

Missing

Minutes for

1990 - 1991

Planning
Comm
Minutes

Town of Leeds
Planning Commission
Minutes
1997 - 1998

LEEDS PLANNING COMMISSION MEETING FEB. 5, 1992

PRESENT; EDELL BUTTERFIELD CHAIRMAN, KARON KNIGHTON CO- CHAIRMAN,
COMMISSION MEMBER: PERRY HARRITT, DELORIS DICKS AND BILL FOSTER
ACTING TOWN CLERK, JEAN BEAL AND PAULINE FOWLKS.

CALLED TO ORDER: The meeting was called to order at 6:35 p.m. by
Edell Butterfield.

PRAYER: Pauline Fowlks

APPROVAL OF MINUTES: A motion was made by Karon Knighton to approve
the minutes of Dec. 4 1992 as written. The motion was seconded by
Bill Foster and passed unanimously.

BOUNDARY DISPUTS: A claim against the Town of Leeds was discussed.
This claim was brought by Dr and Mrs Edward H. Snow. Dr and Mrs
Snow claim title to property adjacent to property owned by the Town
of Leeds. It was recommended that the Town's Insurance Co. take care
of this and to get them all the information that they might need.

PETITION FOR ANNEXATION: A petition for annexation into the Town
of Leeds was discussed. The annexation known as Bonanza Flat #5
was presented to the Planning Commission. A motion was made by
Edell Butterfield to accept the annexation known as Bonanza Flat #5
and to have Mr. Perry Keller go to the Council for approval and to
set a Public Hearing. The motion was seconded by Bill Foster and
passed unanimously.

SECURITY VIOLATIONS: There was a discussion on the removal of
documents from the Town Hall. Mayor Roberts stated that he would
see that the files are locked at all times.

REVISED/UPDATE/REVIEW OF LEEDS SUBDIVISION ORDINANCE: Subdivision Ordinance
and the need to revise the Ordinance was discussed. A motion was made
by Karon Knighton to propose the addition for Leeds Zoning Ordinance
RE-5, Residential Estate Zone to the Council for approval. The motion
was seconded by Perry Herritt and passed unanimously.

Bill Foster discussed with the Planning Commission a need for a copier
for the Town Hall. A motion was made by Bill Foster to have the
Council look into getting a copier for the Town. The motion was
seconded by Karon Knighton and passed unanimously.

A motion was made by Karon Knighton to accept house plans by Melvin
and Arita Evans for 2150 sq. ft. house on lot #14. The motion was
seconded by Bill Foster and passed unanimously.

Also discussed was the Quail Creek recreational area master plan. This master plan is a draft document composed of preliminary recommendations. No motion was made at this time.

ADJOURNMENT Karon Knighton made a motion to adjourn.

Passed this 4 Day of March 1992

Edell Butterfield Edell Butterfield, Chairman

Jean Beal Attst. Jean Beal, Acting Town Clerk

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission meeting of the Town of Leeds will hold its regular Planning Commission meeting on the 4th day of March, 1992, at the Town Hall which meeting shall begin promptly at Eight o'clock p.m.

The agenda shall be as follows;

1. Roll call.
2. Reading of minutes of previous meeting.
3. Approval of minutes of previous meeting.
4. Petitions and communications.
5. Review building permit applications, and make recommendations.
6. Introduction and adoption of resolution and ordinances.
7. Unfinished business.
8. New business.
9. Adjournment.

Dated this 3rd day of March, 1992.

Antoine Foulke
~~Mayer Stanley Roberts~~
Town Clerk

LEEDS PLANNING COMMISSION MEETING MARCH 4, 1992

PRESENT: Edell Butterfield chairman, Karon Knighton co-chairman, Commission members: Perry Harritt, Bill Foster, Robert Weight, Jean Beal and Pauline Fowlks Town Clerk.

CALLED TO ORDER: The meeting was called to order at 8:00 by Edell Butterfield.

PRAYER: Edell Butterfield

Commission members thanked Deloris Dicks for her work and welcomed Robert Weight as new commission member. He told of his qualifications.

APPROVAL OF MINUTES: A motion was made by Edell Butterfield to approve the minutes of Feb. 5 1992.

PETITIONS AND COMMUNICATIONS: The developers have all the necessary forms filled out. The Planning Commission recommends that Leeds annex Bonanza Flats #5. There will be a public hearing March 26th 1992 at 7:30 on the annexation of Bonanza Flats #5. Mr. Utley owner of the Leeds R.V. Park wants to add more R.v. spaces. The spaces currently are 30 x 50 and they need to be at least 20 feet from the next trailer. The Planning Commission will go over the zoning ordinances and will meet Friday the 6th at 3:00 p.m. at the R.V. park to look at property for additional spaces.

The Planning Commission will go over the subdivision ordinances.

ADJOURNMENT: A motion was made by Edell Butterfield to adjourn at 8:35 p.m.

Passed this _____ day of April 1992.

Edell Butterfield Edell Butterfield, Chairman
Pauline Fowlks Pauline Fowlks, Town Clerk

NOTICE

Notice is hereby given that the Planning Commission meeting of the Town of Leeds will hold its regular Planning Commission meeting on the 1st day of April, 1992 at the town hall which meeting shall begin promptly at 6:30 p.m.

A G E N D A

1. Roll call
2. Reading and approval of minutes
3. Petitions and communications
4. Review building permit applications, and make recommendations
5. Introduction and adoption of resolution and ordinances
6. Unfinished business
7. New business
8. Adjournment

DATED THIS 30th DAY OF MARCH, 1992

Pauline Fowlks
PAULINE FOWLKS, TOWN CLERK

NOTICE

LEEDS PLANNING COMMISSION MEETING APRIL 1, 1992

PRESENT: EDELL BUTTERFIELD, KARON KNIGHTON, BILL FOSTER, ROBERT WEIGHT, PERRY HARRIET, AND PAULINE FOWLKS TOWN CLERK

CALLED TO ORDER: THE MEETING WAS CALLED TO ORDER AT 6:35 p.m. by DELL BUTTERFIELD.

PRAYER: ROBERT WEIGHT

APPROVAL OF MINUTES: A MOTION WAS MADE BY EDELL BUTTERFIELD TO APPROVE THE MINUTES OF MARCH 4th 1992

PETITIONS AND COMMUNICATIONS: THE PLANNING COMMISSION MET WITH MR. THAD UTLEY. HE MUST PROVIDE FOR NO MORE THAN TWO ENTRANCES. HE WILL NEED TO MEET WITH A LANDSCAPER, AND SUBMIT HIS PLANS TO THE PLANNING COMMISSION TO PUT A 10ft. STRIP OF SHRUBBERY ALONG THE FRONT OF HIS PROPERTY AND IT IS TO BE NO LESS THAN 5ft HIGH. HE NEEDS TO HAVE THE SANITARY SYSTEM APPROVED. THE GRANDFATHER CLAUSE HOLDS FOR THE NORTH SIDE OF HIS PROPERTY. THE SOUTH SIDE HAS BEEN APPROVED FOR R.V. SPACES.

BUILDING PERMITS: THERE HAS BEEN ONE BUILDING PERMIT APPROVED FOR MR. AND MRS. BURR. THEIR HOME WILL BE SET BACK 35ft. FROM THE ROAD AND WILL BE 1130 sq. ft.

SUBDIVISION ORDINANCES: THE POLICY DECLARATION FOR BONANZA FLAT #5 WAS GIVEN TO MR. JEFF JONES OF FIVE COUNTY TO REPRINT. IT HAS BEEN POSTED. IT WAS RECOMMENDED TO THE COUNCIL THAT THEY ADOPT THE SUBDIVISION ORDINANCES.

NEW BUSINESS: STEVE JOHNSON WOULD LIKE TO BUILD A GARAGE IN HIS BACK YARD TO DO BODY WORK ON THE SIDE. BILL FOSTER WAS GOING TO CHECK ON THE CONDITIONAL USE PERMITS WITH THE COUNTY.

ADJOURNMENT: A MOTION WAS MADE BY EDELL BUTTERFIELD TO ADJOURN AT 7:05 p.m.

PASSED THIS ____ DAY OF MAY 1992

EDELL BUTTERFIELD, CHAIRMAN

PAULINE FOWLKS, TOWN CLERK

LEEDS PLANNING COMMISSION MEETING MAY 6, 1992

PRESENT: EDELL BUTTERFIELD, ROBERT WEIGHT, KARON KNIGHTON, PERRY HARRIOT, JEAN BEAL AND PAULINE FOWLKS

CALLED TO ORDER: EDELL CALLED THE MEETING TO ORDER AT 6:30

PRAYER: PERRY HARRIOT

READING AND APPROVAL OF MINUTES: KARON MADE A MOTION TO EXCEPT MINUTES AS AMENDED. PERRY HARRIOT.

PETITIONS AND COMMUNICATIONS: PLANNING COMMISSION DISCUSSED WITH MR. UTLEY HIS PLANS FOR THE R.V. PARK. Planning commission discussed with MR. UTLEY THAT HE NEEDED TO WORK WITH A LANDSCAPER AND COME UP WITH SOME PLANS OF TREES OR SHRUBBERY ALONG THE FRONT OF HIS PROPERTY. THE PLANS THEN NEED TO BE SUBMITTED TO THE PLANNING COMMISSION.

MR BURT LEANY WOULD LIKE TO BUILD A 60 x 20 STRUCTURE THAT WILL BE MADE OF CEDAR POST AND LUMBER FRAME METAL SIDING AND ROOFING AND 1" NETTING. WHICH WILL BE FOR A PHEASANT BROODING BARN. THIS PHEASANT BROODING PEN WILL HOUSE PHEASANT CHICKS FROM DAY OLD TO 6 WEEKS THEY WILL THEN BE MOVED TO FLIGHT PENS AT ANOTHER LOCATION. THE ZONING ORDINANCE IS R.R.2. KARON MADE A MOTION THAT IT BE APPROVED AND ROBERT SECONDED IT.

NEW BUSINESS: STEVE JOHNSONS ITEM WAS TABLED UNTIL NEXT MONTH.

DISCUSSION WAS ON THE U.S. WEST UP GRADING TELEPHONE SYSTEM IN LEEDS. PLANNING COMMISSION RECOMMENDED GETTING APPROVAL FROM TOWN COUNCIL.

ADJOURNMENT: EDELL MADE MOTION TO ADJOURN AT 7:25 p.m. and IT WAS SECONDED BY PERRY HARRIOT.

PASSED THIS ___ DAY OF JUNE 1992

E. Edell Butterfield EDELL BUTTERFIELD, CHAIRMAN
Pauline Fowlks PAULINE FOWLKS, TOWN CLERK



PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION MEETING OF THE TOWN OF LEEDS WILL HOLD ITS REGULAR PLANNING COMMISSION MEETING ON THE 1st DAY OF JULY 1992 AT THE TOWN HALL WHICH THE MEETING SHALL BEGIN PROMPTLY AT 6:30 p.m.

AGENDA

1. ROLL CALL
2. READING AND APPROVAL OF MINUTES
3. PETITIONS AND COMMUNICATIONS
4. REVIEW BUILDING PERMIT APPLICATIONS, AND MAKE RECOMMENDATIONS
5. INTRODUCTION AND ADOPTION OF RESOLUTION AND ORDINANCES
6. UNFINISHED BUSINESS
7. NEW BUSINESS
8. ADJOURNMENT

DATED THIS 29th DAY OF JUNE 1992

PAULINE FOWLKS, TOWN CLERK

PLANNING COMMISSION MEETING AUG. 5 1992

PRESENT: EDELL BUTTERFIELD, KARON KNIGHTON, BILL FOSTER, PERRY HARRITT, AND JEFF JONES FROM 5 COUNTY.

PLEDGE: BILL FOSTER

MR. WALTON WAS PRESENT TO GET APPROVAL FOR A ZONE CHANGE ON THE CORNER OF MAIN STREET AND SILVER REEF ROAD, TO PUT IN A C STORE CONVENIENT AND GAS STATION.

KIETH SULLIVAN HAS CHANGED HIS PROPERTY TO MAIN STREET BETWEEN JOHNSONS AND WIEGHTS.

TOM ROBINSON WANTS TO BUILD A BRICK FENCE AROUND HIS PROPERTY AND IT WAS STATED TO MR. ROBINSON THAT HE COULD BUILD IT FROM HIS HOUSE TO THE BACK OF HIS PROPERTY AS NOT TO OBSTRUCT VISION.

LARRY MCMULLIN WANTS TO BUILD A HOME ON NORTH MAIN STREET NEXT TO TAYLORS HOME AND WITH THE INTENT TO PREPARE THE LAND FOR A FUTURE SUBDIVISION.

ADJOURNMENT: KARON KNIGHTON MADE A MOTION TO ADJOURN AT 7:30 AND EDELL SECONDED IT AND IT PASSED UNANIMOUSLY.

EDELL BUTTERFIELD, CHAIRMAN

ATTEST: PAULINE FOWLKS, TOWN CLERK

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION MEETING OF THE TOWN OF LEEDS WILL HOLD ITS REGULAR PLANNING COMMISSION MEETING ON THE 2 DAY OF SEPT. 1992 AT THE TOWN HALL WHICH THE MEETING SHALL BEGIN PROMPTLY AT 6:30 p.m.

AGENDA

1. ROLL CALL
2. READING AND APPROVAL OF MINUTES
3. PETITIONS AND COMMUNICATIONS
4. REVIEW BUILDING PERMIT APPLICATIONS, AND MAKE RECOMMENDATIONS
5. INTRODUCTION AND ADOPTION OF RESOLUTION AND ORDINANCES
6. UNFINISHED BUSINESS
7. NEW BUSINESS
8. ADJOURNMENT

DATED THIS 31 DAY OF AUG. 1992

PAULINE FOWLKS, TOWN CLERK

PLANNING COMMISSION MEETING SEPT. 2 1992

PRESENT: EDELL BUTTERFIELD, BILL FOSTER, ROBERT WEIGHT, PAULINE FOWLKS, JEAN BEAL.

PLEDGE: EDELL BUTTERFIELD

MR. Waltons zone change is in process.

Kieth Sullivan's house is in process.

Evadean Hunt wants to build a house next to George Hamilton. Planning commission says that annexation of this property is in the master plan but not to annexed in the near future.

PUD has been tabled.

Perry Harriett has moved.

Dale Barnes interested in filling Perrys place on the Planning commission.

Up date zoning to match that of the states. Planning Commission would like to have Mr. Weight work on the zoning.

Kieth Sullivan was present to get an address number for his house. Talked about the type of fence he wanted in the front yard.

ADJOURNMENT: Robert made a motion to adjourn at 7:00 Edell 2nd the motion and it passed.

EDELL BUTTERFIELD, CHAIRMAN

ATTEST PAULINE FOWLKS, TOWN CLERK

PLANNING COMMISSION MEETING OCT 5, 1992

PRESENT: EDELL BUTTERFIELD, BILL FOSTER, ROBERT WEIGHT, PAULINE FOWLKS, JEAN BEAL, MAYOR ROBERTS, KARON KNIGHTON, DALE BARNES

PRAYER: Robert Weight

The planning commission would like to welcome Mr. Dale Barnes as a member of the planning commission.

