. Eldon made the motion to table this matter until the next meeting. Fred Friese seconded the motion and all agreed.

PLANNING COMMISSION RESIGNATION AND NEW APPOINTMENTS: Mark Ludlow made the motion to accept the resignation of commission member, Alex Beal. Eldon Stirling seconded the motion and all agreed. Richard Preston is automatically released due to his lack of attendance. Mayor Roberts presented to the council the names of: Roy Brewer, Perry Harritt and Karon Knighton to be appointed to serve as members of the Leeds Town Planning Commission. Chairman, Bill Schweer said that he knew all three and approved of the Mayor's choices. He then commented that he would like to see the voting rules, quorems, etc, revised. Fred Friese then made the motion to accept as new planning commission members: Roy Brewer, Perry Harritt and Karon Knighton. Mark Ludlow seconded the motion and all agreed.

TOWN TREASURER: Treasurer, Becky Fawson, was present and asked to listen to the duties of a treasurer as read by Town Clerk, Connie Peine out of the Utah League of Cities and Towns Manual. It states that every 180 days, a report is required of the Treasurer. The Council agreed that the monthly financial statements provided what reports were needed. Mayor Roberts also asked about the investments made, etc. It is the Treasurers duty to invest the Towns money.

CULVERT AT BERRY LANE: Mayor Roberts reported that the culvert at Berry Lane needs to be fixed to be more efficient. He needs permission to buy the necessary parts: extension, elbow and clamp, which should cost about \$141.00. Alene Cuff made the motion to grant the Mayor permission to buy the necessary items to improve the culvert at Berry Lane. Fred Friese seconded the motion and all agreed.

INDIVIDUAL POLICY DECLARATION AND PETITION FOR PROPOSED ANNEXATION: Bill Schweer asked to have this item tabled until the next meeting. Mark Ludlow made the motion to table this item until the next Town Council meeting. Eldon Stirling seconded the motion and all agreed.

WEBB ANNEXATION PROPOSAL: Chairman, Bill Schweer, gave a report from the last planning commission meeting held, with regards to the annexation proposal made by Lavar Webb. Alene Cuff then read the motion that was made in the Planning Commission meeting held July 15, 1987. It clearly states that the commission is not against the annexation of his land and of his proposed sub-division, but that there are conditions the commission feel must be met. There was never a petition presented to the members and therefore they did not vote on the actual petition. Bill Schweer felt they had



LEEDS PUBLIC HEARING AND TOWN COUNCIL MEETING: .....JULY 16, 1987

voted on the petition, not realizing that they had never seen it. Alene Cuff said that her motion was to let Lavar Webb know how the commission feels about the situation and never realized that there had yet been a petition presented. Because of this mix-up, the Council feels that they should indeed have a copy of the actual petition before action can be taken. It was recommended that this matter be tabled until a petition could be voted on. Bill Schweer said that he would call Lavar Webb and let him know what has been done so far.

BOY SCOUT PROJECTS: Mayor Roberts reported that the scouts have serviced all the fire hydrants in Leeds and Silver Reef. New paint also.

MONEY FOR THE PORCH RAIL: The question was asked about the money set aside for a new porch railing. The money is still available, and the Mayor will see to it that the project gets done. He has already tried, and not had much success so far.

LEEDS TOWN ORDINANCE 1-81: The question of whether or not to use this ordinance is still a question. Alene Cuff said that she was asked to do research and make a report on this ordinance and she concluded that it was not a legal document for many reasons. It was recommended that an atty review it and decide if it was indeed a usable document or not. Then that information would be passed on to the council, who would then write an ordinance to govern less than 3 houses. Atty. Hatch said that Ordinance 1-81 could be called illegal and needs to be re-done. If it has been used in the past, it should be repealed and if it has not been used, a new one should be drafted. Alene Cuff said it had not been used while she was in office. Atty. Hatch would like to re-do this document. Alene Cuff said she wants the "Private Lane Ordinance" mentioned by Merrill Stirling, incorporated into any new drafts so that situations such as Harry Hanley's would be handled properly. Eldon Stirling said that he would get in touch with Merrill and have him send a copy of the "Private Lane Ordinance" he had mentioned. All were in favor of tabling this matter. The town clerk agreed to check on the Leeds Annexation Ordinance #1-81 because Atty. Hatch would like to re-do this one also.

