

**TOWN OF LEEDS  
TOWN COUNCIL WORK SESSION**

The Town Council of Leeds will hold a Town Council Work Session on Wednesday, September 11, 1996 at 7:30 p.m. at the Leeds Town Hall. Public welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Kathleen Nielson—Dixie Health Care Foundation
5. Business License Application
  - Leeds Karate Center
6. Conditional Use Permit
  - Kyle Lesny
7. James Parnell—Zion West R.V. Park
8. Robert Weight—Variance on Art & Kaye Kent Property
9. Possible CED Grant Projects
10. Charlie Scott, Council Member (10 minutes)
  - Report on Ashcreek Coordinating Meeting
  - Water
11. Joanne Thornton, Council Member (10 minutes)
12. Mayor Brent DeMille (20 minutes)
  - Budget Revisions
  - Fire Station Loan Application Update
13. Patrick Franks, Manager / Clerk (5 minutes)
14. Other Business
15. Adjournment

**POSTED THIS 6th DAY OF SEPTEMBER 1996**



Patrick J. Franks, Manager / Clerk

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Cassidy's Country Store

**THIS NOTICE MUST BE POSTED UNTIL SEPTEMBER 12, 1996.  
IT IS AGAINST UTAH STATE LAW TO REMOVE IT  
BEFORE THE DATE INDICATED.**

*Town of Leeds*

**Minutes for the  
Town Council Work Session  
of September 11, 1996**

1. **CALL TO ORDER:** Mayor Brent K. DeMille called the meeting to order at 7:30 p.m.

2. **ROLL CALL:** Mayor DeMille, Council Members Joanne Thornton and Charlie Scott. Mel Evans was excused from the meeting.

3. **PLEDGE:** Joanne Thornton.

4. **KATHLEEN NIELSON—DIXIE HEALTH CARE FOUNDATION:**

Kathleen Nielson, Director of the Community Resource Center explained what a Resource Center is and how it can benefit the entire community including Leeds and surrounding town and cities. They are to service the 5 County Area with St. George and surrounding areas as the primary center.

They have an Information Tract System which provides useful, current information on several different health care related topics. The Program is updated monthly by CD Rom. There are many health care questions and the Foundation helps answer these questions.

The Foundation helps to fund the hospital. It is a separate non-profit organization that can accept money on behalf of the hospital (DRMC).

Charlie suggested asking the Lions Club to have a fund-raiser and donate all the proceeds to the new Resource Center.

5. **BUSINESS LICENSE APPLICATION:**

Leeds Karate Center

Patrick presented the application to the Mayor and Town Council for their approval. The Mayor stated that everything looked in order and that Patrick should go ahead and issue the business license.

6. **CONDITIONAL USE PERMIT:**

Kyle Leamy

Patrick informed the Council that Kyle had paid the \$1,000.00 impact fee and had asked for an extension until November so he could get his building plans and submit them to the building inspector.

**MOTION:** Charlie made a motion to let Kyle submit his plans in November and pay the building permit fee at that time. Joanne seconded the motion and it passed.

**7. JAMES PARNELL—ZION WEST R.V. PARK:**

Mr. Parnell approached the Council and explained what his plans were to do at his new R.V. Park. He wants to open in phases and finish the park as he goes. He said that he never instructed the Architect to tell the Council that he would finish the entire park before opening. The Mayor wanted to know what recourse the Town would have if Mr. Parnell defaulted on his plans to bring his R.V. Park to Leeds Code.

Steve Urquhart, Town Attorney suggested giving him a conditional business license for a 6 month period. Then re-evaluate the license at the end of 6 months.

**MOTION:** Mayor DeMille made a motion to grant a conditional business license for the remainder of 1996 and for 2 months in 1997 to Zion West R. V. Park/James Parnell and then have him reapply after the expiration of said license. Joanne seconded the motion and all agreed in the affirmative.

**8. ROBERT WEIGHT—VARIANCE ON ART & KAYE KENT PROPERTY**

Robert told the Council that Kent's had submitted 2 different plans to build a new home at their property on Main Street. Because of the small lot it makes it difficult to use the required set backs. They are asking for a variance to build the home 5 feet from the property line adjacent to the Ray Beal Property. (See attached explanation and signatures.)