The planning commission looked over plans for Bruce and Sherry Brown at 479 Vista Ave, the square footage of the home will be 1508. It was approved.

Roy Butler was present to present his plans for 7.75 acres up by the water tank on Silver Reef Road. If he can come up with water then get a preliminary plat to present to the planning commission he can go ahead with six lots.

Jeff Krueger presented his plans to the planning commission on Mulberry lane, the home will be 1400 sq. ft. The house will be facing Mulberry. LDWA officers Gene Hanson and Don Goddard agreed with Mr. Krueger to extend and install a 6" water main and fire hydrant to extend to far most end of his property.

Larry McMullin presented his preliminary plat of his proposed "Rocky Hollow" subdivision. The commission agreed to review this plat and examine the site prior to its next scheduled meeting Nov. 4 1992, at said meeting the commission will provide its recommendations to present to town council Nov. 19, 1992 for discussion.

Kieth Sullivans house will be 1300 sq ft. on top and 1300 sq. ft. in the basement.

ADJOURNMENT: Karon made a motion to adjourn at 7:20 Dale seconded the motion.

Edell Butterfield
Edell Butterfield, Chairman

Pauline Fowlks
Attest, Pauline Fowlks, Town Clerk

PLANNING COMMISSION MEETING NOV. 4, 1992

PRESENT: Edell Butterfield, Bill Foster, Robert Weight, Dale Barns, Jean Beal and Pauline Fowlks, Karon Knighton.

CALLED TO ORDER: Edell Butterfield called the meeting to order at 6:40 p.m.

PLEDGE: Robert Weight.

APPROVAL OF MINUTES: Bill Foster made a motion to accept the minutes of the November 4 1992 meeting. Robert Weight seconded the motion and it passed unanimously.

BUILDING PERMITS: Plans were reviewed and accepted for Jay and Maren Ellingford at 464 E. Silver Meadow Rd. It will be 1900 sq. ft. Robert Weight made a motion to accept Ellingfords house plans. Dale Barns seconded the motion and it passed unanimously.

The Potter speck house in Leeds Estates Lot #5 467 Vista Ave. Square footage being 1041. Bill made a motion that the variance as submitted be approved. Dale Barns seconded the motion and it passed unanimously. Dale Barns made a motion to accept House plans as submitted and Karon seconded the motion and it passed unanimously.

Jeff Krueger was present to submit his sketched plan of an addition to his existing home. Karon made a motion to accept his plans and Bill seconded the motion and it passed unanimously.

UNFINISHED BUSINESS: Edell presented the Final Inspection papers from Janet Ludlow on there Rental Units. The date on the inspection paper was 11-3-92 and it was signed by John Anderson.

The Planning Commission went over and discussed the PUD and Bill made a motion to recommend to the Town Council to accept PUD as is. Karon seconded it and it passed unanimously.

Karon brought up the issue of the fence around the Beesley home. She said Loretta Hamilton would like the fence fixed and lowered. This item was tabled.

Bill made a motion that the Planning Commission recommend to the Town Council to approve Sub-division of parcel of land AKA Stanton CCC Camp into 1 acre parcel that include the 4 CCC Buildings leaving a balance of 1.39 acre's to Stanton. Edell seconded the motion it passed unanimously.

NEW BUSINESS: "Annexation of Silver Valley" Brent Gardner of Alpha Engineering will provide a petition to Annex. Planning Commission requested a plat for annexation and other requirements be ready to present to the Town Council on the 21 of January.

Planning Commission discussed raising Residential Impact fee's from \$475.00 to \$1000.00. Bill made a motion to raise residential impact fee's and it was seconded by Karon and it passed unanimously.

Planning Commission recommends that the MT. View Road be vacated by the town from Mulberry Lane to Center Street.

ADJOURNMENT: The meeting was adjourned at 8:00 p.m.

Edell Butterfield
Edell Butterfield, Chairman

Attest Pauline Fowlks
Pauline Fowlks, Recorder



PLANNING COMMISSION MEETING NOV. 4, 1992

PRESENT: Edell Butterfield, Bill Foster, Robert Weight, Dale Barns, Jean Beal and Pauline Fowlks.

PLEDGE: Dale Barns

Robert Weight made motion to accept amended minutes of Oct. minutes and Dale Barns seconded the motion. It passed unanimously.

Colin Korpin, David Moore and Mark Shareet a Committee representing property owners of Silver Valley Estates, a tract of 61 residential lots in Washington County adjacent to the boundaries of the Town of Leeds. (Excepting 5 lots presently within the Leeds boundary). The Commission unanimously agreed to take a position in favor of annexation. The Commission then advised the Committee to present a formal Annexation Petition prepared by a Certified Civil Engineer according to the requirements of Leeds Ordinance and the Washington County Recorder. In addition a Petition signed by 2/3rds of the property owners together with any adjacent tracts/parcels of land necessary to prevent this proposed annexation from creating an illegal Peninsula situation. Culinary water and irrigation water is the concern of the Leeds Domestic Waterusers Association-not the Commission and some agreement of satisfaction must be met concerning this service, if required. When all conditions of annexation are met, the Commission will review this Petition and make its recommendation to the Leeds town Council for decision.

Keith Sullivan presented his "rough draft" of his proposed subdivision. Upon review the Commission advised Mr. Sullivan of the Subdivision Ordinance requirements and outlined steps he must take to present a formal request for subdivision approval. His proposal was discussed and the Commission gave a favorable consideration of Sullivan's plan. When this formal application is presented to the Commission, the Commission will review and present its recommendation (s) to the Leeds town Council for decision.

ADJOURNMENT: The meeting was adjourned at 7:15 p.m.

Edell Butterfield
Edell Butterfield, Chairman

Pauline Fowlks
Attest, Pauline Fowlks, Town Clerk



PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION MEETING OF THE TOWN OF LEEDS WILL HOLD ITS REGULAR PLANNING COMMISSION MEETING ON THE 6 DAY OF JAN. 1993 AT THE TOWN HALL WHICH THE MEETING SHALL BEGIN PROMPTLY AT 6:30 p.m.

AGENDA

1. ROLL CALL
2. READING AND APPROVAL OF MINUTES
3. PETITIONS AND COMMUNICATIONS
4. REVIEW BUILDING PERMIT APPLICATIONS, AND MAKE RECOMMENDATIONS
5. INTRODUCTION AND ADOPTION OF RESOLUTION AND ORDINANCES
6. UNFINISHED BUSINESS
7. NEW BUSINESS
 - a. Annexation of Silver Valley
8. ADJOURNMENT

DATED THIS 4 DAY OF OCT. 1992

PAULINE FOWLKS, TOWN CLERK

*Council
variance*

PLANNING COMMISSION MEETING FEB. 3, 1993

PRESENT: Edell Butterfield, Bill Foster, Robert Weight, Dale Barns, Karon Knighton, Jean Beal and Pauline Fowlks.

PLEDGE: Karon Knighton

Robert Weight made motion to accept the minutes as written. Karon 2nd the motion and it passed unanimously.

The planning commission went over house plans submitted by Mr. Hatch. It will be 1/2 brick and 1/2 stucco 4 car garage, the first floor will be 1540 sq. ft. and the second floor will be 532 sq ft. The house will facing Mulberry. Karon made a motion to accept the plans and Robert seconded the motion and it passed unanimously.

Stockwells were present to talk about dividing their property, one lot will be 66 x 330 and the other lot will be 100 x 330. Dale made a motion to accept their plan and it was seconded by Karon and it passed unanimously.

Leor Griffith was present to present his plan of dividing property he owns in Bonanza Flats Estates into four (4) lots. The planning commission went over the recommendations that he will need to present to Town Council.

PASSED THIS 3rd DAY OF FEB. 1993

ADJOURNMENT: The meeting was adjourned at 7:10 p.m.

Edell Butterfield
Edell Butterfield, Chairman

Pauline Fowlks
Attest, Pauline Fowlks, Town Clerk



PLANNING COMMISSION MEETING MARCH 3, 1993

PRESENT: Edell Butterfield, Bill Foster, Robert Weight, Dale Barnes, Karon Knighton, Jean Beal and Pauline Fowlks.

PLEDGE: Robert Weight

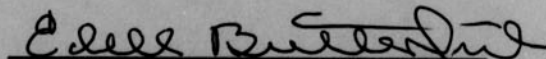
Bill Foster made motion to accept the minutes as written, Dale Barnes seconded the motion and it passed unanimously.

Mr. Leor Griffiths presented his preliminary plat plans. The Planning Commission approved and recommended to the Town Council that Griffiths complete his final Plat for recording and pay \$500.00 subdivision filing fee.

June Foster presented a suggestion to prepare a questionnaire for Citizens to determine how Main Street is to look, especially new businesses on ends of town. Utah State and National History requires all Certified Local Government Ordinances to be completed by end of year.

ADJOURNMENT: The meeting was adjourned at 7:30 p.m.

PASSED THIS 15 DAY OF APRIL


Edell Butterfield, Chairman


Attest, Pauline Fowlks, Town Clerk



PLANNING COMMISSION MEETING APRIL 7, 1993

PRESENT: Edell Butterfield, Bill Foster, Robert Weight, Dale Barns, Karon Knighton, Jean Beal, Pauline Fowlks.

PLEDGE: Karon Knighton

Karon Knighton made a motion to accept the minutes as amended, Dale Barns seconded the motion and it passed unanimously.

Robert weight made a motion to accept the plat plans submitted by Sheldon Penner, Lot #8 Leeds Estates address 485 Vista Ave. Bill Foster seconded the motion and it passed unanimously.

Tom Rogers from Calif. sent his Cabana and plat plans to the Planning Commission and it was discussed and this item was tabled until the Planning Commission talks to Tom.

Mike Cardoa was here to represent Steve and Kathe Keysor. They requested to split their 2 1/2 acre property. Bill Foster expressed his concerns in doing this because of land lock at some point in the future. Bill would like further study of the area between Main street and Valley and Mullberry and Center. Bill made the motion to approve the division of the Keysor property into three lots under requirements of the minor subdivision ordinance. Karon seconded the motion and it passed unanimously.

UNFINISHED BUSINESS: Silver Valley, David Moore and the Planning Commission discussed problems with Hidden Valley, it was suggested that they need more names of property owners to vote on Annexation into Leeds. This item was tabled for further input from Hidden Valley property owners - Annexation petition plat completion. Planning Commission has submitted and approved policy declaration this date 4/7/93.

NEW BUSINESS: Alene Cuff was present to discuss with the Planning Commission selling a piece of property. Karon made a motion to approve the sell of property of Alene Cuff under the minor subdivision ordinance. Dale seconded the motion and it passed unanimously.

ADJOURNMENT: The meeting was adjourned at 7:30 p.m.

PASSED THIS 5 DAY OF ^{May} ~~April~~

Edell Butterfield
Edell Butterfield, Chairman

Pauline Fowlks
Attest, Pauline Fowlks, Recorder

LEEDS PLANNING COMMISSION MEETING MAY 5, 1993

PRESENT: Edell Butterfield, Bill Foster, Robert Weight, Dale Barnes Daron Knighton, Jean Beal and Pauline Fowlks.

PLEDGE: Pauline Fowlks

CALLED TO ORDER: Edell called the meeting to order at 6:35 p.m.

APPROVAL OF MINUTES: Robert made a motion to accept the minutes as written, Bill seconded the motion and it passed.

PETITION FOR SILVER VALLEY: Brent Gardner/David Moore said they had there 51% to vote for annexation and that they are ready to present their plot plan to the Planning Commission.

BUILDING PERMITS AND APPLICATIONS: Robert Coxy 1500 sq. ft. tile roof and stucco home, will be set back 70 ft. Bill made a motion to accept Mr. Coxy's plans and Edell seconded the motion and it passed.

Jean Beal would like to split their lot and build a home on the front portion of the lot. It was approved because the lots face the street.

Tom Rogers - (490 No. Main Street). Mr. Rogers submitted an application for a zone change if necessary to allow a four plex (RM-7) Plans are approved and it is possible that present zone is alright, if not he has submitted for zone change and paid his fee.

Gloria Forsyth (491 Vista Ave.) size of home 2360 sq. ft. including garage. Edell made a motion to accept the plans pending on seeing the plot plan. Dale seconded the motion and it passed.

Darrell and Melva Page - (374 No. Silver Meadow Rd.) Dale made a motion to accept Mr. Page's plot plan and Robert seconded the motion and it passed.

UNFINISHED BUSINESS: Mayor requested a resolution to vacate Mr. View Road Center to Mulberry. A public hearing will be posted and the Town Council will establish a cost.

NEW BUSINESS: Building Inspector, A resolution needs to be written on attaining a Building Inspector, fees being the same as Washington Co. 10% will be paid to licensed building inspector.

LEEDS PLANNING COMMISSION MEETING MAY 5, 1993

The Planning Commission reviewed Roberts zoning map, the map will be presented to the Town Council.

ADJOURNMENT: The meeting was adjourned at 7:30 p.m.

PASSED THIS 25 DAY OF JUNE

Edell Butterfield
Edell Butterfield, Chairman

Pauline Fowlks
Attest, Pauline Fowlks, Town Clerk



**NOTICE of PROCEDURE POLICY for the
LEEDS PLANNING COMMISSION**

Beginning July 1, 1993 in order to be included on the agenda of the Leeds Planning Commission meeting, it will be necessary to comply with the following:

Items to be considered must be submitted to the Committee Chairman at least one week ahead of the meeting date. Regular meetings are held at the town hall at 6:30 PM the first Wednesday of each month. This means that agenda items must be presented to Edell Butterfield on or before the last Wednesday of any month.

Concerning homes proposed to be constructed, plans and details of the proposed house, along with a plot plan showing clearly the location of said house on the building lot must be submitted. The check off form showing provisions for utilities, fire protection, community impact, etc., must also be submitted. Blank copies of this form can be obtained from the chairman.

Dated this 25th day of June 1993

Signed: Edell Butterfield Chairman

PLANNING COMMISSION MEETING AUG. 4, 1993

PRESENT: Edell Butterfield, Dale Barnes, Eldon Stirling and Jean Beal

Call to Order: 6:35 P.M.

Dale Barnes: Pledge of Allegiance

Petitions and Communications: Ed Weeks applied to the planning commission for a conditional use permit for horses on main street in the Town of Leeds. It was recommended by the Planning Commission to approve the conditional use permit subject to review each and every year for compliance. The following conditions shall apply, if there are any complaints from neighbors, permit will be reviewed and could be revoked. The Planning commission recommended that Mr Weeks, should take a copy of the permit and go the council for final approval.

Mr Glen Gunther who is representing Sue Curtis presented his proposal to split the property in front of Sue Curtis home so she can sell the property for a building lot. The present zone is R-1-20 and she would like to have it rezone R-1-9. The Planning Commission had some concerns about the size of the property and felt it was well below the standards and recommended that Sue go to the Town Council for a variance.

Mr. Leor Griffiths presented to the planning commission plans for his new home. His home will be 2383 sq ft and of southwest design, A motion was made by Dale to accept Mr. Griffiths plans. The motion was seconded by Edell and passed unanimously.