CULINARY WATER: Alene Cuff said that the Town of Leeds and the L.D.W.A. need to act now and make a decision about going municipal or not. Atty., Hatch feels that the people should vote soon. Alene Cuff made the motion that the Town Council recommend that there be a vote of the shareholders immediately. Mark Ludlow seconded the vote and all agreed. Mayor Roberts, who is also the L.D.W.A. chairman, will take this message to the L.D.W.A. meeting.

HARRY HANLEY: It was explained to Atty., Hatch that Harry Hanley's land is zoned OS-5 and that he could build one house on 5 acres. Also that he is willing to waive all rights to fire, police, etc. protection. He wants to put in a 2" water line but the L.D.W.A. says that it goes against the town Ordinance 1-81. The Council members have not used Ordinance 1-81 since they have been in office and can not recall it ever being used. Alene Cuff said that is why she asked that Harry Hanley be allowed to build while the town tries to come up with an Ordinance that is legal. Atty., Hatch said that due to sufficient confusion on the matter, Harry



LEEDS PUBLIC HEARING AND TOWN COUNCIL MEETING:.....JULY 16, 1987

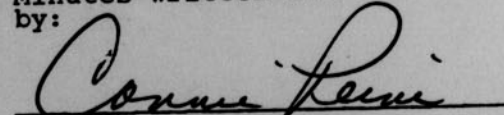
Hanley has a good law suit against the town and she recommends that he be allowed to go ahead with his plans, as long as it isn't going to set a precedence, due to the fact that a new ordinance will soon be in effect and this kind of confusion will not happen again. Alene Cuff made the motion to accept his petition to build one house on 5 acres and that Mr. Hanley sign a waiver of fire protection, police protection, road improvements etc. That this all be in writing and that he need not abide by Ordinance 1-81 because it was illegally done. Fred Friese seconded the motion and all agreed. Atty., Hatch will draw up the documents for Mr. Hanley to sign and send them to the Town Clerk.

LETTERS: Mayor Roberts asked for permission to sign two letters written concerning help in updating the Leeds documents and of obtaining the services of a Leeds engineer. Alene Cuff made the motion to give permission to sign and send these letters. Fred Friese seconded the motion and all agreed.

CLAIMS: The current attorney statement includes \$1229 in services rendered in behalf of the L.D.W.A. The L.D.W.A. will send in that amount and the Town of Leeds will pay the remainder.

ADJOURNMENT: With no more business to discuss, Alene Cuff made the motion to adjourn at 10:50 P.M. Fred Friese seconded the motion and all agreed.

Minutes written and recorded  
by:



Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING:.....AUG. 5, 1987

PRESENT: Chairman, Bill Schweer; Vice-chairman, Edell Butterfield; Commission members: Maiben Jacobson, Alene Cuff, Roy Brewer, Karon Knighton and Perry Harritt. Also present was June Schweer.

CALLED TO ORDER: Chairman, Bill Schweer called the meeting to order in the Leeds Community Hall at 7:35 P.M.

PRAYER: The opening prayer was offered by Roy Brewer.

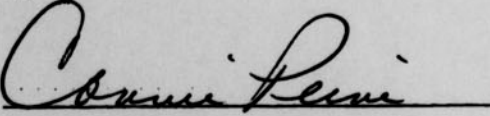
WELCOMED NEW MEMBERS: Chairman Schweer welcomed the three new Planning Commission members: Karon Knighton, Roy Brewer and Perry Harritt. He handed out copies of his discussion on "Leeds Working Documents" and explained it.

MASTER PLAN: Chairman Schweer would like to review and update the Leeds Master Plan. Alene Cuff recommended taking the copies home and meeting later with any recommendations that the commissioners had to make. She also recommended that the Town Council be asked if there were anythings that they particularly wanted reviewed and updated. Bill Schweer explained that the Planning Commission is in charge of planning and he wants to go thru the Master Plan chapter by chapter. He then proceeded to review the Master Plan to familiarize the group with what it contained. He also explained how the box he has built is used by the members to help circulate materials.