**MOTION:** Charlie made a motion to accept the Planning Commission's recommendations to give Kent's a variance. Joanne seconded the motion and it passed.

**9. POSSIBLE CED GRANT PROJECTS:**

Patrick informed the Council that he had received a pre-application for the CED Grant. He asked the Council to recommend some of the projects this could help fund.

1. ADA Accessible restrooms in the Town Hall
2. Turnouts for the Fire Department
3. Restrooms at the Park
4. Cemetery Expansion
5. Basketball Court—suggestion from Coy Wiley

The Mayor suggested having a public hearing to receive input from the Town Residents as to what project to fund.

**10. CHARLIE SCOTT, COUNCIL MEMBER:**

Report on Ashcreek Coordinating Meeting

Charlie informed the Council that the Bid for the Ground Water Study in Washington County has been put out. Leeds will be asked to donate \$500.00 to the study.

Water

The bid for the pump house and well at Cottam well has also gone out to bid. Virgin, Toquerville and Leeds are negotiating a price for the water from the Conservancy District.

An estimated \$381,000 for a 10" line to run from the Cottam Well to Harrisburg was reported. This is approximately 6 miles.

**11. JOANNE THORNTON, COUNCIL MEMBER:**

Joanne informed the Council that Mike and Colleen Empey have accepted the positions of President and Vice President of the Leeds Area Historical Society. She also informed the Council that the Deadline for the Dixie Date Book is Oct. 10 if we would like to have anything about Leeds published.

**12. BRENT DEMILLE, MAYOR:**

Budget Revisions

The Mayor presented the changes in the budget and proposed we cut 5% across the board for a higher fund balance come 1997-98 fiscal year.

**MOTION:** Mayor DeMille moved that the Council adopt the changes with the guarantee that the total budget for the 1996-97 fiscal year has not been increased. Joanne seconded the motion and it passed.

Fire Station Loan Application Update

The Mayor updated the Council on the Loan Application for the Fire Station. The loan is through Rural Development in Richfield. Hal Nielsen is the coordinator and had spoken to Patrick a few days prior to the Council Work Session. He informed Patrick that they are waiting to see if they can get the money from the National Pool.

**13. PATRICK FRANKS, MANAGER / CLERK**

Patrick informed the Council that a Realtor by the name of Fred Wright had approached Patrick about the Burns Property at the South end of Town. Frank Jackson has recently purchased the property and would like to build a home in the 59 acres.

**14. OTHER BUSINESS:**

None.

15. ADJOURNMENT:

The meeting was adjourned at 9:42 p.m.

PASSED THIS 25th DAY OF SEPTEMBER 1996

Brent K. DeMille  
Brent K. DeMille, Mayor

attest: Patrick J. Franks  
Patrick J. Franks, Manager / Clerk

September 4, 1996

To: Leeds Town Council

Subject: Side Lot Line Variance for a  
Replacement Home at 45 N. Main

From: Leeds Planning Commission

Art & Kaye Kent own a small house at 45 N. Main and wish to build a new home and remove the old one which would greatly improve the property. The lot is very narrow and small. The existing house has been there a long time and is not considered worthy of being upgraded. This house is located 5 feet from Ray Beal's property line and has been in non-compliance from the 10 foot standard for years. The Kents are requesting a variance to be able to locate the new house with the same side clearance of 5 feet.

The Kents first thought they could comply with the standard, but after obtaining a survey, it was found that the north fence bordering Ludlow's is not on the property line, and the property is only 55 feet wide. The house they like and propose to build is 37 feet wide, leaving only 18 feet for both side yards. Using 5 feet and 13 feet makes one side in compliance and is of sufficient width for a driveway back to the garage. The 5 foot side yard would pose no problem as it borders Beal's garden and there is a driveway also before reaching his house.

The Planning Commission is unanimous in recommending that this variance be approved in order that the property and yard appearance will be enhanced.