Mr. Robert Stockwell presented to the planning commission plans for his new home. His home will be 1520 sq ft, and will be of brick construction. A motion was made by Eldon to accept Mr. Stockwell's plans for his new home. The motion was seconded by Dale and passed unanimously.

June Spencer who is representing Silver Valley annexation explained that she was going to have Mr. Colin Korpi represent the Silver Valley annexation. Mr Korpi explained that they have two options of proposed annexation to the Town of Leeds. Option 1 is all that is necessary to make it feasible for water service to Silver Valley. However, option 2 may be preferred by the Town. Mr korpi gave to the planning commission a petition for annexation to the town. A final plat will be prepared based on the town's decision on the preferred option. The residents from Silver Valley will have a meeting on Aug.14 to decide which option they would like to go with.

Option 1 is that LDWA will purchase Hogan spring to supply Silver Valley with water.

Option 2 is that silver valley will get their water from Eldorado.

Mr. Korpi will let the Town Council know which option they decide to go with.

Adjournment:

PASSED THIS 1 DAY OF AUG. 1993

ATTEST;

Pauline Fowlks
PAULINE FOWLKS, RECORDER

Edell Butterfield
EDELL BUTTERFIELD, CHAIRMAN



LEEDS PLANNING COMMISSION MEETING SEPT. 1, 1993

PRESENT: Chairman Edell Butterfield, Dale Barnes, Mel Evans, Eldon Stirling, Robert Weight, Jean Beal

CALLED TO ORDER: Edell called the meeting to order at 6:30 p.m.

APPROVAL OF MINUTES: Edell made a motion to accept the minutes as amended, seconded by Eldon and passed unanimously.

ROBERT KENNEDY PROPERTY:

Mr. Kennedy presented his plans for a new home in Silver Meadow Estates, it will be 1,750 sq. ft. on the first floor with a walk out basement, address is 395 Vista Ave. The architectural committee requested he change the roof pitch from a 5/12 to 4/12, this would lower the roof about 20 inches in consideration of the houses across the street. Robert made a motion to accept the plans with the new changes, it was seconded by Eldon and passed Unanimously.

ROBERT COSBY PROPERTY:

Mr. Cosby presented his house plan to the planning commission. Address 120 Valley View Drive, it will be 1492 sq. ft. with a 616 sq. ft. garage, yellow siding with composition roofing. A motion was made by Eldon to accept his house plans, it was seconded by Mel and passed unanimously.

PASSED THIS 6 DAY OF OCT. 1993

Edell Butterfield
EDELL BUTTERFIELD, Chairman

ATTEST: Pauline Fowlks
Pauline Fowlks, Town Clerk



LEEDS TOWN PLANNING COMMISSION MEETING OCT. 6, 1993

PRESENT: Edell Butterfield, Dale Barnes, Eldon Stirling, Robert Weight, Mel Evans, Mayor Roberts, Fred Friese, Glenna Dodge, Pauline Fowlks, Jean Beal, Russ Peine.

CALLED TO ORDER: Edell called the meeting to order at 6:35 p.m.

PRAYER: Eldon Stirling

APPROVAL OF MINUTES: Robert made a motion to approve the minutes of the last Planning Commission meeting, Dale seconded it and it passed unanimously.

Mel read a letter to the Planning Commission and the Town Council that had been posted on the board of the Town Hall, the letter was from Mr. Rogers.

Planning Commission discussed the addresses in the Town of Leeds Dale Barnes has been asked by the Planning Commission to make a plot of the Town to see if he could straighten out the addresses.

The Planning Commission discussed with the council about making an up to date Master plan and policy declaration for the Town of Leeds. They would like to get the residents input, it was decided to send out a survey in the mail, Glenna said that she would be willing to help.

HILLSIDE ORDINANCE: Mr. Weight went over how he came to get the Hillside Ordinance when he was redoing the zoning map. Robert read the Hillside protection overlay zone to the council and residents. The Planning Commission went over the ordinance and made a few changes in the ordinance to fit the needs of Leeds. Mel made a motion to accept this ordinance with the few changes stated. Dale seconded the motion and it passed unanimously. The Planning Commission would like to request that a public hearing be held at the public hearing on Silver Valley Annexation is held with a recommendation that the Town Council formally adopt this Hillside Ordinance.

ADJOURNMENT: The meeting was adjourned at 7:55 p.m.

PASSED THIS 16 DAY OF NOV. 1993

Edell Butterfield
Edell Butterfield, Chairman

attest: Pauline Fowlks
Pauline Fowlks, Town Clerk



PLANNING COMMISSION MEETING NOV. 3, 1993

PRESENT: Edell Butterfield, Robert Weight, Eldon Stirling, Mel Evans, Dale Barnes, Jean Beal and Pauline Fowlks.

CALLED TO ORDER: Edell called the meeting to order at 6:30 p.m.

READING AND APPROVAL OF MINUTES: Mel made a motion to accept the minutes as amended, Robert seconded the motion and it passed unanimously.

Mr. Lance Wardle would like to build a garage on an existing cement pad in his back yard and extend his shed. Mel made a motion to accept his plans as presented, Eldon seconded the motion and it passed unanimously.

Mr. Lyle W. Wall
374 No. Silver Meadows Road Lot #11
House - 2488 sq. ft.

Mr. Weight made a motion to approve Mr. Walls plans subject to the changes (additional footings and venting in the soffete.) Edell seconded the motion and it passed unanimously.

Edell asked Mel if he would write a letter of thanks to Karon Knighton, she had served on the Commission since 1987.

Mel publicly thanked Mr. Weight for the new zoning map.

ADJOURNMENT: The meeting was adjourned at 7:21 p.m.

PASSED THIS 1 DAY OF Dec. 1993

Edell Butterfield
EDELL BUTTERFIELD, CHAIRMAN

ATTEST: Pauline Fowlks
PAULINE FOWLKS, TOWN CLERK



Planning Commission Meeting Dec. 1, 1993

Present: Chairman Edell Butterfield, Robert Weight, Mel Evans,
Dale Was excused, Eldon Absent, Town Clerk Pauline Fowlks.

Pledge: Mel Evans

Call to order: Edell called the meeting to order at 6:35 p.m.

Reading and approval of minutes: Robert made a motion to accept
the minutes as written and it was seconded by Mel and it passed
unanimously.

Merril Stirling property: E. Babalon
The planning commission went over Mr. Stirlings plans.
upstairs approx. 1000 sq. ft.
main floor approx. 1500 sq. ft.
basement approx. 1000 sq. ft.
double garage

There is a possibility of sub-dividing in the future, the
planning commission told them they would have to get subdivision
ordinance when ready to sub-divide. Robert made a motion to
accept their plans as presented, Mel seconded the motion and it
passed unanimously.

New Planning commission Chairman: Edell said that he was resigning
and that he would like to make a motion to nominate Robert Weight
as chairman and Mel seconded the motion and it passed unanimously.

Fred Friese: 546 sq. ft. storage shed 153 ft. back from the line
Edell made a motion to accept his plans to use as a storage
shed only. Robert seconded the motion and it passed ;unanimously.

Charlie Scott: Mel made a motion to accept the plans for mobil
home sales office and forward it to the Town Council for approval.
Robert seconded the motion and it passed unanimously.
Planning Commission told Charlie that the commercial application
fee is presently \$750.00.

New Business: Impact fee may be waived for small utility buildings
that will not change the property.

Mel read a letter from the Utah League of Cities and Towns which
stated that they would be willing to hold a training session
here in the Town Hall and ask only the cost of gas for travel.

Zoning and Ordinance book: Mel made a motion to recommend to
the Town Council that on page 22 of the zoning and ordinance
book, add 6-4 (3) All residential dwellings shall be provided with
either an attached or a detached garage for at least on (1) of
the required parking spaces.

Adjournment: The meeting was adjourned at 7:45 p.m.

PASSED THIS 5 DAY OF JAN. 1994

Robert H. Weight

Robert Weight, Chairman

attest *Pauline Fowlks*

Pauline Fowlks, Town Clerk



PUBLIC NOTICE

The Planning Commission of Leeds will hold their regular meeting Wednesday Jan. 5, 1994 at 6:30 p.m. in the Town Hall.

A G E N D A

1. Call to order
2. Prayer/Pledge
3. Reading and approval of minutes
4. Building Permits
 - a. Lyle Wall
 - b. Ned Sullivan
 - c. Van Leavitt
5. Unfinished business
 - a. Hillside ordinance
 - b. Garage ordinance
 - c. Planning Commission vacancies
6. New business
 - a. 5 Co. coordination
 - b. Dick Perry
 - c. *Marril Walton*
7. Adjournment

Pauline Fowlks
Pauline Fowlks, Town Clerk

PLANNING COMMISSION MEETING JAN. 5, 1994

PRESENT: Chairman Robert Weight, Mel Evans, Jeff Krueger,
Dale Barnes, Town Clerk Pauline Fowlks.

PLEDGE: Dale Barnes

CALLED TO ORDER: Robert called the meeting to order at 6:35 p.m.

READING AND APPROVAL OF MINUTES: Mel made a motion to accept
the minutes as amended and it was seconded by Dale and it
passed unanimously.

Planning Commission went over the change of the zoning ordinance
that was discussed in the last months meeting. Dale made a motion
to forward it to the Town Council, Robert seconded it and it pass-
ed unanimously.

Lyle Wall: Mr. Wall said he had made a deposit for a water conn-
ection. Robert asked for a final plan of his house.

Ned Sullivan:

2500 sq. ft.

triple garage

Keith Sullivan was standing in for Ned. Keith explained to the
planning commission Neds plans of his house and where it would be
located on his property. Mel made a motion to accept Neds plans
depending on per~~t~~ test. Dale seconded it and it passed unanimously.

Van Leavitt: 95 so. Main.

4500 sq. ft. (house)

500 sq. ft. (garage)

Mr. Leavitt submitted his plans to the planning commission. Mel
made a motion to accept his plans as shown, Dale seconded his motion
and it passed unanimously.

New business:

Kurt Hutchings from 5 Co. has offered to be of assistance to
the Planning commission for a training session. The planning
commission recommended it to be Tues. Feb. 1 1994 at 6:30 p.m.

Bill Shweer was at the meeting to present his thoughts on
future development of a section of Leeds. The Planning commission
will accept his thoughts and will look over his plans.

Marrell Walton:

George French was at the meeting to represent Marrell. The
planning commission told Mr. French that they would need a plot
plan from Mr. Walton before they could start any business with
him. This item was tabled pending further material.

Mr. Weeks would like to close in his front porch and build a garage and put up a fence. The planning commission would recommend to waive any application fee when he begins work. Mel made a motion that they accept his plans to up grade his property. Dale seconded his motion and it passed unanimously.

June Foster was present to explain the Enhancement Grant, to the planning commission and then will take it to the Town Council.

ADJOURNMENT: This meeting was adjourned at 8:00 p.m.

PASSED THIS 2 DAY OF FEB. 1994

Robert H. Weight

Robert Weight, Chairman

attest: *Pauline Fowlks*
Pauline Fowlks, Town Clerk



PUBLIC NOTICE

The Planning Commission of Leeds will hold the regularly scheduled meeting Wed. Feb. 2, 1994 in the Town Hall, the meeting will start promptly at 6:30 p.m.

A G E N D A

1. Roll Call
2. Prayer
3. Pledge
4. Review construction plans
 - a. Ned Sullivan
 - b. Marell Waiton
5. Don Fawson
 - a. extension on fire house
6. Other Business
 - a. Dick Parry
7. Adjournment

DATED THIS 31 DAY OF JANUARY 1994

Pauline Fowlks, Town Clerk

**Town of Leeds
Planning Commission**

Minutes for February 2, 1994

Call to Order: Robert Weight called the meeting to order at 6:35 p.m.

Roll Call: Robert Weight, Dale Barnes, Shane Sullivan, Mel Evans, and Jeff Krueger, and Mildred Bowen.

Prayer: Jeff Krueger

Review and approve minutes: Robert made a motion to accept minutes as written and Mell seconded the motion and it passed unanimously.

Ned Sullivan: (2132 sq. ft.)

Ned sent his plans and record of perc. test. The Planning Commission went over his plans. Robert made a motion to accept his plans as submitted and Dale seconded the motion and it passed unanimously.

Marrell Walton: (1506 sq. ft.) 450 No. Main

Marrell was present and presented his plans to the Planning Commission. The Planning Commission went over his plans and Jeff made a motion to accept his plans as submitted. Shane seconded the motion and it passed unanimously. Mr. Walton owns three acres in between the freeway and Main Street North of Town, he at some point in time would like to rezone to commercial, present zone being residential.

David Lefler: Dave would like to buy a parcel of Ellen Savages, property out by Babalon Road. Which sits half in Leeds and half in the county. Their main concern is water and where to get it. Mr. Weight suggested to Leflers to study it a little more and get lines of property distinguished.

Mr. Weight would like to have a representative from the Planning Commission attend LDWA meetings to be familiar with the water board procedures. Shane Sullivan volunteered to represent the Planning Commission.

Jeff talked to the Planning Commission about a building inspector for the Town of Leeds. The current Co. Inspector would not like to service Leeds as the Towns Inspector. He can be a Supervisor for a inspector in training, for a fee.

Adjournment: The meeting was adjourned at 8:05 p.m.

PASSED THIS 2 DAY OF MARCH 1994

Robert H. Weight
Robert Weight, Chairman

attest: *Pauline Fowles*
Pauline Fowles, Town Clerk



**Town of Leeds
Planning Commission**

AGENDA
For March 2, 1994

1. Call to order
2. Roll call
3. Approval of minutes
4. Construction Plans
 - a. Joe Jimerson
 - b. Kevin Lee
 - c. Bud Wall
5. Town Council Items - Jeff Krueger
6. Leeds Master Plan assignments
7. 5 Counties - Curt Hutchings
8. Other Business
9. Adjournment

POSTED THIS 28 DAY OF FEBRUARY

Pauline Fowks, Town Clerk

**Town of Leeds
Planning Commission**

Minutes for March 2, 1994

CALL TO ORDER: Robert Weight called the meeting to order at 6:32 p.m.

ROLL CALL: Robert Weight, Dale Barnes, Shane Sullivan, Mel Evans, and Mildred Bowen, Mayor DeMille and 6 residents.

APPROVAL OF MINUTES: Mel made a motion to accept the minutes and Shane seconded the motion and it passed unanimously.

CONSTRUCTION PLANS: Joe Jimerson submitted plans for lot # 12 on Vista Ave. 1500 sq ft. plus two car garage. Mel Made a motion to accept Mr. Jimersons plans and Shane seconded the motion and it passed unanimously.

Kevin Lee submitted plans for a small manufacturing company to manufacture violins on Loren Lees property, adjacent to the small mountain across the street from the North bound entrance of the freeway. Members of the Planning Commission expressed positive feelings about the plans, more complete plans will be submitted at the meeting on March 22nd.

Bud Wall showed plans with changes from previous house plans as shown at the Nov. meeting. Location of house has also changed on the lot. It was approved by the council.

