

**LEEDS TOWN
PLANNING COMMISSION MEETING**

JANUARY 9, 1996

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

ROLL CALL: Robert Weight, Dale Barnes, Millie Bowen, and Jeff Krueger

PRAYER: Dale Barnes

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

CONSTRUCTION PLANS

Paul Manis/building inspector brought two sets of plans for the Planning Commission to review. The Planning Commission reviewed the plans and gave their approval. These plans were for the homes of Ralph Bytheway and Bonnie Mathews.

IMPACT FEE JUSTIFICATION / JEFF KRUEGER

Deferred for the next meeting to be Feb. 6, 1996

CONDITIONAL USE PERMITS / MILLIE BOWEN

Deferred for the next meeting to be Feb. 6, 1996

OTHER BUSINESS

Patrick Franks will be getting signatures from property owners west of the freeway for Annexation Petition.

Leeds Planning Commission Meeting Jan. 9, 1996 pg.2

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

PASSED THIS 6 DAY OF FEBRUARY 1996

Robert H. Weight
Robert Weight, Planning Chairman

attest: *Patrick Franks*
Patrick Franks, Town Clerk / Manager



PUBLIC NOTICE

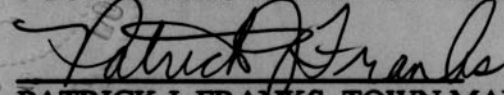
**PLANNING COMMISSION MEETING
FEBRUARY 6, 1996**

The Planning Commission of Leeds will hold a meeting Tues. 6, 1996
in the Town Hall at 6.30 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. CONSTRUCTION PLANS OF R. V. PARK - ARCH. WILLIAM D.
WESTERN FOR JAMES PARNELL
5. REVIEW AND APPROVE MINUTES
6. IMPACT FEE JUSTIFICATION - JEFF KRUEGER
7. CONDITIONAL USE PERMITS - MILLIE BOWEN
8. OTHER BUSINESS
9. ADJOURNMENT

POSTED THIS 5th DAY OF FEBRUARY 1996


PATRICK J. FRANKS, TOWN MANAGER/CLERK

Town of Leeds

Minutes for the Planning Commission Meeting of February 6, 1996

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

2. ROLL CALL: Robert Weight, Dick Cosby, Milli Bowen, Dale Barnes and Jeff Krueger.

3. PRAYER: Dick Cosby

4. CONSTRUCTION PLANS OF R. V. PARK - ARCH. WILLIAM D.

WESTERN FOR JAMES PARNELL: The plans for the construction of a new R. V. Park south of Leeds R. V. Park on Valley Road. The plans were brought by William Western, Architect for Mr. Parnell. Mr. Western explained the plans and answered question regarding the R. V. Park's construction. Mr. Western told the Commission that a loop system would be used with the water system assuring that each of the two fire hydrants could be supplied with water in the event of an emergency. The park will include paved streets with rolled guttering to accompany the roads. Each R. V. space will be graveled with grass and trees throughout the park. Two sets of plans were filed with the Mr. Weight. One set for the Town and one set for the Building Inspector, Paul Manis.

Dale Barnes made the motion to accept the plans as submitted with the restriction that there be a sound barrier placed in the front of the R. V. Park such as a hedge or wall made of bushes. Milli Bowen seconded the motion and it passed unanimously.

5. REVIEW AND APPROVE MINUTES: Milli made a motion to accept the minutes as amended. Dale seconded the motion and it passed.

6. IMPACT FEE JUSTIFICATION - JEFF KRUEGER: Jeff informed the Commission that he is resigning from the Planning Commission due to personal responsibilities and a change in his current job. He suggested asking Mel Evans of the Town Council to sit on the Commission or ask another individual from the community to serve.

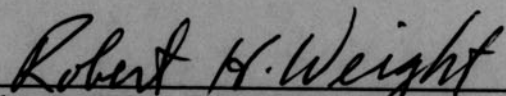
7. CONDITIONAL USE PERMITS - MILLIE BOWEN: Milli obtained a copy of the City of Hurricane's description of what a bed & breakfast is. These are the allowable conditions of a Bed & Breakfast. (See Attached description provided by Hurricane City.)


Kyle Leany's conditional-use permit was reviewed. The Town Council has stated that Mr. Leany will need to submit plans for the home to be built and will need to pay the impact fee and building permit fee before a conditional-use permit will be granted.