WEBB PETITION: Alene Cuff asked about the petition submitted by Lavar Webb. Chairman, Bill Schweer said he felt that it had all been voted on and was now in the hands of the Town Council. Alene agreed that ~~the~~ matter could go straight to the Town Council for a vote on the petition, since the commission had not yet done so. There was no action taken at this time, but it was agreed upon that there should definitely be a vote one way or the other on the Lavar Webb petition.

ADJOURNMENT: With no more business to discuss, Edell Butterfield made the motion to adjourn at 9:02 P.M. Roy Brewer seconded the motion and all agreed.

Minutes written and recorded  
by:

  
Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING:.....SEPT. 2, 1987

PRESENT: Vice-chariman, Edell Butterfield; commission members: Maiben Jacobson, Perry Harritt, Karon Knighton and Alene Cuff; and 2 others.

CALLED TO ORDER: Vice-chairman, Edell Butterfield called the meeting to order in the Leeds Community Hall at 7:36 P.M.

PRAYER: The opening prayer was offered by Alene Cuff.

MINUTES: Alene Cuff made the motion to accept the minutes of the Aug. 5, 1987 meeting as written. Maiben Jacobson seconded the motion and all agreed.

NEW CHAIRMAN AND VICE-CHAIRMAN: Bill Schweer has resigned as a member of the planning commission and therefore a new chairman is needed. Edell Butterfield made the motion to put this item of business on hold until a full commission exists. Karon Knighton seconded the motion and all agreed.

RE-ZONING APPLICATION: No one came to present details on this proposal. The Commission agreed that they need to have a re-zoning procedure outline and that they would ask 5- Co. Govt. for advise rather than an atty, due to the costs involved. The clerk was asked to talk with John Williams who works for 5-Co. Govt. She agreed to do this.

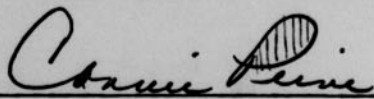
MUNICIPAL WATER ISSUE: Alene Cuff made the motion that the planning commission recommend to the Town Council that the stockholders be polled immediately on the municipal water issue. Karon Knighton seconded the motion and all agreed.

LAVAR WEBB ANNEXATION REQUIREMENTS: The planning commission went through the Sub-Division Ordinance and the minutes concerning the Lavar Webb proposal and asked the clerk to make up a list of the requirements necessary to accept it. ( see attached list).. Karon Knighton made the motion that this list be made and, subject to the vice-chairman's approval, be discussed with Lavar Webb before the Town Council meeting in Sept. Alene Cuff seconded the motion and all agreed.

THANK YOU: The planning commission would like to thank Bill Schweer for the work he has done while serving on the planning Commission and especially for being the Chairman for the past 6 months.

ADJOURNMENT: With no more business to discuss, Edell Butterfield made the motion to adjourn at 8:52 P.M. Karon Knighton seconded the motion and all agreed.

Minutes written and recorded by:



Connie Peine, Town Clerk

1230  
3/60

230  
-5

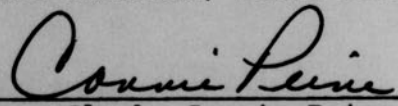


Leeds Planning Commission recommendations of requirements necessary to accept the proposed annexation submitted by Lavar Webb:

1. Name the annexation after other that owners names.  
For example: "Silver Hollow Estates Annexation", etc.
2. Comply with the present Leeds Sub-division Ordinance, leaving any and all exceptions to the Town Council with recommendations from the Planning Commission. (see minutes of July 15, 1987 of the P.C.)
3. Supply or install the following:
  - a. At least, chip-seal the roads, following specification on width of roadways, etc., from where the County chip seal ends ( at Cemetary turn) to the end of the development and throughout. Road to and throughout Hidden Valley houses would be included.
  - b. A 6" culinary water line from Robert Cuff's place to the end and throughout the development. Hidden Valley homes too, if necassary.
  - c. Fire Hydrants every 500 feet where homes exist or will be built. This includes Hidden Valley homes.
  - d. Deed all improvements, including an 18,000 gallon water tank to the Town of Leeds or money to help with the purchase of a larger one for the Town.
  - e. Furnish one-third of a second foot of water (as per proposal)
4. Guarantee no mixing of waters and make no demands on the Town about water until conversion of irrigation water has taken place and a tank is finished which is capable of holding it. (see minutes of the P.C. on July 15, 1987)

These items were discussed and agreed upon by motion and second at the last Planning Commission meeting which was held Sept.2, 1987.