Planning Commission Members present: Dale Barnes, Mildred Bowen,  
Leonard Mills and Robert Weight

Signed: Robert H. Weight Chairman  
Robert H. Weight

Approved: Town Council by Brent K. DeMille Mayor  
Brent K. DeMille

Date: SEP 11 1996

6-27-96

Gentlemen:

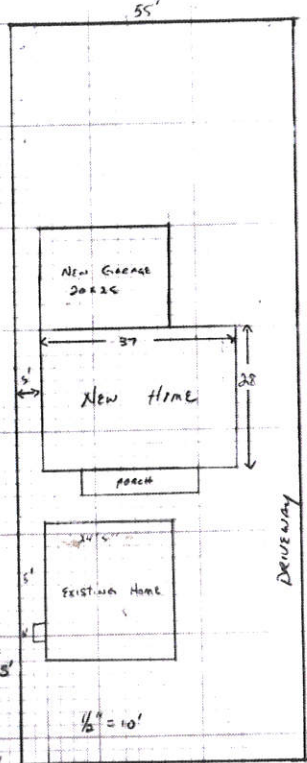
This is the plan for building a new home at 45 North Main, Leeds. Depending upon the septic situation, we hope to be able to inhabit the old house while constructing the new one.

The attached drawing should be the finished product with a basement. As you can see, the biggest problem has been that the lot is extremely narrow. We would like your approval to build the new home with the same side set back as the existing one has.

With your approval we will proceed sometime this fall. However, we need to know as soon as possible in order to get the plans ordered and the bidding in. Thank you.

Art & Kaya Kent (Mail)  
P.O. Box 521  
St. George Ut 84771-0521

residing at Silver Reef 879-2371



8-26-96

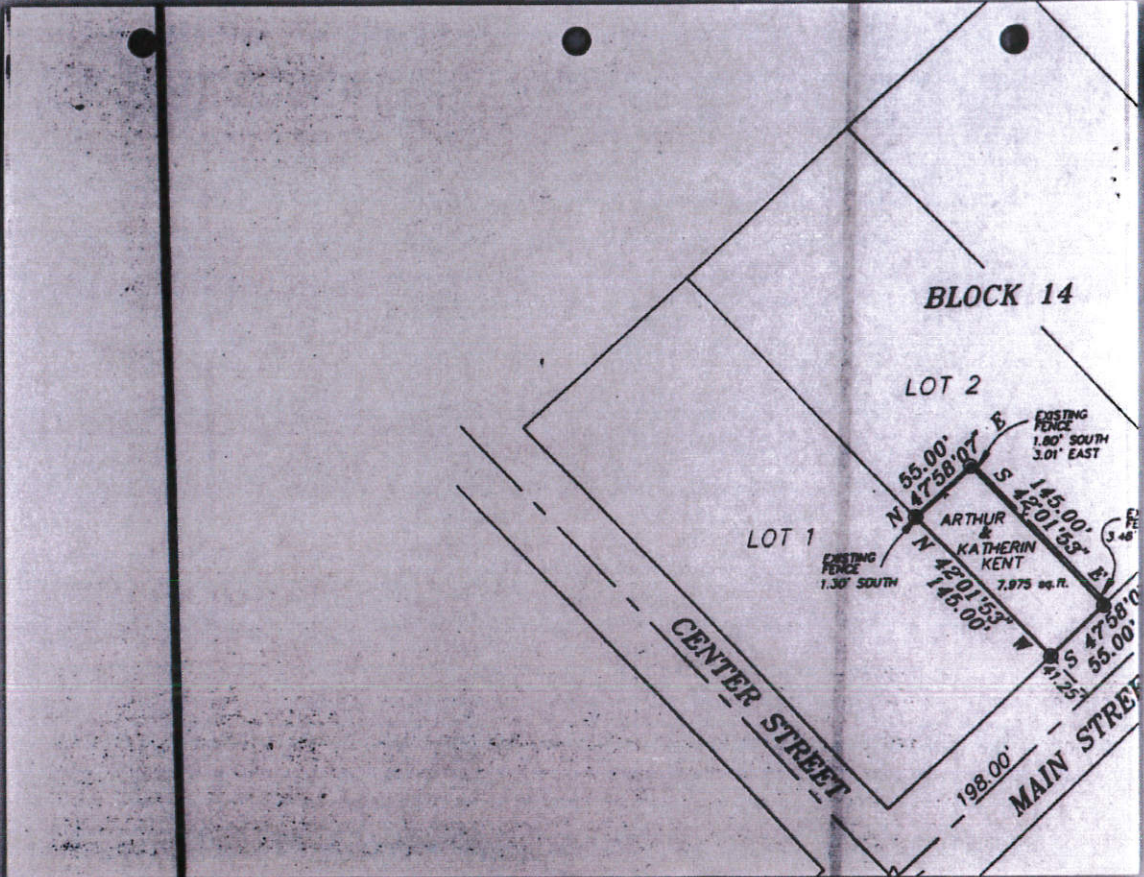
Once again we are submitting this drawing asking for a variance in order to build this new home. After a recent survey, we have been advised that the existing fence on the No. side is not the property line. We now only have 55' of width to work with as best as the survey could be determined. The existing home is 5' off the So. fence; we really need to keep the new home at the same distance in order to have a driveway along the No. side of the house that would be useful. If the Town of Leeds would like to see this lot improved it should be willing to let us maintain the same setback as is currently being used. Any home turned sideways on this lot would not be nearly as pleasing. "Curb appeal" would need to have the home facing the street. Please let us know if you will give us this variance and approve the attached plan. Thank you.