TOWN COUNCIL ITEMS: Jeff Krueger
Enough money for 1 1/4 miles of roads has been approved, a letter to be sent to county requesting they put us on the schedule to do the actual paving, we may need engineering help in the meantime.

Don Fawson presented a proposal. Addendum to the fire code in the section of the subdivision ordinance. It was the same paper that was presented to the Town Council. The Planning Commission is to revise ordinance and present it back to the Town Council. Subject matter to be posted. (see Mel)

LEEDS MASTER PLAN: assignments
1985 survey copies handed out for reference.
Dale to review 1st five chapters
Millie to review chapters 6 to 9
Shane to review chapters 10 and 11
Bob to review chapters 12 and 13
Planning Commission feels they need to update the master plan.

Mayor DeMille asked the Commission to also review Town of Leeds Status Report.
Kurt Hutching with 5 County will be coming to the meeting on Mar. 22nd, this will be brought to the Town Council.

Mayor DeMille reported items discussed at the Mayors meeting. Tortise and Water conservency will need to be considered in the master plan also.

ADJOURNMENT: The meeting was adjourned at 8:00 p.m.

PASSED THIS 22 DAY OF MARCH 1994

Robert H. Weight
Robert Weight, Chairman

attest: Pauline Fowlks
Pauline Fowlks, Town Clerk



ENTRY NUMBER	NAME OF SUBDIVISION	FILED BY	DATE OF FILING			SEC.	T	RG.
			MO.	DAY	YEAR			
#137973	Leeds Addition Leeds	File #1 H-1	Aug	4	1969	667	41	13
#213188	Leeds Annexation Plat Leeds	File #B I-9	Jan	29	1980	12	41	14
#251459	Lee-Burrows Addition Leeds	File #7 H-9	Jul	15	1983	7	41	13
#260052	Tamrisk Addition Leeds	File #8 D-1	Apr	6	1984	12&13	41	14
#260053	Cemetery Annexation Leeds	File #8 D-2	Apr	6	1984	12	41	14
#262047	Chaparrel Addition Leeds	File #8 D-8	May	30	1984	18	41	13
#270925	Chaparrel Addition #2 Leeds	4	Jan	16	1985	18	41	13
#271007	Mimosa Addition Annexation Plat Leeds	6	Jan	21	1985	7	41	13
#271009	Bonanza Flat Addition #1 Leeds	7	Jan	21	1985	6	41	13
#271011	Bonanza Flat Addition #2 Leeds	8	Jan	21	1985	6	41	13
#271201	Silver Meadow Estates Addition Leeds	9	Jan	25	1985	7	41	13
#274459	Bonanza Flat Addition #2 Amended Leeds	29	Apr	11	1985	6	41	13
#279922	Silver Meadows Estates Addition #2 Leeds & Roadway Dedication	66	Aug	9	1985	7	41	13
#284564	Sunflower Addition Leeds	100	Nov.	18	1985	7	41	13
#284566	Bonanza Flat Addition #3 Leeds	101	Nov.	18	1985	6	41	13
#284568	Bonanza Flat Addition #4 Leeds	102	NOV.	18	1985	6	41	13
#287241	Silver Meadows Estates Addition #3 Leeds Town	119	Jan	09	1986	7	41	13
#290342	Silver Meadow Estates Addition #4 Annex Leeds Town	149	Mar	12	1986	7	41	13
#293610	Horseshoe Addition Leeds Town	178	May	5	1986	13	41	14
#305827	Babylon Addition Annexation Plat Leeds Town	258	Dec.	2	1986	7	41	13
#305825	Arroyo Addition Annexation Plat Leeds Town	257	Dec.	2	1986	7	41	13

PUBLIC NOTICE

The Planning Commission of Leeds will be holding a special Planning meeting March 22, 1994, in the Leeds Town Hall at 6:30 p.m. The public is invited to attend this meeting

AGENDA

1. CALL TO ORDER
2. PRAYER
3. ROLL CALL
4. APPROVAL OF MINUTES
5. CONSTRUCTION PLANS
 - a. Kevin Lee
 - b. James and Tami Herpel
 - c. Blaine and Wanda Schouten
6. LEEDS TOWN FUTURE
Curt Hutchings of Five County Governments
7. Adjourn
8. Refreshments

Pauline Fowlks, Town Clerk

Town of Leeds Planning Commission

Minutes for March 22, 1994

CALL TO ORDER: Robert Called the meeting to order at 6:40 P.M.

PRAYER: Dale Barnes

ROLL CALL: Robert Weight, Shane Sullivan, Dale Barnes, Mel Evans with Millie Bowen absent, Mayor DeMillo and 20 residents.

APPROVAL OF MINUTES: Mel made a motion to accept the minutes as written and Dale seconded the motion and it passed unanimously.

CONSTRUCTION PLANS:

Kevin Lee

Mr. Lee presented his plans for his violin shop which is to be 32' by 40' with possible intention to expand. Perc. test was taken. Set back will be 10' back from property line. Planning Commission went over Mr. Lee's plans. Mr. Lee questioned impact fee, Planning Commission told Mr. Lee that commercial impact fees are \$1,600.00. He also asked if he were to expand would there be an additional impact fee, Mel read the ordinance to him and said that at the time of expansion the Planning Commission would have to decide. Shane made a motion to accept Mr. Lee's plans as submitted, mel seconded the motion and it passed unanimously.

James and Tami Herpel: Lot #2 Leeds Estates

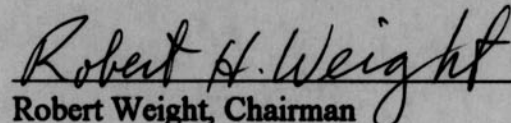
Submitted plans for a manufactured home, with double garage to be added with in

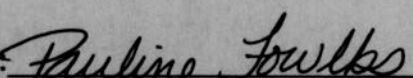
a year. Perc. test was taken. Home will be put on permanent foundation. The roof will be a 4:12 pitch. Dale made a motion to accept their plans and Shane seconded the motion and it passed unanimously.

LEEDS TOWN FUTURE: Curt Hutchings representing Five Co. Government
Mr. Hutchings went over visions and goals for the future of Leeds. Mr Hutchings obtained input from residents that were present.

ADJOURNMENT: The meeting adjourned at 9:00 p.m.

PASSED THIS 6 DAY OF APRIL 1994


Robert Weight, Chairman

attest: 
Pauline Fowlks, Town Clerk



TOWN OF LEEDS PLANNING COMMISSION

THE PLANNING COMMISSION OF LEEDS WILL HOLD THEIR
REGULARLY SCHEDULED MEETING ON APRIL 6, 1994, IN THE TOWN
HALL AT 6:30 P.M.

AGENDA

1. ROLL CALL
2. CALL TO ORDER
3. APPROVAL OF MINUTES
4. CONSTRUCTION PLANS
 - a. David Stirling
 - b. Blaine and Wanda Schouten
5. TOWN COUNCIL ITEMS - JEFF KRUEGER
6. LEEDS MASTER PLAN
 - a. Dream meeting follow up
 - b. ~~A~~new survey
7. OTHER BUSINESS
8. ADJOURNMENT

Pauline Fowlks, Town Clerk

TOWN OF LEEDS
PLANNING COMMISSION
APRIL 6, 1994

CALL TO ORDER: Robert weight called the meeting to order at 6:35 p.m.

ROLL CALL: Robert Weight, Shane Sullivan, Millie Bowen, Dale Barnes.

PRAYER: Roberi Weight

APPROVAL OF MINUTES: Shane made a motion to approve the minutes as written, Millie seconded the motion and it passed unanimoously.

BLAINE AND WANDA SCHOUTEN: 451 N. Main

Set back 99ft. Perc. test was submitted and had been signed. Shane made a motion to accept house plans and recommend to the Town Council that there be no impact fee since it would be up grading property value, Dale seconded the motion and it passed unanimously.

JEFF KRUEGER: TOWN COUNCIL ITEMS

there is need to replace one Planning Commission member.

Town council would like Planning Commission to come up with criteria for road work to be done in Leeds and then present it to the Town Council .

DAVID STIRLING: BABYLON ROAD:

Shane made a motion to recommend to the Town Council to build a home and to get a conditional use permit for a manufactured home to be lived in until completion of home. Dale seconded the motion and it passed unanimously.

DREAM MEETING FOLLOW UP:

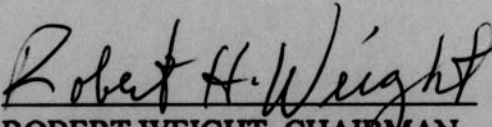
Planning Commission went over Leeds master plan meeting. Mr. Weight had a sample survey that would have to be revised for Leeds, if they were to send out the survey to the residents.

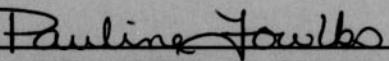
OTHER BUSINESS:

Planning Commission set up work meeting scheduled for Tues. April 12, 1994 at 6:30 p.m. Curt Hutching could possibly attend.

ADJOURNMENT: The meeting was adjourned at 8:30 p.m.

PASSED THIS 4 DAY OF MAY 1994


ROBERT WEIGHT, CHAIRMAN

attest: 
PAULINE FOWLKS, TOWN CLERK



**TOWN OF LEEDS
PLANNING COMMISSION
MAY 4, 1994**

The Town of Leeds Planning Commission will hold their regularly scheduled meeting Wed. May 4, 1994, in the Town Hall, at 6:30 p.m. Public welcome to attend.

AGENDA

1. ROLL CALL
2. CALL TO ORDER
3. PRAYER
4. CONSTRUCTION PLANS
 - a. Richard Hunter
 - b. David Stirling follow up
5. TOWN COUNCIL ITEMS - JEFF KRUEGER
6. LEEDS HOUSE NUMBERS - DALE BARNES
7. LEEDS MASTER PLAN
 - a. survey
 - b. next meeting (May 17th or 31st)
8. OTHER BUSINESS
9. ADJOURNMENT

POSTED THIS 2 DAY OF MAY 1994

Pauline Fowlks, Town Clerk

Town of Leeds Planning Commission

Minutes for May 4, 1994

CALL TO ORDER: Robert Called the meeting to order at 6:35 P.M.

PRAYER: Dale Barnes

ROLL CALL: Robert Weight, Shane Sullivan, Dale Barnes, Mildred Bowen with Don Fielding and Shane Sullivan absent.

APPROVAL OF MINUTES: Dale made a motion to accept the minutes as written and Mille seconded the motion and it passed unanimously.

CONSTRUCTION PLANS:

Mary Hunter, zoned R1 corner of No. Silver Reef Rd. Ground level will be 1592 sq. ft. and the Top will be 1390 sq. ft. The Planning Commission went over the plans that Mary submitted Mr. Weight told Mary she would have to have a perc. test. Dale made a motion to accept the plans and it was seconded by Millie and past unanimously, Mr. Weight then gave her a building permit.

David Stirling: there was an agreement faxed to the Town Attorney and it was reported to the Planning Commission that the agreement was fine, and it would be given to David for signing.

JEFF KRUEGER:

Jeff brought to the Planning Commission that the R.V., Mobile Home, and Motel ordinance need updating. The Mayor told the Planning Commission about the

MAY 4, 1994

mobile home development ordinance. Recommendation would be to adjust wording in that ordinance and to also put together R.V. and Motel ordinance. The Mayor would like to have Mr. Utley and Mr. Lott involved in the planning of these ordinances (present owners of R.V. and Motel). Millie said she would take on this project and put together these ordinances. Millie will have information for June meeting.

BOARD OF ADJUSTMENT:

It was suggested that Paul Densly be asked to serve on the Board, with Dale Barnes or Don Fielding from the Planning Commission serve also.

DALE BARNES: (house numbers)

Dale feels there is a need to change the numbering system. main street is o.k. but Cherry Lane, Valley Road, Vista Ave, Mesa View and Silver Meadows need some changes. Dale said he would come up with a list of names and numbers and present it to the council.

MASTER PLAN:

Mr. Weight passed out a community survey form and the Planning Commission looked over the survey, had a few suggestion on how to change it to fit the needs of Leeds.

ADJOURNMENT: The meeting adjourned at 9:00 p.m.

PASSED THIS 1 DAY OF JUNE 1994

Robert H. Weight
Robert Weight, Chairman

attest: *Pauline Fowlks*
Pauline Fowlks, Town Clerk



**TOWN OF LEEDS
PLANNING COMMISSION MEETING
PUBLIC NOTICE**

THE TOWN OF LEEDS PLANNING COMMISSION WILL HOLD
THEIR REGULARLY SCHEDULED MEETING WED. JUNE 1, 1994 IN
THE TOWN HALL AT 6:30 P.M. PUBLIC IS WELCOME TO ATTEND.

AGENDA

1. ROLL CALL
2. CALL TO ORDER
3. PLEDGE
4. APPROVAL OF MINUTES OF LAST MEETING
5. CONSTRUCTION PLANS
6. TOWN COUNCIL ITEMS - JEFF KRUEGER
7. LEEDS HOUSE NUMBERS - DALE BARNES
8. R.V. PARK AND MOTEL ORDINANCE - MILLE BOWEN
9. WATER COMPANY COORDINATION - SHANE SULLIVAN
10. LEEDS MASTER PLAN-CURT HUTCINGS
ROBERT WEIGHT
 - a. compilation of survey results
 - b. what do we do next? assignments
11. APPOINT A BOARD OF ADJUSTMENT REP.
12. OTHER BUSINESS
13. ADJOURNMENT

POSTED THIS 31 DAY OF MAY 1994

PAULINE FOWLKS, TOWN CLERK

**Town of Leeds
Planning Commission**

Minutes for June 1, 1994

Call to Order: Robert Weight called the meeting to order at 6:30 p.m.

Roll Call: Robert Weight, Dale Barnes, Millie Bowen and Jeff Krueger.

Pledge: Robert Weight.

Review and approve minutes: Dale made a motion to accept minutes as written and Millie seconded the motion and it passed unanimously.

**Commission Member Millie Bowen
R. V. and Mobile Home Ordinance**

Millie told the Planning commission that she had looked at a few cities ordinances on R. V. Parks, Mobile home. Millie explained the difference between the ordinance and what the ordinances had in them. Planning Commission will ask present R. V. owners to meet with Planning Commission to go over and to put together an ordinance, to recommend to the Town council. The meeting will be on the 6 of June at 7:00 (for a work meeting)

Master Plan: Robert went over old survey done a few years back, there was some input from residents that were present. Curt Hutching from 5 Counties told Planning Commission to compare the two surveys and see where residents opinions have changed. Curt also told the Planning Commission that a land use survey could be done in the form of a map. Jeff and Robert will meet to go over the present survey.

Jeff Krueger: Jeff explained to the Commission that he is still working on the roads and with the County to chip seal the roads.

Dale Barnes

Appointment of Board of Adjustment member: Dale talked to Paul Densley and Paul said he would let him know, Dale felt confident that he would accept. Dale showed the Commission a map he had prepared of the addressing system and how it is numbered presently and how he would like it to be. Dale will be the representative from the planning commission to sit on the board of adjustment.

Adjournment: The meeting was adjourned at 8:30 p.m.