Vice-Chairman, Edell Butterfield

  
Town Clerk, Connie Peine



LEEDS PLANNING COMMISSION MEETING:.....MARCH 2, 1988

PRESENT: Chairman, Edell Butterfield; commission members: Roy Brewer, Perry Harritt, Maiben Jacobson and Eldon Stirling. Also present was Bill Schweer.

CALLED TO ORDER: Edell Butterfield called the meeting to order at 7:35 p.m. in the Leeds Community Hall.

PRAYER: A prayer was offered by Maiben Jacobson.

SUBDIVISION ORDINANCE: It was agreed to work with Richard Manwearing in updating the Leeds Subdivision Ordinance.

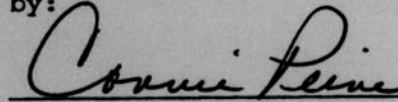
INSURANCE: Town Clerk asked to check on whether or not the members of the planning commission are covered on the Town's liability policy.

MT. FUEL LINE: Eldon Stirling agreed to present to the Town Council the concern from the planning commission about where Mt. Fuel plans to put their lines.

READING OF SUBDIVISION ORDINANCE: The commission members read to chapter 5 on page 14.

ADJOURNMENT: Perry Harritt made the motion to adjourn at 9:08 p.m. Maiben Jacobson seconded the motion and all agreed.

Minutes written and recorded  
by:



Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING:.....APRIL 6, 1988

PRESENT: Chairman, Edell Butterfield; Co-Chairman, Karon Knighton; Commission members: Roy Brewer; Perry Harritt and Eldon Stirling; Town Clerk, Connie Peine . Also present was Richard Manwearing.

CALLED TO ORDER: Edell Butterfield called the meeting to order at 7:25 P.M. outside on the porch of the Leeds Community Hall.

PRAYER: The prayer was offered by Perry Harritt.

KNIGHTON PLANS: Karon Knighton brought with her the plans for their house to be built soon. The Town Council has asked that all new building plans be presented to the commission for approval. Her plans had already been signed by the Mayor and the Chairman of the Planning Commission and thus were already approved. Edell Butterfield then asked that the Commission design a stamp and have it ordered which can be used on the future plans presented. It was agreed that it would look like the following:

APPROVED
DATE-----
BY-----
LEEDS PLANNING COMMISSION

Also needed is an update of the present Building Permit Application. Edell asked Karon Knighton to take this project and re-do and simplify it. She agreed to accept the assignment.

NUISANCE ORDINANCE: Roy Brewer suggested that the Planning Comm. take an active position in seeing to it that the nuisance situations in town be cleaned up. The Town of Leeds does have a nuisance ordinance in force and it was suggested that a list of problems and problem areas be made and checked over periodically. It was agreed that this ordinance should be enforced. Roy Brewer was asked to think about procedures to follow in order to help clean up our community. He agreed to accept this assignment.

LEEDS MASTER PLAN SURVEY: Richard Manwearing reviewed the survey with the commission. He explained that after the survey is designed as the commission agrees, it is then given out to the members of the town. Results are then tabulated, followed by a town meeting. A draft is then drawn up and presented to the Planning Commission for approval and a final draft made. The last step is a public hearing to accept the new Leeds Master Plan. Richard said that he needs a legal description of the town boundary to send to UDOT. Edell agreed to look into the matter for him. The Town Council's approval is needed also. Richard said that he should have it ready to present to the council next week.

ADJOURNMENT: At 9:02 Karon Knighton made the motion to adjourn. Roy Brewer seconded the motion and all agreed.