*Handwritten signature*

**A & B CONCRETE CONTRACTORS INC.**  
 P.O. Box 521 • St. George, UT 84771  
 "Integrity & Honor"

Home CELL (801) 880-1548  
 Art or Kaya (801) 879-2371  
 FAX (801) 879-2371

UT 26-20070-001





Roll at Town Council

Wark Session

SEP 11 1996

George Stanton

Mary Ann Chittick

Kathleen Nelson

Cory Shley

Dean Roddy

Tom Camell

Glory Bann

Shirley & Wanda Stanton

Robert Wright

~~Ray Beal~~

RAY BEAL

## TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, September 25, 1996 at 7:30 p.m. at the Leeds Town Hall, 218 North Main Street. Public welcome to attend.

### AGENDA

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda, Financial Statement and Minutes of August 28, September 11, 1996 meetings and August 28, 1996 Public Hearing
5. Elvin Braman, Chief of Police (15 minutes)
6. Mayor Brent K. DeMille (20 minutes)
7. Joanne Thornton, Council Member (15 minutes)
  - CCC Camp
  - Leeds Preservation Commission--Assignments
  - Utilities and Public Right-of-Way
8. Charlie Scott, Council Member (15 minutes)
9. Mel Evans, Council Member (20 minutes)
  - Sidewalk Project
  - Sidewalk Repair Work
  - Littering
  - Review Board
  - Resolution 3-96
10. Patrick Franks, Manager / Clerk (10 minutes)
  - Trans World Systems Inc.
  - Solid Waste Fee Increase
11. Steven H. Urquhart, Town Attorney (10 minutes)
12. Other Business
13. Adjournment

POSTED THIS 24th DAY OF SEPTEMBER 1996

  
Patrick J. Franks, Manager / Clerk

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Cassidy's Country Store

THIS NOTICE MUST BE POSTED UNTIL **SEPTEMBER 26, 1996**.  
IT IS AGAINST UTAH STATE LAW TO REMOVE IT BEFORE THE  
DATE INDICATED.

*Town of Leeds*

**Minutes for the  
Town Council Meeting  
of September 25, 1996**

1. **CALL TO ORDER:** Mayor Brent K. DeMille called the meeting to order at 7:35 p.m.

2. **ROLL CALL:** Mayor Brent K. DeMille and Council Members Joanne Thornton, Mel Evans and Charlie Scott.

3. **PLEDGE:** Mayor DeMille.

4. **APPROVAL OF AGENDA AND MINUTES:**

Mayor DeMille made a motion to accept the minutes of the Town Council Meeting of August 28, 1996 and the Town Council Work Session of September 11, 1996, to approve the financial statement and amend the agenda and move Mayor DeMille to the end of the meeting. Joanne seconded the motion and it passed.