3. OTHER BUSINESS: Robert told the Commission of the plans for the sidewalk extension at the North end of Town.

2. ADJOURNMENT: The meeting was adjourned at 7:45 p.m.

PASSED THIS 5TH DAY OF MARCH 1996


Robert H. Weight, Planning Commission Chairman

attest: 
Patrick J. Franks, Manager / Clerk

PUBLIC NOTICE

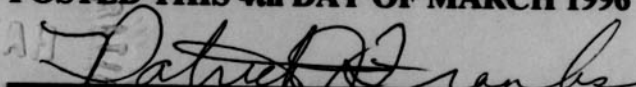
**PLANNING COMMISSION MEETING
March 4, 1996**

The Planning Commission of Leeds will hold a meeting Tuesday, March 5, 1996 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. CONSTRUCTION PLANS
 - a. R. V. PARK - ARCH. WILLIAM D. WESTERN FOR JAMES PARNELL IS APPROVED.
 - b. KYLE LEANY CONDITIONAL USE PERMIT IS APPROVED
 - c. MERLIN SULLIVAN
6. RECOMMENDATIONS FOR NEW PLANNING COMMISSION MEMBER
7. CONDITIONAL USE PERMITS - BED & BREAKFAST
8. OTHER BUSINESS
9. ADJOURNMENT

POSTED THIS 4th DAY OF MARCH 1996


Patrick J. Franks, Town Manager / Clerk

Town of Leeds

Minutes for the Planning Commission Meeting of March 5, 1996

1. CALL TO ORDER: Robert Weight, Planning Commission Chairman called the meeting to order at 7:00 p.m.

2. ROLL CALL: Robert Weight, Dick Cosby, Milli Bowen and Dale Barnes.

3. PRAYER: Dale Barnes

4. REVIEW AND APPROVE MINUTES

Milli made a motion to accept the minutes as amended. Dale seconded the motion and it passed.

5. CONSTRUCTION PLANS

A. R. V. Park of James Parnell---It was noted that the R. V. Park plans for James Parnell have been approved by the Town Council. The impact fee amount is yet to be assessed. It will be given to Mr. Parnell when set by the Town Council.

B. Kyle Leany---It was noted that Mr. Leany's request for a conditional use permit to live in a trailer while building his house is approved. Plans for the house have yet to be submitted.

C. Merlin Sullivan---Mr. Sullivan has verbally stated that he is planning to build a house for a son sometime soon. He was told to submit his plans.

6. NEW PLANNING COMMISSION MEMBER

It was decided to submit the name of Leonard Mills to the Town Council as first choice for new member of the Commission. Blaine Schouten's name was submitted as a back-up suggestion to the Town Council.

7. CONDITIONAL USE PERMITS

Dick Cosby was assigned to prepare a draft for Bed & Breakfast permit regulations before the next Commission Meeting.

8. OTHER BUSINESS

Mel Evans explained the progress being made for annexation of areas at and near Harrisburg and also west of I-15 into Leeds.

Robert agreed to work on an impact fee justification statement. Jeff Krueger has all the background information.

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

PASSED THIS 2ND DAY OF APRIL 1996

Robert H. Weight
Robert H. Weight, Planning Commission Chairman

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



PUBLIC NOTICE

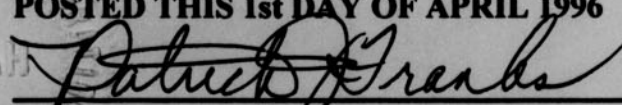
**PLANNING COMMISSION MEETING
April 1, 1996**

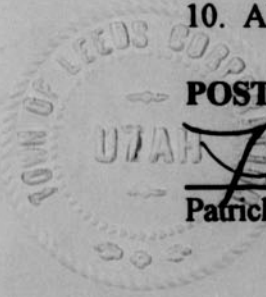
The Planning Commission of Leeds will hold a meeting Tuesday, April 2, 1996 in the Town Hall at 7:00 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. REVIEW AND APPROVE MINUTES
5. CONSTRUCTION PLANS
 - a. MERLIN SULLIVAN
6. DRAFT OF BED AND BREAKFAST UNIT STATEMENT FOR
CONDITIONAL USE --DICK COSBY
7. IMPACT FEES--ROBERT WEIGHT
8. OTHER BUSINESS
9. AT 8:00 P.M. SUB-MEETING WITH TOWN COUNCIL REGARDING
ANNEXATION
10. ADJOURNMENT

POSTED THIS 1st DAY OF APRIL 1996


Patrick J. Franks, Town Manager / Clerk



Town of Leeds

Minutes for the Planning Commission Meeting of April 2, 1996

1. CALL TO ORDER: Robert Weight, Planning Commission Chairman called the meeting to order at 7:00 p.m.

2. ROLL CALL: Robert Weight, Milli Bowen and Dale Barnes.

3. PRAYER: Patrick Franks

4. REVIEW AND APPROVE MINUTES

Dale made a motion to accept the minutes as amended. Milli seconded the motion and it passed.

5. CONSTRUCTION PLANS

A. Merlin Sullivan--160 South Valley Road. Milli made a motion to accept the plans and Dale seconded it. It passed unanimously.

B. Ron Mosher--250 North Mesa View Avenue. Home to be built behind the home of Paul Manis. Ron has acquired a right of way from Paul Manis for a drive-way to his property. If there is ever a road that runs parallel to the East of Mesa View Avenue, Ron will be able to access this "new" road.

C. Craig Sullivan--61 East Mulberry Lane. Plans presented to the Commission.

7. IMPACT FEES

A proposal of how impact fees should be used was presented for residential use. It will be presented to the Mayor for his approval.