Minutes written and recorded by:

*Connie Peine*  
Connie Peine, Town Clerk



PLANNING COMMISSION MEETING:.....MAY 4, 1988

PRESENT: Chairman, Edell Butterfield; Co-Chairman, Karon Knighton; Commission members: Maiben Jacobson; Perry Harritt and Eldon Stirling; Town Clerk, Connie Peine.

CALLED TO ORDER: Chairman, Edell Butterfield called the meeting to order at 7:37 P.M. outside the Leeds Community Hall.

PRAYER: The prayer was offered by Connie Peine.

MINUTES: Eldon Stirling made the motion to accept, as written, the minutes of April 6, 1988. Maiben Jacobson seconded the motion and all agreed.

BUILDING PERMITS: Karon Knighton presented the simplified building permit forms which she had done. She explained that the form could be accompanied with additional sheets which would explain to the applicant the signatures and dates needed, etc. Maiben Jacobson made the motion to accept the new simplified version of the Towns application for building permits along with the additional sheets for explanation. Karon Knighton seconded the motion and all agreed.

FAMILIARIZATION BOOKLET: Chairman, Edell asked for Maiben Jacobson and Perry Harritt to re-do and update this information. They agreed to do so.

BUILDING PERMITS: The question came up about construction that is simply an addition. Should the applicant start with the town's application and then go to the county or not? Karon said that she would ask at the county to see how this is to be handled.

CONDITIONAL USE PERMIT: Chairman, Edell asked Karon Knighton to re-do the conditional use application now used by the Town of Leeds and to also work with the permit itself. The application and the permit both need to have council signatures, etc. She agreed to do this.

LEEDS MASTER PLAN SURVEY: Edell Butterfield reported to the commission that he has the copies of the survey. The Town Clerk said that she would send out an announcement of the survey plans and let the people know that May 14th thru May 21st would be the time they would receive their survey. Roy Brewer, not present at this meeting, would be asked to advertise this event also. Karon was asked to divide up the residence of Leeds and to give the lists to Edell by next week. She agreed to do this.

NUISANCE ORDINANCE: The commission would still like to find a way to enforce this ordinance with regards to dogs and yards.

ADJOURNMENT: At 8:40 P.M. Karon Knighton made the motion to adjourn. Eldon Stirling seconded the motion and all agreed.

Minutes written and recorded by:

Connie Peine  
Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING:.....JUNE 1, 1988

PRESENT: Chairman, Edell Butterfield; Co-Chairman, Karon Knighton; Commission members: Perry Harritt, Maiben Jacobson and Eldon Stirling; Town Clerk, Connie Peine.

CALLED TO ORDER: Chairman, Edell Butterfield called the meeting to order at 7:35 P.M. outside on the porch of the Leeds Community Hall.

PRAYER: The prayer was offered by Karon Knighton.

MINUTES: Karon Knighton made the motion to accept as written, the minutes of May 4, 1988. Perry Harritt seconded the motion and all agreed.

MASTER PLAN SURVEY: Commission members and Town Clerk handed in the surveys that had been gathered. They reported that there were a few who did not wish to participate in the survey and that there were still some surveys out that needed to be collected. The Commission then reviewed a few of the surveys and determined that they would wait until the others had come in and then perhaps call a special meeting to try and get a list of the common answers to each question.

ADJOURNMENT: Eldon Stirling made the motion to adjourn. Maiben Jacobson then seconded the motion and all agreed.

Minutes Written and Recorded  
by:

Connie Peine

Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING:.....AUG. 3, 1988

PRESENT: Chairman, Edell Butterfield; Co-Chairman, Karon Knighton; Commission members: Maiben Jacobson, Roy Brewer and Perry Harritt; and Town Clerk, Connie Peine.

CALLED TO ORDER: Chairman, Edell Butterfield called the meeting to order at 7:35 P.M. outside on the porch of the Leeds Community Hall.

PRAYER: A prayer was offered by Perry Harritt.

LEEDS TOWN BUILDING PERMITS: Edell Butterfield asked if the clerk would see to it that this new form was finalized soon so that they would be ready to hand out to anyone requesting them. She agreed to do this.

FAMILIARIZATION BOOKLET: Perry Harritt reported that he has reviewed this booklet and has found only a few things that need to be updated or changed. He and Maiben Jacobson will continue to work on this project.