5. **ELVIN BRAMAN, CHIEF OF POLICE:**

Chief Braman reported that he and Officer Mosher had visited most of the homes in town to check on each residence's dog. The reason to do this is to make sure everyone's dog in town is licensed. He had hoped to be done as of today, but will be finished in the near future.

He also explained that the Utah POST had contacted him and had made the statement that they will let Officers Kasper and Burns stay and finish the program. The POST Council said that they would be the last part-time officers to go through the POST without charge.

7. **JOANNE THORNTON, COUNCIL MEMBER:**

Joanne informed the Council that the heat of the summer has slowed the work down at the CCC Camp. There is a meeting with UDOT on Monday at 11:30 a.m. at the Town Hall.

Mike and Colleen [redacted] have accepted the positions of President and Vice-president of the Leeds Area [redacted] respectively.

Joanne asked that the Mayor appoint Mike and Colleen [redacted] and Joanne to be on the [redacted] Commission of the Town of Leeds. The Mayor then appointed those individuals to the Preservation Commission.

Joanne also stated that she feels all utilities should be placed in a town road right-of-way. This discussion has come up before and it was decided that we need to establish a policy on this subject.

**8. CHARLIE SCOTT, COUNCIL MEMBER:**

Charlie reported that the [redacted] have been finalized at Bonanza Flats. He will get with Robert Weight to mark the cemeteries so the Lions Club can start their restoration project.

He reported that the meeting with Toquerville and Virgin regarding water has been canceled.

He obtained a map from the County outlining the "Take Zone" and "Preservations Areas" for the [redacted]. The map will be studied to see which areas affect the Town of Leeds.

**9. MEL EVANS, COUNCIL MEMBER:**

Mel reported that he will be marking the elevations for the [redacted] project. He will be making a proposal to UDOT about some modifications in the project.

He reported that he will follow-up on enlarging the intersection off of Main Street.

Mel has noticed a lot of litter around town. The Mayor suggested a campaign against litter.

Mel also reported that Mike [redacted] would like to help with the [redacted] and make recommendations for the policy of the board.

There is a meeting in Vernal on Liability sponsored by the [redacted] [redacted] that Mel will be attending.

There was then discussion of [redacted] #3-96 regarding the waiving of Impact Fees.

**MOTION:** Mel made a motion to pass resolution #3-96 conditional upon right-of-way being stated correctly and if it's agreeable by all parties we waive the \$1,000.00 impact fee. Mayor DeMille seconded the motion and it passed unanimously.

**10. PATRICK FRANKS, MANAGER / CLERK:**

Patrick informed the Council that he has met with Dianne Reese of Transworld Systems, Inc. Dianne represents a collection agency based out of Las Vegas, NV. They do collections for \$9.95 an account but you have to buy 45 accounts up front. The

accounts are good for a period of 2 years. The charge for the account can be put upon the person who's account is delinquent.

**MOTION:** Mel made a motion to adopt the program through Transworld Systems, Inc. to do collections for Town accounts in arrears. Joanne seconded the motion and it passed.

Patrick informed the Council that a letter from Fay Reber, Attorney for the ~~Washington County Solid Waste District~~, had been received to update the Town that a rate increase will go into effect on November 1, 1996 and will be the last increase for the remainder of Laidlaw's contract with the district. Mayor DeMille informed the Council that the increase was built into our fee last year when we increased the rate.

**11. STEPHEN H. URQUHART, ATTORNEY:**  
Steve was excused from the meeting.


**6. ~~WALTER DEWITTE~~, MAYOR:**  
Mayor DeMille told the Council that due to health reasons he is resigning. He handed a copy of his ~~resignation~~ to each of the Council Members. He expressed his thanks to the Council and told them to carry on the vision of this Town Council.

**MOTION:** Joanne made a motion ~~to appoint Charlie to Mayor~~ to fulfill the term of Mayor DeMille. Charlie seconded the motion and it passed unanimously.

**14. OTHER BUSINESS:**  
There was no other business to present.

**13. ADJOURNMENT:**  
The meeting was adjourned at 9:22 p.m.

**PASSED THIS 23rd DAY OF OCTOBER 1996**

  
Melvin J. Evans, Mayor

attest:   
Patrick J. Franks, Manager / Clerk