PASSED THIS 6 DAY OF JULY 1994

Robert H. Weight
Robert Weight, Chairman

attest: Pauline Fowlks
Pauline Fowlks, Town Clerk



**PUBLIC NOTICE
Town of Leeds**

Planning Commission Meeting

The Planning Commission will hold their regularly scheduled meeting July 6, 1994 in the Town Hall at 6:30 p.m. Public welcome to attend.

AGENDA

1. Call to order
2. Roll call
3. Prayer
4. Approval of minutes
5. Construction Plans
 - a. Joe Bowcutt
 - b. Herbert Jansen
5. Mobile Home Ordinance / Mille Bowen
6. Community Survey results
7. Define Leeds Town Issues for General Plan.
8. Town Council Items - Jeff Krueger
9. Leeds House Numbers / Dale Barnes
10. Other Business
11. Adjournment

POSTED THIS 5 DAY OF JULY 1994

Pauline Fowlks, Town Clerk

Town of Leeds Planning Commission

Minutes for July 6, 1994

Call to Order: Robert Weight called the meeting to order at 6:30 p.m.

Roll Call: Robert Weight, Dale Barnes, Millie Bowen, Jeff Krueger.

Prayer: Dale Barnes

Review and approval of minutes: Jeff made a motion to accept the minutes as written. Dale seconded the motion and it passed unanimously.

Construction Plans:

- Jim Bray--Dale made a motion to accept the plans as submitted by Mr. Bray. Millie seconded the motion and it passed unanimously.
- Coy Wiley--Millie made a motion to accept the plans contingent on Mr. Wiley presenting the Commission with final plans. Dale seconded the motion and it passed unanimously.

Status of Mobile Home Development Standard: The Commission will wait until after the public hearing concerning Mobile Home Development Standards to discuss their concerns.

Millie Bowen/Orientation of a home on a lot: Millie suggested adding to the Uniform Zoning Ordinance a provision for standards regarding the primary entrance to a house as it relates to the street frontage. (Proposed to be added to page 40, Item 14-5.)

Curt Hutchings/Leeds Master Plan: Mr. Hutchings gave to the Commission an updated version of the Master Plan and explained each of the items within the plan. It was decided each member of the Commission read the document and study each option and item by the next meeting.

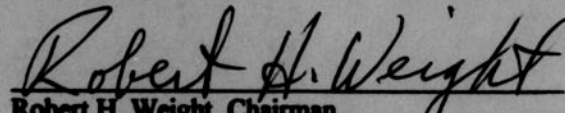
Jeff Krueger/Town Council Items: A provision on the "permit to build" needs to be added about cutting into public roads. It was suggested that a refundable bond be charged to ensure cuts in roads be properly fixed. This will go before the Leeds Town Council for final decision.

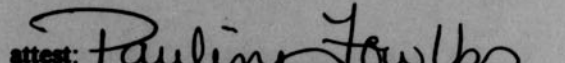
Dale Barnes/Leeds Town House Numbers: The house numbers were reviewed and rejected.

Other Business: The Commission and the Mayor discussed some revisions that need to be added to the Mobile Home Development Standards Document. Annexation of property to be purchased by Chris Spilker was also discussed.

Adjournment: The meeting was adjourned at 9:40 p.m.

PASSED THIS 7TH DAY OF SEPTEMBER 1994


Robert H. Weight, Chairman

attest: 
Pauline Fowiks, Town Clerk

Town of Leeds Planning Commission

Minutes for July 6, 1994

Call to Order: Robert Weight called the meeting to order at 6:30 p.m.

Roll Call: Robert Weight, Dale Barnes, Millie Bowen.

Prayer: Pauline Fowks

Review and approval of minutes: Millie made a motion to accept minutes as written and Dale seconded the motion and it passed unanimously.

Construction Plans:

Joe Bowcutt was representing some people who are interested in purchasing Leeds R.V Park, (Thad Utleys). Mr. Bowcutt presented the Commission with some plans to expand the Park by 24 units. The perc. test has been done. They ran into ground water but Roger New, from the health department, said that would not be a problem. The Planning Commission told Mr. Bowcutt that there should be no more than 10 lots to an acre. A clear area of 10 feet should be left free of structure around the park. Millie made a motion to tentatively accept a proposed addition to Leeds R.V. Park (Thad Utleys) dependent on review of Town Council. Dale seconded the motion and it passed unanimously.

Herbert Jansen presented his plans for addition to his home, a 16 x 16 wood working shop. Dale made a motion to accept the plans as submitted and Mille seconded the motion and it passed unanimously.

Millie Bowen / Mobile Home and R.V. Park Ordinance:

The Commission went over the proposed ordinance, with some changes to be made to the ordinance. The Commission will get together in a work meeting to go over the details of the ordinance.

Issues for General Plan:

Mr. Weight requested that a list of issues be made for use in the Leeds master plan.

1. Drinking water, municipal vs. private. (maintain a goal to change)
2. Future population, future size of Town, area of intention to annex.
3. Storm water control.
4. How much commercial and where.
5. Sewer system based on a monitor of septic pollution.
6. Improve law enforcement.

Planning Commission Minutes for July 8, 1994

7. Land use.
8. Ordinance pertaining to property owners and their land care (sidewalks)
9. Transportation
10. Environment
11. Covering the ditch.
12. Utilities/service and future needs.

Dale Barnes / House Numbering:

Dale went over the house number map, that he has prepared, with the commission and the residents that were present.

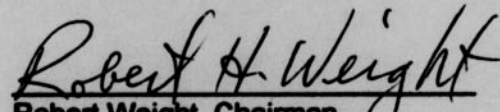
Other Business:

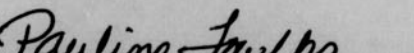
A suggestion came from the floor to have land tested, before any building can be done, for blue clay and to have this added to the Hillside Ordinance.

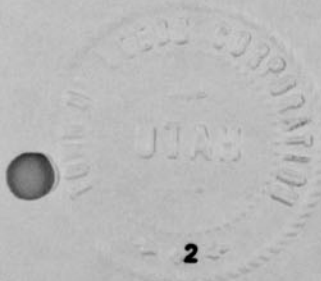
Names for new planning commission members, names that where will be submitted to the Town Council for approval are: Leon Eggers and Jeff Krueger.

Adjournment: The meeting was adjourned at 8:20 p.m.

PASSED THIS 3 DAY OF AUGUST 1994


Robert Weight, Chairman

attest: 
Pauline Fowlks, Town Clerk



PUBLIC NOTICE
TOWN OF LEEDS
PLANNING COMMISSION

The Planning Commission of Leeds will be holding their monthly meeting in the Town Hall Wed. Sept. 7 at 6:30 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL-Welcome Richard Cosby as new member of Planning Commission.
3. PRAYER
4. APPROVAL OF MINUTES OF LAST MEETING.
5. CONSTRUCTION PLANS
6. REPORT STATUS OF MOBILE HOME DEVELOPMENT STANDARDS.
7. TOWN COUNCIL ITEMS-Jeff Krueger
8. ORIENTATION OF HOMES ON A LOT.
9. REPORT ON LEEDS HOUSE NUMBERS-Dale Barnes
10. LEEDS MASTER PLAN ASSIGNMENTS
11. OTHER BUSINESS
 - a. Leeds domestic water
 - b. Mel Evans analysis
12. ADJOURNMENT

Pauline Fowlks, Town Clerk

TOWN OF LEEDS
PLANNING COMMISSION MINUTES
SEPTEMBER 7, 1994

CALLED TO ORDER: Robert Weight called the meeting to order at 6:35 p.m.

ROLL CALL: Robert Weight, Dick Cosby, Dale Barnes, Jeff Krueger, Millie Bowen asked to be excused.

PRAYER: Robert Weight

APPROVAL OF MINUTES: Robert made a motion to approve the minutes, Dick seconded the motion and it passed unanimously.

CONSTRUCTION PLANS: Mr. Wiley submitted his final plans. The Planning Commission went over their plans.

Patrick presented Mr. Bundy's plans out of a magazine. The planning commission told Patrick that he would have to have the property in his name then a perc. test could be done and construction plans submitted.

MOBILE HOME DEVELOPMENT STANDARDS: There was a copy given to Mr. Curt Hutchings for corrections to be made.

ORIENTATION OF HOMES ON LOTS: The Planning Commission discussed this matter, it was decided to table this until Millie was present.

TOWN COUNCIL ITEMS: The Mayor read a letter from Utah League of Cities and Towns on land use, a newsletter will be sent to Planning Commission members.

The Mayor would like the planning commission to decide on a form for conditional use permits to be used by the town, the commission decided on a form and asked the clerk to make copies to have on hand.

The mayor would also like to apply for a conditional use permit (at a later date) to have a few animals on his property.

HOUSE NUMBERS: Dale talked to Deon from the county planning commission about the house numbers, she will put together a map with the house numbers on it as to how the county does it. Then the planning commission can look at it and compare the two.

GENERAL PLAN: The planning commission went over the general plan. It was suggested that the Leeds Historical Society help write the historical part. Curt also told the planning commission to look at goals and policies to see if that is how they want them and to make any changes needed.

ASSIGNMENTS; Dick, to get old and new master plan goals and have them ready for a work meeting.

Jeff, to get maps needed for master plan ready for the work meeting.

A recommendation was made that the planning commission read general plan all the way through old and new. When Dick is ready with his assignment he will contact planning commission members and plan a work meeting.

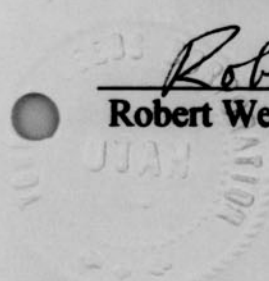
OTHER BUSINESS: Mr. Lewis is interested in property at So. end of Town along the freeway and by the on ramp to the freeway, for a transmission shop and some storage units. It would require a zone change. Planning commission said it was a possibility.

ADJOURNMENT: The meeting was adjourned a 9:30 p.m.

PASSED THIS 5 DAY OF OCTOBER 1994

attest Pauline Fowlks
Pauline Fowlks, Town Clerk

Robert Weight
Robert Weight, Chairman



PUBLIC NOTICE
Town of Leeds
Planning Commission Meeting

The Planning Commission will hold their regularly scheduled meeting
Oct 5, 1994 in the Town Hall at 6:30 p.m. Public welcome to attend.

AGENDA

1. Call to order
2. Roll call
3. Prayer
4. Approval of minutes
5. Construction Plans
6. Town Council Items / Jeff Krueger
7. Orientation of a homes on a lot / Millie Bowen
8. House Numbers / Dale Barnes
9. Leeds General Plan / Richard Cosby
10. Other Business
11. Adjournment

POSTED THIS 3 DAY OF OCT. 1994

Pauline Fowks, Town Clerk

**Town of Leeds
Planning Commission**

Minutes for October 5, 1994

Call to Order: Robert Weight called the meeting to order at 6:33 p.m.

Roll Call: Robert Weight, Dale Barnes, Millie Bowen, Richard Cosby and Jeff Krueger.

Prayer: Richard Cosby

Approval of Minutes: Dale made a motion to accept minutes as written. Richard seconded the motion and it passed unanimously.

Construction Plans: There were no construction plans to review this month.

Jeff Krueger/ Town Council Items: Jeff informed the commission that Paul Manis had accepted the position of Town Building Inspector.

Millie Bowen/ Orientation of a Home on a Lot: The orientation of a home on a lot was discussed. The Commission decided where to place the definition in the Zoning Ordinance of where a home should be built on a lot. The following will be placed in articles 13-5 and 14-5 of the Zoning Ordinance of the Town of Leeds:

Minimum Area Width with Yard Requirements and Building Orientation.

The Main Orientation of the principal side of a residential home shall be toward the street. The principal side of a residence is defined as that side with the greater number of entrances or the longer side as designated by the Planning Commission. If there are an equal number of entrances or sides of equal length, either side may be designated as the principal side. Gas meters, electrical meters and heat pumps, etc. shall not be located on the principal side of a building.

Millie made a motion to submit this revised ordinance to the Town Council for their approval. Dale seconded the motion and it passed unanimously.

Dale Barnes/ House Numbers: It was decided that Ned Sullivan's address should be 325 South Foothill. A letter will be drafted and sent to the Sullivan's explaining the decision of the Commission for changing the number.

Dale will get a copy of house numbers to notify the those individuals in town whose house number will be changed.

Richard Cosby/ Leeds General Plan: The Goals of the Commission include the following:

1. Irrigation Water that is pressurized.
2. Commercial Development--also keeping a close eye on the Environmental impacts of new development.
3. Disaster Control
4. Park and Buffer Zones
5. Town Beautification Policies
6. Ordinance of Commercial Vehicles on Public Streets

The Commission talked about having a work meeting sometime during the month.

Richard made a motion to have a work meeting on October 19, 1994 from 6:00 pm to 8:00 pm. The meeting is to set goals for The General Plan of Leeds. Jeff seconded the motion and it passed unanimously.

Other Business: Some corrections have been made to the Mobile Home Development Standards and the Commission is waiting for the final draft.

Adjournment: The meeting was adjourned at 8:00 pm.

PASSED THIS 2 DAY OF NOVEMBER 1994

Robert H. Weight
Robert Weight, Chairman

attest: *Pauline Fowls*
Pauline Fowls, Town Clerk



TOWN OF LEEDS
PLANNING COMMISSION MEETING

OCTOBER 19, 1994

Called to Order: Robert Weight called the meeting to order at 6:30 p.m.

Roll Call: Robert Weight, Millie Bowen, Jeff Krueger, Dale Barnes, and Richard Cosby.

Prayer: Dale Barnes

Construction Plans: Jake Bullard submitted his plans for a factory built home to be on Pecan Lane. Dale made a motion to accept Mr. Bullards plans and Millie seconded the motion and it passed unanimously.

Other Business: There was discussion on setting goals and policies pertaining to the Leeds General Plan. Curt Hutchings from Five Counties to participate in this discussion.

Adjournment: The meeting was adjourned at 7:30 p.m.

PASSED THIS 2 DAY OF NOVEMBER 1994

Robert H. Weight
Robert Weight, Chairman

attest: *Pauline Fowlks*
Pauline Fowlks, Town Clerk



PUBLIC NOTICE

**TOWN OF LEEDS
PLANNING COMMISSION MEETING**

THE PLANNING COMMISSION OF LEEDS WILL HOLD THEIR
REGULAR MEETING WED. NOV. 2, 1994 AT 6:30 P.M. IN THE TOWN
HALL. PUBLIC WELCOME TO ATTEND.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. APPROVAL OF MINUTES
5. CONSTRUCTION PLANS
 - a. Scott with Alpha Engineering
6. OLD BUSINESS AND ITEM REPORTS.
7. LEEDS GENERAL PLAN
8. OTHER BUSINESS
9. ADJOURNMENT

POSTED THIS 31 DAY OF OCT. 1994

Pauline Fowlks, Town Clerk

TOWN OF LEEDS
PLANNING COMMISSION

Minutes for November 2, 1994

Called to Order: Robert Weight called the meeting to order at 6:30 p.m.

Roll Call: Robert Weight, Millie Bowen, Richard Cosby.