CARL HOWARD COMMERCIAL BUILDING: Roy Brewer reported that the building being constructed by Carl Howard in the Town's Commercial center has been red-tagged because it does not meet Utah Code and the electrical work is not safe.

WELCOME COMMITTEE: It was suggested that a committee of two or three couples be formed to welcome new people as they move into our community. The new Familiarization Booklet could be handed out at that time. Roy Brewer volunteered himself and his wife to be one of the couples needed. This suggestion will be presented to the Town Council and see how they feel about the matter.

MASTER PLAN SURVEY: Edell Butterfield asked the committee members how they felt about summerizing these surveys. It was agreed that it would be best if they asked the 5-Co.Govt. to summerize them.

HOUSE NUMBERS: While the meeting was in progress, Justin Neild was across the street handing out the new house numbers he has been putting together for his Eagle Project. He came over and explained that he was about finished. He needs more 2's and he will need numbers and plates for any new houses. He said that the Harritt home was the last one he had numbers for. The commission would like this presented to the council and to try and have it finalized soon.

ADJOURNMENT: Karon Knighton made the motion to adjourn at 8:30 P.M. Perry Harritt seconded the motion and all agreed.

Minutes written and recorded  
by:

Connie Peine  
Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING:.....OCT. 5, 1988

PRESENT: Chairman, Edell Butterfield, Perry Harritt, Eldon Stirling and Town Clerk, Connie Peine.

CALLED TO ORDER: Edell Butterfield called the meeting to order at 7:45 P.M. in the Leeds Community Hall.

PRAYER: The prayer was offered by Connie Peine.

MINUTES: Eldon Stirling made the motion to accept, as written, the minutes of Aug.3, 1988. Perry Harritt seconded the motion and all agreed.

BUILDING INSPECTOR: Mayor Roberts suggested that the Leeds Planning Commission take over the responsibility as building inspector for the Town of Leeds. It was unanimously agreed that the Planning Commission would not accept that responsibility.

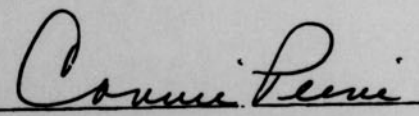
BUILDING PERMITS: The permits are ready, as revised. The Commission members would like to have copies of this form. Edell Butterfield reported that another house will soon be built in the Silver Meadows Estates area, just up from the Dillan house

FAMILIARIZATION BOOKLET: Perry Harritt has worked up a revised booklet. Edell said that he would take the work Perry had done and make copies for the commission members so that they could review it and offer any comments.

MASTER PLAN SURVEY: This project is still in the process of being finalized.

ADJOURNMENT: Eldon Stirling made the motion to adjourn at 8:15 P.M. Perry Harritt seconded the motion and all agreed.

Minutes written and recorded  
by:

  
Connie Peine, Town Clerk



LEEDS TOWN PLANNING COMMISSION MEETING:.....DEC 7, 1988

PRESENT: Chairman, Edell Butterfield; Co-chairman, Karon Knighton; Commission members: Perry Harritt; Eldon Stirling; Roy Brewer and Maiben Jacobsen; Town Clerk, Connie Peine; Richard Manwearing and Ray Beal.

CALLED TO ORDER: Chairman, Butterfield called the meeting to order at 7:36 p.m. in the Leeds Community Hall.

PRAYER: a prayer was offered by Eldon Stirling.

MINUTES OF OCT. 5, 1988: Karon Knighton made the motion to accept, as written, the minutes of Oct. 5, 1988. Eldon Stirling seconded the motion and all agreed.

FAMILIARIZATION BOOKLET: Edell asked for time to talk to Mayor Roberts and then get back to the Planning Commission on the matter.

MASTER PLAN SURVEY: Richard Manwearing went through the "Summary of Responses" of the master plan survey which has just been taken. He mentioned that the Master Plan needs to define Modular Homes and Mobile Homes. Also he mentioned that Leeds needs to look at the conditions which existed when a moratorium was imposed two years ago and see if the same conditions exist now. Also a Mobile Home Park area needs to be designated. He mentioned a "Hillside Ordinance" which would control the development on skylines, hill-sides, etc. His summary was to leave things as they are. He then suggested that two committees be formed. One would address land use, transportation and circulation, environment and annexation. The other would address housing, human services, economy capital improvements. These two committees would work with the Planning Commission to finalize and formulate a Master Plan for the Town of Leeds. He suggested that a workable committee size would be from 3 to 4 people with a member of the Planning Comm. in each committee. He said that 5-County would provide a draft and then the committee members could work on it to change and add to.

RUTH WILEY BUILDING PERMIT: Ruth Wiley of 72 North Main in Leeds has submitted an application for a building permit to build a garage. The Planning Commission voted to accept her permit. Karon Knighton made the motion to accept her proposed building of the garage with it being 25 feet off the Main Street frontage and to stamp and sign her application. Maiben Jacobsen seconded the motion and all approved.

FOSTER HOME: The plans have been submitted, but no application for a building permit yet. The Fosters need to go to the Clerk's office and be given a permit application. The water certificate has been verified. Karon Knighton made the motion to have Edell approve and sign the application for building permit after all other necessary signatures have been obtained. Roy Brewer seconded the motion and all agreed. Roy expressed his concern about the unfinished chimney pipe in their plans. Edell said he would speak to the Fosters and find out their intentions.

CABLE T.V.: Karon made the motion to have Dennis, the cable man, come in Jan. Eldon seconded the motion and all agreed.

ADJOURNMENT: Eldon made the motion and Karon seconded- all agreed.  
Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING:.....FEB. 1, 1989

PRESENT: Chairman, Edell Butterfield; Commission members: Eldon Stirling and Roy Brewer; Mayor Roberts; Town Clerk, Connie Peine; LaVar Webb.

CALLED TO ORDER: Edell called the meeting to order at 7:40 P.M. in the Leeds Community Hall.

PRAYER: None

MINUTES: None

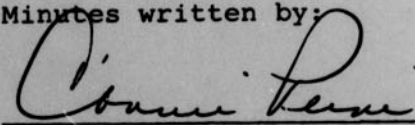
RESIGNATION OF P.C. MEMBER: Edell reported that Maiben Jacobsen has requested to be released as a member of the Leeds Planning Commission. There has been no written request give yet.

SIGN TO HIDDEN VALLEY: LaVar Webb has requested that he be allowed to put up a sign at the corner of Main and Freeway access road (South end). It is a 4X4 foot sign for direction to Hidden Valley and has already been made. He said he would check on the wording and get back to Edell on the matter. No permission was voted on at this time.

FAMILIARIZATION BOOKLET: This could not be discussed because of no current copy. Mayor Roberts agreed that it was too complicated and needs to be simplified.

ADJOURNMENT: The meeting was over at 8:20 p.m.

Minutes written by:



Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING:.....MARCH 1, 1989

PRESENT: Chairman, Edell Butterfield; Vice-Chairman, Karon Knighton; Committee members: Eldon Stirling, Perry Harritt; Town Clerk, Connie Peine and Mayor Roberts.

CALLED TO ORDER: Edell Butterfield called the meeting to order at 7:33 P.M. in the Leeds Community Hall.

PRAYER: The opening prayer was offered by Edell Butterfield.

MINUTES: Karon Knighton made the motion to accept as written, the minutes of Feb. 1, 1989. Edell Butterfield seconded the motion and all agreed. Karon made the motion to accept as written, the minutes of Dec. 7, 1989. Eldon Stirling seconded the motion and all agreed.

RESIGNATION FROM PLANNING COMMISSION: Karon Knighton made the motion to accept the resignation of Maiben Jacobson. Eldon Stirling seconded the motion and all agreed, with a vote of thanks for the work that he has done. Without him on the board, there are only 5 members. Mayor Roberts said that he would check on what constitutes a Quorum. He thinkd that if there are 5 members, then there must be 3 present to vote.

FAMILIARIZATION BOOKLET: This booklet was looked through and a few changes need to be made. Perry Harritt said he would work on this. The clerk was asked to buy 25 folders and stickers to put the finished papers in.

MASTER PLAN SURVEY: Edell said that he would go and speak to Richard Manwearing about the draft.