Prayer: Richard Cosby

Approval of Minutes: Robert made a motion to accept the minutes for Oct. 5, 1994 and Oct. 19, 1994 as written. Richard seconded the motion and it passed unanimously.

Old Business: Robert read a letter to the Planning Commission Members about the open meeting law, a copy was made for each member of the Planning Commission.

Robert told the Commission Members that the Town Council had asked him to check on the roads in Leeds to see which roads are dedicated he found out that a portion of Vista Ave. and a portion of Silver Reef Rd. and a portion of Babylon Rd. have not been dedicated. Robert will follow up on this with the county assessors office.

Leeds General Plan: Curt Hutchings was present at the meeting. The Planning Commission went over the "General Plan" with Curt, page by page for completion of the seconded draft of the General Plan.

Construction Plans: Scott from Alpha Engineering was present to represent Leeds R.V. Park. Scott submitted plans for extension of the R.V. Park.

PLANNING COMMISSION MINUTES NOVEMBER 2, 1994

They will be adding two rows of 10 spaces each, with landscaping to boarder the perimeter of the property. The Planning Commission asked Scott to have dimensions and completed plans as soon as possible for the Planning Commission to go over.

Other Business: Robert told the Commission about the Regional Planning Meeting Jan. 7 or 14, 1995 to be held at Dixie College.

Adjournment: The meeting was adjourned at 9:00 p.m.

PASSED THIS 7 DAY OF DECEMBER 1994

Robert H. Weight
Robert Weight, Chairman

attest: Pauline Fowlks
Pauline Fowlks, Town Clerk

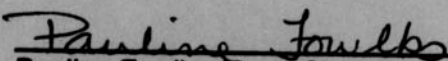
PUBLIC NOTICE
Town of Leeds
Planning Commission Meeting

The Planning Commission will hold their regularly scheduled meeting
Dec 7, 1994 in the Town Hall at 6:30 p.m. Public welcome to attend.

AGENDA

1. Call to order
2. Roll call
3. Prayer
4. Approval of minutes
5. Construction Plans
a. Roy Bailey
6. Annexation/Glen Gunter
7. Old business and item reports
a. house numbers
8. Leeds General Plan
9. Other Business
10. Adjournment

POSTED THIS 6 DAY OF DEC. 1994


Pauline Fowlks, Town Clerk

**TOWN OF LEEDS
PLANNING COMMISSION
MINUTES FOR DECEMBER 7, 1994**

ROLL CALL: Robert Weight was excused, Dale Barnes, Richard Cosby, Mille Bowen and Jeff Krueger.

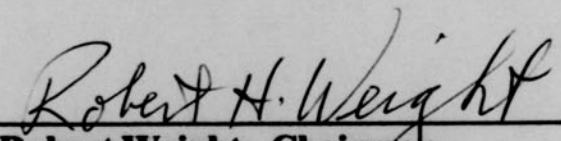
CALLED TO ORDER: Dale called the meeting to order at 6:45 p.m.

CONSTRUCTION PLANS: Roy Bailey
Roy submitted his construction plans for his home on Silver Hills Rd. The Planning Commission went over his plans. Jeff made a motion to accept Roy Bailey's plans as submitted and Richard seconded the motion and it passed unanimously.

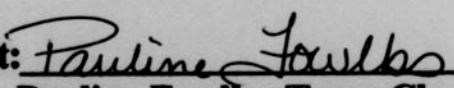
OLD BUSINESS: House numbers
Dale went over the house numbering system that he is revising. The Planning commission decided to make some changes to his draft.

ADJOURNMENT: The meeting was adjourned at 7:30 p.m.

PASSED THIS 4 DAY OF JANUARY



Robert Weight, Chairman

attest: 

Pauline Fowlks, Town Clerk

PUBLIC NOTICE
Town of Leeds
Planning Commission Meeting

The Planning Commission will hold their regularly scheduled meeting
Jan 4, 1995 in the Town Hall at 6:30 p.m. Public welcome to attend.

AGENDA

1. Call to order
2. Roll call
3. Prayer
4. Approval of minutes
5. Construction Plans
 - a. Marty and Danna Bundy / Hughes Contractor
 - b. Scott with Alpha Engineering / Leeds R.V. Park
6. Old business and item reports
7. Leeds General Plan
8. Other Business
9. Adjournment

POSTED THIS 2 DAY OF JAN. 1995

Pauline Fowlks, Town Clerk

**TOWN OF LEEDS
PLANING COMMISSION
MINUTES FOR JANUARY 4, 1995**

ROLL CALL: Robert Weight, Dale Barnes, Richard Cosby, and Jeff Krueger. Millie Bowen was absent.

CALLED TO ORDER: Robert called the meeting to order at 6:40 p.m.

PRAYER: Patrick Franks

APPROVAL OF MINUTES: Jeff made a motion to accept minutes and Dick seconded the motion and it passed unanimously.

CONSTRUCTION PLANS:

Danna Bundy/Hughes Construction

Jeff made a motion to accept the plans contingent on resubmitting final plans. Revised plans to be taken to Robert Weight. Dale seconded the motion and it passed unanimously. Dick abstained from voting because of his being the submitters neighbors. He does approve of the construction plans and welcomes them to Leeds

Scott Christensen with Alpha Engineering / Leeds R.V. Park
Mr. Christensen told the Planning Commission that the park is adding two lines of 10 units for a total of 20 units. The septic system has been approved by the Health Dept. Mr. Christensen showed the plans with the density, that was requested by the Commission, to the Planning Commission members. Dick made a motion to accept the plans as submitted. Dale seconded the motion and it passed unanimously.

PLANNING COMMISSION MINUTES FOR JAN. 4, 1995

OLD BUSINESS AND ITEM REPORTS:

House numbers are almost ready to be given to the home owners of those which need to be changed. There is need for two roads to be named and/or renamed, one off of Vista Ave., and one at the end of Silver Meadows Road where it turns and heads a different direction.

Dale will get those roads named and then will work with the Town Clerk to get it on the computer, and to notify the residents of the change.

David Stirling was present to give a status report on his home being built down Babylon Road. Mr. Stirling said that the power company is holding him up and would like input from the Commission if he were to use solar for his power and propane for gas instead of natural gas. There was no disagreement from the Commission.

Jeff stated that the road had not been repaired from when the phone company did some work on Valley Road. Jeff asked that Sholtzens be contacted (phone company contracted with sholtzens) to come and repair the road.

GENERAL PLAN: Kurt Hutching from 5 Counties went over the rough draft of the general plan with the Planning Commission. There were some changes made to the rough draft. Kurt will work on the draft and bring to next Planning Commission meeting.

ADJOURNMENT: The meeting was adjourned at 9.03 p.m.

PASSED THIS 1 DAY OF FEBRUARY.

Robert Weight

Robert Weight, Chairman

attest: *Pauline Fowlks*

Pauline Fowlks, Town Clerk

PUBLIC NOTICE
Town of Leeds
Planning Commission Meeting

The Planning Commission will hold their regularly scheduled meeting
Feb. 1, 1995 in the Town Hall at 6:30 p.m. Public welcome to attend.

AGENDA

1. Call to order
2. Roll call
3. Prayer
4. Approval of minutes
5. Construction Plans
6. American Planning Association Meeting Feb. 9-10
7. Leeds General Plan
 - a. maps
 - b. statistical data
8. Other Business
9. Adjournment

POSTED THIS 30 DAY OF JAN. 1995

Pauline Fowlks, Town Clerk

**TOWN OF LEEDS
PLANNING COMMISSION MEETING**

FEBRUARY 1, 1995

CALLED TO ORDER: The meeting was called to order at 6:35 p.m.

ROLL CALL: Robert Weight, Millie Bowen, Dick Cosby, Jeff Krueger were present and Dale Barnes was excused.

PRAYER: Robert Weight

APPROVAL OF MINUTES: Dick made a motion to accept the minutes and Millie seconded the motion and it passed unanimously.

AMERICAN PLANNING ASSOCIATION: There will be an APA meeting Feb. 9 and 10. The Planning Commission discussed this meeting, and assignments were made to attend.

LEEDS GENERAL PLAN: Curt Hutchings was present from 5 County. Robert has purchased some USGS topographic maps and he presented them to the Commission for use to make a base map.

A list of maps needed for the general plan would be;

zoning map

public services map

existing land use map

future land use map

annexation policy declaration map

soils map

circulation map

flood plan map

points of interest map

There was discussion on getting statistical data, Robert suggested to take a survey of Leeds for population. Robert asked if the Town Clerk would take care of the survey.

PLANNING COMMISSION MEETING FEB. 1 1995 pg. 2

Curt would like any information on the water and the sewer or any other issue that would be helpful to him. Kurt will also check with the Soil Conservation Service.

The Planning Commission expressed their appreciation to Curt for all his time and effort in helping get the Leeds General Plan into place.

OTHER BUSINESS: Resident Ron Fowlks was present at the meeting. Ron asked the Commission if there would be a problem with building a shed in the back corner of his property, and to also build in the garage for more living space, Ron also mentioned they would be siding their home with vynal siding. The Planning Commission discussed this issue and could see no problem with this issue.

ADJOURNMENT: This meeting was adjourned at 7:55 p.m.

PASSED THIS 1 DAY OF MARCH 1995

Robert H. Weight
Robert Weight, Planning Chairman

attest: *Pauline Fowlks*
Pauline Fowlks, Town Clerk



PUBLIC NOTICE
Town of Leeds
Planning Commission Meeting

The Planning Commission will hold their regularly scheduled meeting March 1, 1995 in the Town Hall at 6:30 p.m. Public welcome to attend.

AGENDA

1. Call to order
2. Roll call
3. Prayer
4. Approval of minutes
5. Construction Plans
 - a. George Feidel-Keith Sullivan
6. Item reports and old business
7. Maps for Leeds General Plan
8. Other Business
9. Adjournment

POSTED THIS 27 DAY OF FEBRUARY 1995

Pauline Fowlks, Town Clerk

**TOWN OF LEEDS
PLANNING COMMISSION MEETING**

MARCH 1, 1995

CALLED TO ORDER: The meeting was called to order at 6:40 p.m.

ROLL CALL: Robert Weight, Millie Bowen, Jeff Krueger, and Dale Barnes were present. Richard Cosby excused.

PRAYER: Jeff Krueger

APPROVAL OF MINUTES: Jeff made a motion to accept the minutes and Millie seconded the motion and it passed unanimously.

CONSTRUCTION PLANS: George Feidel/Keith Sullivan
No Show.

ITEM REPORT AND OLD BUSINESS:

The Church will be building on to the existing building and this has not gone through the Planning Commission as of this date. Bill Weaver the Building Inspector Supervisor has plans for the addition and is figuring a fee. Estimated cost for the addition is \$400,000.00

MAPS FOR LEEDS GENERAL PLAN:

Robert showed the Planning Commission a copy of the Map that he made, this map will be the base map. Robert made assignments to the Planning Commission Members to help with the completion of the map section of the General Plan.

Mille - Parks & Recreation, Historic and Open Space

Dale - Present and Future Land Use

Jeff - Roads/Utilities (present and future)

Dick - Tiered Growth Map

Robert - Flood Plain

The target date for the completion of first draft of the maps was set for Mar. 22, 1995.

PLANNING COMMISSION MEETING MAR. 1, 1995 pg. 2

OTHER BUSINESS:

Joanne Thornton was present to discuss signs for advertising businesses in the Town of Leeds. Joanne suggested to the Planning Commission that the signs be all of the same design, with the back ground color being dark forest green, the lettering may or may not be of the same form. Jeff suggested that the larger businesses in the Commercial area have signs that are approx. 12 to 16 sq. ft. and the residential businesses be 4 1/2 to 5 sq.ft. Mille suggested doubling the size of the commercial signs (from 12 to 24)

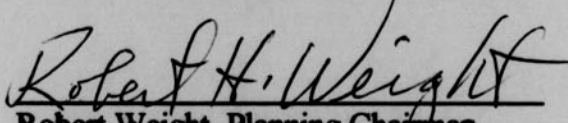
Jeff made a motion to recommend this to the Town Council with the Planning Commissions approval and Dale seconded the motion. It passed unanimously.

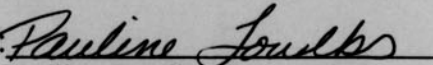
Joanne has also made a conditional use permit application to the Planning Commission for an Art Gallery on 10 So. Main Street. To be called 10 South Main Art Gallery.

Millie made a motion to present her application to the Town Council with their approval. Jeff seconded the motion and it passed unanimously.

ADJOURNMENT: This meeting was adjourned at 8:00 p.m.

PASSED THIS 5 DAY OF APRIL 1995


Robert Weight, Planning Chairman

attest: 
Pauline Fowlks, Town Clerk



**TOWN OF LEEDS
PLANNING COMMISSION MEETING**

MARCH 22, 1995

CALLED TO ORDER: The meeting was called to order at 6:40 p.m.

ROLL CALL: Robert Weight, Millie Bowen, Dale Barnes, and Richard Cosby. Jeff Krueger was absent.

PRAYER: Pauline Fowlks

CONSTRUCTION PLANS:

George Fridell; 95 E. Cherry Lane

Mr. Fridell would like to build a shed on the back portion of his property for storage, with plans to build his house in two years. The shed will be 27 ft by 14 ft. Dale made a motion to recommend to the Town Council that the Planning Commission approve of this. Millie seconded the motion and it passed unanimously.

REVIEW OF MAPS FOR GENERAL PLAN:

The Planning Commission went over the maps that had been completed. The Planning Commission will go over the remaining maps April 5, 1995.

ADJOURNMENT: The meeting adjourned at 7:20 p.m.

PASSED THIS 5 DAY OF APRIL 1995

Robert Weight, Planning Commission Chairman

attest: _____
Pauline Fowlks, Town Clerk

PUBLIC NOTICE

**PLANNING COMMISSION MEETING
APRIL 5, 1995**

The Planning Commission of Leeds will hold a meeting Wed. April 5
in the Town Hall at 6:30 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. REVIEW GENERAL PLAN
5. OTHER BUSINESS
6. ADJOURNMENT

POSTED THIS 3 DAY OF APRIL 1995

PAULINE FOWLKS, TOWN CLERK

**TOWN OF LEEDS
PLANNING COMMISSION MEETING**

APRIL 5, 1995

CALLED TO ORDER: The meeting was called to order at 6:40 p.m.

ROLL CALL: Robert Weight, Millie Bowen, Dale Barnes, Jeff Krueger.
Dick Cosby was excused.

PRAYER: Dale Barnes

Robert informed the Commission that the text is mostly complete concerning the General Plan for the Town, but that maps must be finished before a full draft copy can be prepared.

Millie expressed the desirability of having a golf course in the Leeds area sometime in the future. A possible location is shown on the Parks, Recreation and Historic Area Map.

Jeff proposed some future roads which will be included in the final draft of the General Plan.

The water and utility line map was discussed and will also be included in the General Plan.

Robert said that the final maps need to be finished as soon as possible., April 18, 1995 was suggested as a goal.

Robert will call Richard Cosby and see if Tuesday's will be better for Planning Commission Meeting, the reason being that Richard has school on Wednesday evenings.