ADJOURNMENT: At 9:06 P.M. Karon Knighton made the motion to adjourn. Eldon Stirling seconded the motion and all agreed.

Minutes written by:

Connie Peine  
Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING:.....MAY 10, 1989

PRESENT: Chairman, Edell Butterfield, Co-chairman, Karon Knighton, Commission members: Roy Brewer, Eldon Stirling and Perry Harritt, Town Clerk, Connie Peine.

PRAYER: The opening prayer was offered by Connie Peine.

MINUTES: Karon made the motion to accept the minutes of March 1, 1989, as written. Roy Brewer seconded the motion and all agreed.

FAMILIARIZATION BOOKLET: Perry handed the final copy to the clerk and she will make copies and put them into folders.

MASTER PLAN SURVEY: Edell and Perry have met with Richard Manweiring and he has suggested that the planning commission update the master plan one chapter at a time. Also that they obtain a map of the town. Edell and Perry said that they would check into this matter.

TRAILER REQUEST: Fred Meyer met with Edell and Mayor Roberts in April and requested putting a trailer on his property which is NE of Fred Friese's place. He was informed at that time that according to the town zoning ordinance, no trailers may be placed on private property with the intent to live in them.

VERNAL WATKINS: Vernal has requested that he be able to move on to his property a manufactured home. Roy made the motion to present to the Town Council the moratorium on Modular homes to see if it could be lifted, subject to architectural review by the planning commission, and to have the planning commission accept the request of Mr. Watkins, dependant on the Town Councils action and dependant on final approval of the plans as presented to the planning commission. Karon seconded the motion and all agreed.

TRAILERS ON PROPERTY WHILE BUILDING: Mayor Roberts feels that it is stated in the Master Policy Declaration that trailers may remain on property for 1- 1½ years while construction is taking place.

ADJOURNMENT: Karon made the motion to adjourn at 8:30 p.m. Perry seconded the motion and all agreed.

Minutes written by:

*Connie Peine*

Connie Peine, Town Clerk



LEEDS PLANNING COMMISSION MEETING:.....JUNE 7, 1989

PRESENT: Chairman, Edell Butterfield; Co-chairman, Karon Knighton; Commission members: Roy Brewer, and Eldon Stirling; Town Clerk, Connie Peine.

PRAYER: The opening prayer was offered by Karon Knighton.

MINUTES: Edell made the motion to accept, as written, the minutes of May 10, 1989. Roy seconded the motion and all agreed.

MOUNTAIN VIEW ROAD: Karon asked where the issue stands on the dissolving of Mt. View Rd. as a dedicated street in Leeds. Edell said he would talk to John Willie.

TEMPORARY RESIDENCE PERMITTED: Karon Knighton made the motion to submit to the council that the following be added to the Leeds Zoning Ordinance:

1-15: TEMPORARY RESIDENCE PERMITTED: Temporary residence on property, by the owner, while building, is permitted. This will consist of a travel trailer approved by the Leeds Planning Comm. and may exist 1-1½ years from date of building permit.

Eldon Stirling seconded the motion and all agreed.

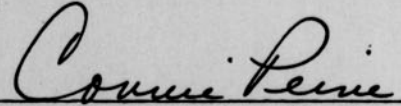
DON STEPHENS: Plot plans, submitted by Don Stephens, were examined by the Planning Commission and approved. They consist of a 1320 sq/ft. house with vinyl siding and composition roof, one level and full garage. The plans were stamped and signed.

TOWN PROPERTY ID MAP: Karon made the motion to have the office of John Willie and Assoc. at the 5-Co Govt. prepare a Town Property ID Map similar to the one prepared for Rockville with properties outlined and listed by owner on additional sheet. Roy seconded the motion and all agreed.

RESIGNATION: Roy Brewer is requesting to be released due to a mission call. Karon made the motion to accept his resignation with a vote of thanks for the work he has done. Eldon seconded the motion and all agreed.

ADJOURNMENT: At 8:30 p.m., Edell made the motion to adjourn. Roy seconded the motion and all agreed.

Minutes written and recorded  
by:

  
Connie Peine, Town Clerk



**Missing  
Minutes for**

**1990 - 1991**