There will be a special meeting held Tuesday, April 18, 1995 at 6:30 p.m.

PLANNING COMMISSION MEETING April 5, 1995 pg. 2

ADJOURNMENT: The meeting adjourned at 8:02 p.m.

PASSED THIS 2 DAY OF May 1995

Robert H. Weight
Robert Weight, Planning Commission Chairman

attest: *Pauline Fowlks*
Pauline Fowlks, Town Clerk

**TOWN OF LEEDS
PLANNING COMMISSION MEETING**

APRIL 18, 1995

CALLED TO ORDER: The meeting was called to order at 6:40 p.m.

ROLL CALL: Robert Weight, Millie Bowen, Dick Cosby, Jeff Krueger.
Dale Barnes was excused.

PRAYER: Dick Cosby

LOREN LEE PROPERTY

Mr. Lee owns some property which is zoned RM-7, it is near the North end of the Town. Mr. Lee would like to sub-divide the property into 1/3 acre lots creating 18 homesites. The access road would be from Main Street. Mr. Lee has talked with LDWA and LDWA will get back to Mr. Lee in about 1 week as to the availability of water. Mr. Lee had another option of putting a water tank on top of the hill by the property and having well water supply the subdivision.

The Mayor told Mr. Lee and the Planning Commission about working towards having a sewer collection system.

Mr. Lee asked if a completion bond will be required. Robert read the section in our Ordinance referring to bonding.

Millie will look into types of bonds and will report at next meeting.

REVIEW OF MAPS FOR GENERAL PLAN:

The Planning Commission discussed the maps that will be used in the Master Plan.

OTHER BUSINESS:

Dick Cosby has a concern about enforcing policies for new construction, concerning power, water, out house, and dumpster at the site.

PLANNING COMMISSION MEETING April 18, 1995 pg. 2

Jeff will contact Paul Manis (building inspector in training) with these concerns to make sure these policies are being followed.

ADJOURNMENT: The meeting adjourned at 8:55 p.m.

PASSED THIS 2 DAY OF May 1995

Robert H. Weight

Robert Weight, Planning Commission Chairman

attest: *Pauline Fowlks*

Pauline Fowlks, Town Clerk

PUBLIC NOTICE

**PLANNING COMMISSION MEETING
MAY 2, 1995**

The Planning Commission of Leeds will hold a meeting Tues. May 2
in the Town Hall at 6:30 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. REVIEW AND APPROVE MINUTES
5. REVIEW GENERAL PLAN
6. OTHER BUSINESS
7. ADJOURNMENT

POSTED THIS 1 DAY OF MAY 1995

PAULINE FOWLKS, TOWN CLERK

**LEEDS TOWN
PLANNING COMMISSION MEETING
June 6, 1995**

CALLED TO ORDER: The meeting was called to order at 7:06 p.m.

ROLL CALL: Robert Weight, Dale Barnes, Dick Cosby, Millie Bowen came in late and Jeff Krueger did not show.

Prayer: Dale Barnes

APPROVAL OF MINUTES: Dale made a motion to accept minutes of last meeting, Dick seconded the motion and it passed unanimously.

COUNCIL MEMBER MEL EVANS:

Mel Evans presented information obtained at the annual membership meeting of the Utah Local Governments Trust. Leeds may be a year late on having a Town Ordinance regarding Private Property taking. He suggested that our Planning Commission prepare one based upon a model he obtained at the meeting which would include:

1. A review procedure for proposed actions.
2. A 30 day appeal limit.
3. A 14 day response time limit.
4. The use of a lawyer.

Richard Cosby assigned to come up with the first draft. Mel also stated that Leeds must be prepared to face any problems relating to "Impact Fees". The State is imposing tighter controls. Separate accounting will be required. Mel will ask Pauline to dig out the facts concerning Leeds Impact Fee Ordinance. Dale Barnes will assess what needs to be done. It may be that we need to include a item in our General Plan for Impact Fees.

MAPS FOR GENERAL PLAN:

Maps for the general plan reviewed. 6 maps are now complete. Robert will finish the Water Line and Utility.

Dick will start on the Tiered Growth Map. Decision regarding Future Land Use Map deferred.

PLANNING COMMISSION MEETING June 6, 1995 pg. 2


OTHER BUSINESS:

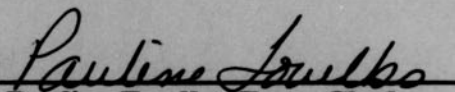
A letter from Dr. Stephen Westhoff who has purchased the property at 95 W. Mulberry was reviewed. He is a Chiropractor and wants to build on to his home and offer service there. The Commission supports his request and will forward the request letter to the Town Council for final action and licensing procedures.

Millie recommended that both sides of Main St. be re-zoned commercial from the Town Hall North to the Freeway Entrance. After some discussion it was decided that the Planning Commission would pursue this items as soon as practical.

ADJOURNMENT: The meeting was adjourned at 9:00 p.m.

PASSED THIS 2 DAY OF AUGUST 1995


Robert Weight, Chairman

attest: 
Pauline Fowlks, Town Clerk



**LEEDS TOWN
PLANNING COMMISSION MEETING**

JUNE 20, 1995

CALL TO ORDER: Robert called the meeting to order at 7:05 p.m.

ROLL CALL: Robert Weight, Millie Bowen, Dick Cosby Jeff Krueger was late. Dale Barnes was excused.

PRAYER: Dick Cosby

CONSTRUCTION PLANS:

Empey home to be built on the Lot North of the Evelyn McMullin home. Plans were reviewed. Gary Lemmons of Ence Homes represented the Empeys. It was suggested that dry plumbing for future sewer be put in. 1504 sq. ft. at a contract price of \$98,785 was given to the Planning Commission. Lot value estimated at \$35,000. Dick made a motion for approval, Millie seconded the motion and it passed unanimously.

OTHER BUSINESS:

Paul Manis, Leeds Bldg. Inspector, came at 7:30 p.m. and met with the commission. After plan review Paul will handle further processing of fees, permits, and inspections. He requested that the Town pass an ordinance on construction, requiring const. sites to have a dumpster and toilets.

Commission was notified that the State has granted to Leeds some money for a sidewalk extension up to Vista. It must be completed in 1995.

General Plan maps are completed except for the Tiered Growth Map and the Utility Map.

Dick Cosby presented a suggested Town Ordinance on the subject of "Taking of Private Property". All members were asked to review it and Robert will get a copy to Mel Evans. Millie has searched our documents for reference to "Eyesores" and "Nuisance" items, and found something's, but not much.

LEEDS PLANNING COMMISSION MEETING June 20, 1995 pg. 2

Jeff turned in a statement intended to justify having a Municipal Water System.

ADJOURNMENT: The meeting adjourned at 8:15 p.m.

PASSED THIS 2 DAY OF AUGUST 1995

Robert H. Weight
Robert Weight, Planning Chairman

attest: *Pauline Fowlks*
Pauline Fowlks, Town Clerk



**LEEDS TOWN
PLANNING COMMISSION MEETING**

JULY 18, 1995

CALL TO ORDER: Robert called the meeting to order at 7:20 p.m.

ROLL CALL: Robert Weight, Dale Barnes were present. Millie Bowen and Dick Cosby were excused, Jeff Krueger did not show.

PRAYER: Dale Barnes

CONSTRUCTION PLANS: WESTHOFF PROPERTY

Mr. Westhoff would like to divide his property into 3 lots and he would like to sell two of them and keep the larger of the three. Access to the properties will enter from Pecan Lane.

Dale made a motion to recommend, with their approval, this to the Town Council. With approval from Richard Cosby by phone previous to the meeting. Robert seconded the motion and it passed unanimously.

GENERAL PLAN:

Robert showed a draft of the General Plan to the Commission. Robert assigned the Commission to thoroughly go over the Plan and meet on Aug. 1, 1995 with addition and/or corrections.

The Town Council will have to have the General Plan Public Hearing before Oct. 1995 and have it approved and a copy of it submitted to the County by Oct. 30, 1995.

ADJOURNMENT: The meeting adjourned at 8:15 p.m.

LEEDS PLANNING COMMISSION MEETING July 18, 1995 pg.2

PASSED THIS 2 DAY OF AUGUST 1995

Robert H. Weight
Robert Weight, Planning Chairman

attest: *Pauline Fowlks*
Pauline Fowlks, Town Clerk



PUBLIC NOTICE

**PLANNING COMMISSION MEETING
August 2, 1995**

The Planning Commission of Leeds will hold a meeting Wed. Aug. 2 1995 in the Town Hall at 7:00 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. REVIEW AND APPROVE MINUTES
5. MINOR SUBDIVISION ORDINANCE
6. TOWN COUNCIL ITEMS / JEFF
7. DETAILED REVEIW OF GENERAL PLAN
8. OTHER BUSINESS
9. ADJOURNMENT

POSTED THIS 31 DAY OF AUG. 1995

PAULINE FOWLKS, TOWN CLERK

**LEEDS TOWN
PLANNING COMMISSION MEETING**

AUGUST 2, 1995

CALL TO ORDER: Robert called the meeting to order at 7:08 p.m.

ROLL CALL: Robert Weight, Dale Barnes and Jeff Krueger were present
Mille Bowen and Dick Cosby were excused.

PRAYER: Jeff Krueger

APPROVAL OF MINUTES: Jeff made a motion to accept minutes of June 6, June 20, and July 18 meetings as corrected. Dale seconded the motion and it passed unanimously.

MINOR SUBDIVISION ORDINANCE

The Planning Commission had some discussion on the Minor Subdivision Ordinance. The main question was whether to have a maximum division of 3 lot or 5 lots. It was decided to leave it at 5 lots.

TOWN COUNCIL / JEFF KRUEGER

WESTHOFF PROPERTY

Jeff explained to the Commission the concerns the Town Council had with this property. There is a diversion for waste water on that property. The Planning Commission will have to make Westhoff aware of this so the person who has access to this water will still receive his water.

BUILDING INSPECTOR

There is need to have a Policy and Procedures for building in the Town of Leeds.

Robert feels plans should come to the Planning Commission first, then to the Building Inspector.

Jeff feels they could by pass the Planning Commission and go to the Building Inspector for approval and collection of fees. Unless there

LEEDS PLANNING COMMISSION MEETING Aug. 2, 1995 pg.2

is a question on zoning. There was discussion among the Commission about this item. It was decided that the process would be;


1. Applicants will take 2 sets of plans to the building inspector along with a Health Dept. approved percolation test. Applicants will receive permit application forms and assistance in getting culinary water.
2. Inspector will take a set of plans and perc. test to the Planning Commission Chairman for approval or further action.
3. Inspector will issue a building permit and collect inspection processing fees and impact fees for the Town.

GENERAL PLAN:

There were assignments made for some changes in the draft of the General plan. Robert will get more copies for the Town Council for full review by the Council and Commission.

ADJOURNMENT: The meeting adjourned at 9:20 p.m.

PASSED THIS 5 DAY OF SEPTEMBER 1995


Robert Weight
Robert Weight, Planning Chairman

ATTEST:

Pauline Fowlks
Pauline Fowlks, Town Clerk

LEEDS TOWN
PLANNING COMMISSION MEETING

SEPTEMBER 5, 1995

CALL TO ORDER: Robert called the meeting to order at 7:10 p.m.

ROLL CALL: Robert Weight, Dale Barnes and Jeff Krueger, and Millie Bowen were present. Dick Cosby was excused.

PRAYER: Jeff Krueger

OTHER BUSINESS: Kieth Sullivan was present representing George Fridell who asked questions and received answers pertaining to the procedure for beginning construction on a new home at the corner of Valley and Cherry Lane.

APPROVAL OF MINUTES: Minutes of the meeting of Aug. 2, 1995 were discussed and minor corrections made. Jeff made a motion for approval as corrected and Dale seconded the motion and it passed unanimously. A few words of past minutes of June 6, June 20, and July 18 were added and approved with the above.

MINOR SUBDIVISION ORDINANCE

The Minor Subdivision Ordinance was discussed. Jeff was assigned to re-write this ordinance and re-submit it to the Town Council for adoption.

TOWN COUNCIL / JEFF KRUEGER

No additional Town Council items were brought up by Jeff.

BUILDING PERMIT PROCEEDURE

Jeff feels they could by pass the Planning Commission, and go to the Building Inspector for approval and collection of fees unless there is a zoning and planning issue.

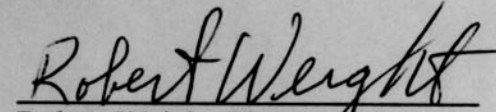
LEEDS PLANNING COMMISSION MEETING Sept. 5, 1995 pg.2

GENERAL PLAN:

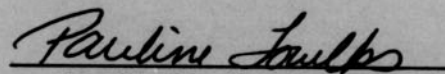
Detailed review of the General Plan was made. All comments by Town Council Members and Planning Commission Members were compiled onto one copy. Robert will take this master copy to Curt Hutchings at 5 Counties for incorporation into a new draft which can be used for a public hearing.

ADJOURNMENT: The meeting adjourned at 9:57 p.m.

PASSED THIS 3 DAY OF OCTOBER 1995


Robert Weight, Planning Chairman

ATTEST:


Pauline Fowlks, Town Clerk

PUBLIC NOTICE

**PLANNING COMMISSION MEETING
OCTOBER 3, 1995**

The Planning Commission of Leeds will hold a meeting Tues. Oct. 3 1995 in the Town Hall at 7:00 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. REVIEW AND APPROVE MINUTES OF SEPT. 5
5. CONSTRUCTION PLANS
 - a. Alberta Lee - business
 - b. Babylon Rd. - street dedication
6. TOWN COUNCIL ITEMS / JEFF
7. SET PUBLIC HEARING FOR GENERAL PLAN
8. REGIONAL PLANNING WORKSHOP
Oct. 19, 1995 - 7:00 to 9:00 pm
9. OTHER BUSINESS
10. ADJOURNMENT

POSTED THIS 2 DAY OF OCT, 1995

PAULINE FOWLKS, TOWN CLERK

**LEEDS TOWN
PLANNING COMMISSION MEETING**

OCTOBER 3, 1995

CALL TO ORDER: Robert called the meeting to order at 7:05 p.m.

ROLL CALL: Robert Weight, Dale Barnes, Jeff Krueger, and Millie Bowen were present. Dick Cosby was excused.

PRAYER: Dale Barnes

APPROVAL OF MINUTES: Jeff made a motion to accept the amended minutes of the Sept. 5, 1995 meeting. Millie seconded the motion and it passed unanimously.

CONSTRUCTION PLANS

Alberta Lee had some questions for the Planning Commission about zoning on her property. It is possible that Alberta will ask for a zoning change sometime in the future.

Babylon Road, David Stirling had three years to complete his house providing there was progress made at the end of each year. He had problems with Babylon Road and where it should be located. David hired Robert Weight to make a map for him. Robert showed and explained the map to the Commission. Millie made a motion to recommend the map to the Town Council subject to all affected property owners signatures. Jeff seconded the motion and it passed unanimously.

TOWN COUNCIL / JEFF KRUEGER

Jeff will work figures for Impact fee justification and they will need to be worked into the General Plan.

LEEDS PLANNING COMMISSION MEETING Oct. 3, 1995 pg.2

GENERAL PLAN:

A Public Hearing was set for the Planning Commission to present the General Plan to the Public. Oct. 26, 1995 at 7:30 will be the date for the Public Hearing.

OTHER BUSINESS:

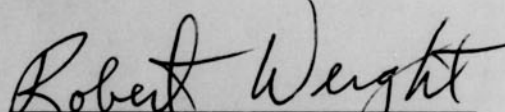
A regional planning work shop will be held in St. George Thurs. Oct. 19, 1995 7:00 to 9:00 p.m. Dick, Dale, Millie and Jeff will attend.

Gordan Allen was present and told the Commission that he would like to build a slab of cement, on his property for a shed, and is asking for a variance. Mr. Allen was given a variance application.

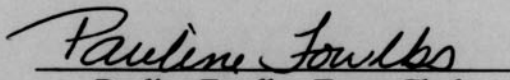
Mel Evans presented the Economic Analysis to the Commission. Mel passed out copies to the Commission Members and explained it the them.

ADJOURNMENT: The meeting adjourned at 8:31 p.m.

PASSED THIS 6 DAY OF NOVEMBER 1995


Robert Weight, Planning Chairman

ATTEST:


Pauline Fowlks, Town Clerk



Economic Element

Currently Leeds has a proposed General Fund Expense Budget of \$157,310 for the 1995/1996 fiscal year. As required by law, the anticipated revenues match that figure. However, the anticipated revenues include large, uncertain grants and a large balance from the previous year. In the current political climate in the nation, and the state, it is questionable that the grants will achieve the anticipated mark. Also, the reserve, when spent, is not repeatable for subsequent budgets. The result may be that the budget will have to be revised downward, in order to obtain the balance.

A more conservative look at the budget deletes about \$20,000 from the expenses. However, the current revenues (without utilization of previous surplus funds, and without large grants) would be trimmed by about \$55,000. Thus, this year there may be a shortfall of about \$35,000 in the balance of revenues to expenses. Instead of looking at this year's actual budget, which will be balanced by some means, it is more useful for planning purposes to look at the expenses that provide a "level of service" desired for Leeds and compare them to the expected revenues, now and in the future. This has been done assuming that the fire protection, EMT service and police protection expenses anticipated for this year are the levels generally desired. In addition to these service items, there is the cost of administering a municipal government, funds for parks and recreation, as well as financing the cemetery. There are three items that have been ignored in the analysis of future expenses and revenues - trash collection, buildings inspections and road construction, repair and maintenance. It is assumed that trash bills and building inspection fees will be calibrated to offset the cost of those services, and that the road costs will be covered by the gas-tax funds and a portion of impact fees. It is also assumed that any provision of water by the Town would be offset by revenues dedicated to that purpose. It is also assumed that capital expenditures not included in the general fund will not be made without being offset by additional dedicated revenues (e.g., historical society, additional parks, etc.).

With this simplified budget, the anticipated figures are:

	simplified 95/96	5 years ahead	10 years ahead
Cost of government (legislate, plan, admin)	\$29,000	\$39,000	\$52,000
Fire Protection	\$27,000	\$36,000	\$47,000
EMT Service	\$ 9,000	\$12,000	\$16,000
Police & other Protection	\$22,000	\$31,000	\$44,000
Parks, Recreation & miscellaneous	\$10,000	\$14,000	\$20,000
Cemetery	\$ 5,000	\$ 8,000	\$11,000
Total (simplified) Expenses	\$102,000	\$140,000	\$190,000

The growth in the figures as time progresses is for a 25% inflation over each 5 year period and factors for the anticipated growth of 8 in the number of new residences each year. Some costs are assumed to be quite directly related to growth (e.g., police patrols) and some are less influenced by the growth.

In looking at revenues for the same period of time, and simplifying them, the anticipated figures are:

	simplified 95/96	5 years ahead	10 years ahead
Taxes on Real Property	\$16,000	\$19,000	\$23,000
Personal Property Taxes (autos, etc.)	\$ 4,000	\$ 5,000	\$ 7,000
Sales Tax Distribution	\$22,000	\$28,000	\$40,000
Misc. Fees (eg. licenses & franchise)	\$ 5,000	\$ 6,000	\$ 9,000
Impact Fees (less roads)	\$ 2,000	\$ 2,000	\$ 2,000
Fire Service Payments (some voluntary)	\$ 7,000	\$ 8,000	\$12,000
Police Service Income	\$ 1,000	\$ 2,000	\$ 3,000
Interest & misc	\$ 2,000	\$ 2,000	\$ 3,000
Cemetery Fees & Sales	\$ 1,000	\$ 2,000	\$ 3,000
Contributions (fire, EMT, parks, etc.)	\$ 1,000	\$ 1,000	\$ 1,000
Total (simplified) Revenues	\$61,000	\$75,000	\$100,000
Shortfall	\$41,000	\$65,000	\$90,000

(Then some words to the effect that this shortfall can only be made up by a combination of: additional taxes (to make up for actual decline in mil-rate imposed by legislature), sales tax (by business growth) and by annexation.

**TOWN OF LEEDS
PLANNING COMMISSION
PUBLIC HEARING
OCTOBER 26, 1995**

RE: General Plan

Called to Order: The meeting was called to order at 7:30 p.m.

Present: Robert Weight, Dale Barnes, and Dick Cosby

Pledge: Dick Cosby

Robert Weight told the residents the purpose of the meeting was to go over the General Plan, and as rumor has it, it is not to annex any area into Leeds unless that area would like to be annexed. Robert then opened the meeting to the public.

Fred Friese was concerned that because of the size of the General Plan, most people couldn't read the Plan without taking it home.

John Doss voiced his concern about the annexation of Casa De Oro. He is very much against Leeds annexing North of their present boundary.

Bob Weight Bob told the people that the meeting was for public input to provide for the public's safety and general well being. He also said it was for the next 20 years and that it could be updated at anytime. Some of the items in the plan are appropriate commercial development, good clean businesses, and projections and trends of what could happen in Leeds.

PUBLIC COMMENT

Fred Friese is a 20 year resident of Leeds. He's aware of the time spent by those who serve the town. He disagrees with the statement on pg 49, Pertaining to culinary and irrigation water. It needs clarification.

PLANNING COMMISSION PUBLIC HEARING
GENERAL PLAN

pg. 2

A question was raised, "What would be gained if Leeds had a municipal water system?"

Dick Cosby responded to that question with

1. Pressurized Irrigation water would save a large amount of water.
2. As a municipality if we need help from the Federal Government they will want some collateral to get a loan for the betterment of the Town with a municipal water co. the town could better provide ALL services.

Bill Schweer has lived in Leeds 27 years, and in 1977 he helped prepare a General Plan. He feels this General Plan is not a proper plan for Leeds.

Charlotte Weight ask if those in Leeds had any questions about the general plan and if anyone had anything good to say about the plan.

Pauline Fowlks responded to those who were concerned that they could not read the plan standing at the post office or town hall or the store. She informed them that the plan has been in process for well over a year and that residents wanting to know about the plan could attend the meetings and know what is in the plan and have input as well.

Bill Schweer wants the Town to grow as the majority wants it to grow.

Dave Lefler feels that those putting the plan together are not out to ruin anyone's life or their property. The Town can't stay the way it has always been.

Vern Watkins Talked about the input of the residents that is not evident at regular meetings, and said they can't be informed if they don't come to meetings.

Dick Cosby attended meetings of the Town when he first moved here. He didn't move to Leeds to make it like there Town he moved from. This is a community that can work together.

PLANNING COMMISSION PUBLIC HEARING
GENERAL PLAN

pg. 3

Chris Reid sees segregation between people who live within the Town limits and those who live out of the Town limits.

Susan Savage feels it's good for people to work with out pay. There are many water sources that we need to take into consideration. As you increase the number of water users its costs more to do testing on the water. She applauds the commitment in the General Plan for the preservation of life.

Jim Bray read the bulletin in the post office and decided to come to the meeting. Thanked the Planning Commission for their work on the General Plan.

Mayor DeMille Apologized to Don Goddard for calling him out of order. The Mayor is concerned about the economic vitality of the Town. Wants to keep it a small rural community. We do have plans and would like to annex for economic reasons. Leeds will not annex those who do not want to be annexed. The Mayor said that the Town will ask for more money from the County for fire protection.

The Mayor's concern is related to LDWA's stated limit of 10 water taps per yr; he said, that if Mt. Fuel came to me and told me that the town could only have 10 hook-ups per year he would feel pressured about the service they could provide. If LDWA wants to provide service for the future they need to do that in good faith. If they aren't going to do that then the Town has every right to look for additional sources of water independently.

Susan Savage The 10 taps a year was established because of finances and to be able to monitor the usage of the Town.

Elvin Braman He would like to see Leeds expand but not to the extent of a large city. He would like to see Leeds develop more commercial areas and have more businesses on each end of the Town. This would help alleviate high property taxes and would help keep crime down.

Adjournment: The meeting was adjourned at 9:50 p.m.

PLANNING COMMISSION PUBLIC HEARING
GENERAL PLAN

pg. 4

PASSED THIS 5 DAY OF DECEMBER 1995

Robert H. Weight
Robert Weight, Planning Commission Chairman

attest: _

Pauline Fowlks
Pauline Fowlks, Town Clerk



Public Hearing for Leeds
Oct. 26, 1995 General Plan

Attendance Sheet

Charlotte Weight	Michael S. West
Fred R. Frise	Carla West
Bill Salweier	Bob Crank
Jane Schweer	Edward B. Millych
Don + Carol Goddard	Erik Allen Keller
Bob Mills	Naren Heaton McCall
Judy McMillin Titkiser	V. + Pat Watson
Rudell Stockwell	Bob + Jan Kennedy
Bob Stockwell	Jim + Linda Bray
Carole Picconi	E. Brown
Sola Frandsen	Brent Demuth
Sandra Frandsen	David Joffe + Debbie Joffe
Elena Frandsen	Logan New
Kenneth S. Frandsen	Alan Howard
James Worn	
Deer Smith	
Colleen Empey	
Mike Empey	
Rosemary Gunter	
Glenn Gunter	
Ellen Savage	
Jessie Savage	
RH Burkhardt De los Angeles	
Nancy Larsen - Casa De Ora	
Alma Brulley Casa de Ora	
Gale Young	
Marilyn Young	

PUBLIC NOTICE

**PLANNING COMMISSION MEETING
NOVEMBER 6, 1995**

The Planning Commission of Leeds will hold a meeting Mon. 6, 1995
in the Town Hall at 6:30 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. REVIEW AND APPROVE MINUTES
5. IMPACT FEE JUSTIFICATION / JEFF KRUEGER
6. RESULTS OF REGIONAL PLANNING MEETING OF OCT. 19, 1995
7. OTHER BUSINESS
8. ADJOURNMENT

POSTED THIS 3 DAY OF NOV. 1995

PAULINE FOWLKS, TOWN CLERK

**LEEDS TOWN
PLANNING COMMISSION MEETING**

NOVEMBER 6, 1995

CALL TO ORDER: Robert called the meeting to order at 6:30 p.m.

ROLL CALL: Robert Weight, Dale Barnes, Millie Bowen, Jeff Krueger were present and Dick Cosby was excused.

PRAYER: Dale Barnes

General Plan

Robert went over some of the changes that needed to be made for the final draft of the General Plan

1. Page 17 - typo
2. Page 38 - police, location and service change first sentence to read, The Washington County Sheriffs Dept. provides back up coverage to the Leeds area. The Town of Leeds has an office and a police vehicle for a part-time police officer.
3. Page 39 - Last sentence. Change to read, The ditch should be covered or a pressurized irrigation system installed when funding can be obtained.
4. Page 49 - Change pol: pc 2.1 to read: Whenever agricultural land is to be sub-divided the irrigation water rights could be converted to culinary. Evaluate whether to retain such water into a municipal water system. Explore separately the pressurization of all irrigation water.
5. Page 50 typo
6. Page 52 - Replace the last 2 paragraphs with revised more clarifying paragraphs.

PLANNING COMMISSION MEETING Nov. 6, 1995 pg. 2

Millie made a motion to accept the General Plan subject to those changes above. Dale seconded the motion and it passed unanimously.

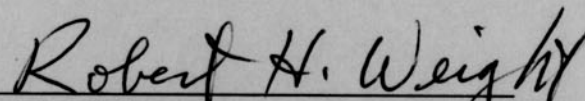
The Planning Commission will recommend these changes to the Town Council.

OTHER BUSINESS

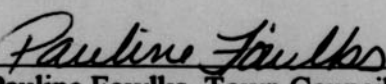
1. Dick Cosby's report on the regional planning meeting of Oct. 19 was distributed.
2. Mel Evans mad helpful comments on the need for a water protection plan including sources. He also mentioned water quality and some vulnerable areas.
3. A county meeting for Nov. 13 at 9:30 am was announced. No one could go.
4. The Town year end dinner was mentioned by Pauline to be held Dec. 7th at Rococo's in St. George.

ADJOURNMENT: The meeting adjourned at 8:50 p.m.

PASSED THIS 5 DAY OF DECEMBER 1995


Robert Weight, Planning Commission Chairman

attest:


Pauline Fowlks, Town Council



**LEEDS TOWN
PLANNING COMMISSION MEETING**

DECEMBER 5, 1995

CALLED TO ORDER: Robert called the meeting to order at 7:00 p.m.

ROLL CALL: Robert Weight, Dale Barnes, Millie Bowen, Dick Cosby, were present and Jeff Krueger was excused due to illness.

PRAYER: Robert Weight

Minutes from the two previous meeting were reviewed and approved.

Construction plans for the Hack Lewis Bed and Breakfast were presented to the commission by Joanne Thornton, serving as representative. The plans were reviewed by the commission members as well as the members of the audience including Fred Friese, Keith Sullivan, Mel Evans and Mr. and Mrs. Blaine Schouten. Mel Evans, representing Marell Walton, expressed Mr. Waltons favor per a phone conversation. The plans were unanimously approved.

A rendering of the Manufactured Home to be installed on the Friedel's lot, on Cherry Lane was shown to the commission by Keith Sullivan. It is to be a four bedroom, two bath 2100 sq. ft. structure. Mr. Sullivan was advised that the value of the structure, the percolation test and plans were to be given to Paul Manis. Dick made a motion that the plans be accepted, seconded by Dale Barnes, the vote for approval was unanimous.

Robert is collecting, for revision, all copies of the General Plan. The copy that was left in the Post Office was missing but found later.

Millie voiced concern about what areas were finally determined to be commercial, on the General Plan maps. To be discussed at a later date. Millie also accepted assignment to provide revised wording for conditional use permits in Leeds.

ADJOURNMENT: The meeting adjourned at 7:50 p.m.

Planning Commission Meeting Dec. 5, 1995

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PASSED THIS 9 DAY OF JANUARY 1996

Robert Weight
Robert Weight, Planning Chairman

attest:

Pauline Fowlks
Pauline Fowlks, Town Clerk