8. OTHER BUSINESS

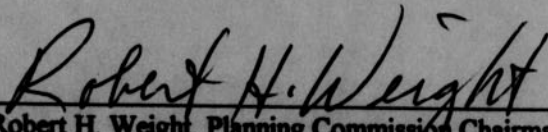
Paul Felt has requested that his property at the South-end of town be rezoned as Industrial (which he says it was previously). This change action will be reviewed to try to clarify what was done.

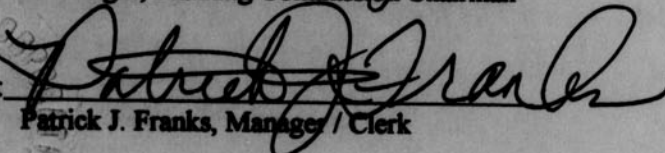
9. SUB-MEETING WITH TOWN COUNCIL REGARDING ANNEXATION

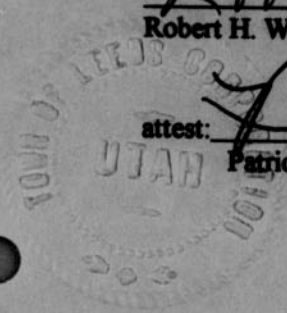
Concerns about zoning were discussed.
Water was also discussed and the prospect of obtaining water from Angell Springs Special Service District.

10. ADJOURNMENT: The meeting was adjourned at 9:30 p.m.

PASSED THIS 7th DAY OF MAY 1996


Robert H. Weight, Planning Commission Chairman

attest: 
Patrick J. Franks, Manager / Clerk



Proposed Residential Impact Fee Schedule - Town of Leeds - 4/2/96

<u>Item</u>	<u>Percent of Fee</u>	<u>Amount</u>
Road Facilities (incl. Widening of intersections at Main St.)	55	\$550
Fire Station Enlargement	25	\$250
Parks and Recreation Expansion	10	\$100
Cemetary	5	\$50
Police Protection Facilities	<u>5</u>	<u>\$50</u>
	100	\$1000

PUBLIC NOTICE

PLANNING COMMISSION MEETING

The Planning Commission of Leeds will hold a meeting **Tuesday, May 7, 1996** at the Leeds Town Hall, 218 North Main Street at 7:00 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL—WELCOME LEONARD MILLS AS NEW MEMBER OF PLANNING COMMISSION
3. PRAYER
4. REVIEW AND APPROVE MINUTES
5. CONSTRUCTION PLANS
6. REVIEW OF ZONING ORDINANCE
7. OTHER BUSINESS
8. ADJOURNMENT

POSTED THIS 6th DAY OF MAY 1996



Patrick J. Franks, Town 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 MAY 8, 1996.
IT IS AGAINST UTAH STATE LAW TO REMOVE IT
BEFORE THE DATE INDICATED.**

Town of Leeds

Minutes for the Planning Commission Meeting of May 7, 1996

1. CALL TO ORDER: Robert Weight, Planning Commission Chairman called the meeting to order at 7:05 p.m.

2. ROLL CALL: Robert Weight, Milli Bowen and Leonard Mills. Chairman Weight welcomed Leonard to the Commission.

3. PRAYER: Robert Weight

4. REVIEW AND APPROVE MINUTES

Milli made a motion to accept the minutes of the April 2, 1996 meeting as amended and change #8 the term "hillside residential" to "Hillside Overlay Ordinance". Robert seconded the motion and it passed.

5. CONSTRUCTION PLANS

Richard Hunter is going to submit a plot plan for a minor subdivision on his property.

6. REVIEW OF ZONING ORDINANCE

The Zoning Ordinance is 13 years old. Robert said it needed to be reviewed and updated. We will put it on next months agenda and we will discuss it then. Assignment made to study the Ordinance and make suggestions for change.

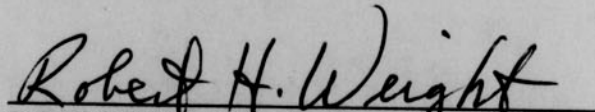
Harrisburg was talked about and it was decided that the area needs to be looked at as far as Zoning goes.

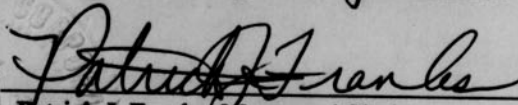
7. OTHER BUSINESS

None

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

PASSED THIS 4th DAY OF JUNE 1996


Robert H. Weight, Planning Commission Chairman

attest: 
Patrick J. Franks, Manager / Clerk



PUBLIC NOTICE

PLANNING COMMISSION MEETING

The Planning Commission of Leeds will hold a meeting **Tuesday, June 4, 1996** at the Leeds Town Hall, 218 North Main Street 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. CONSTRUCTION PLANS
 - A. Minor Subdivision—Alberta Lee
6. LEEDS ZONING ORDINANCE UPDATE
7. OTHER BUSINESS
8. ADJOURNMENT

POSTED THIS 3rd DAY OF JUNE 1996



Patrick J. Franks, Town 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 JUNE 5, 1996.
IT IS AGAINST UTAH STATE LAW TO REMOVE IT
BEFORE THE DATE INDICATED.**

Town of Leeds

Minutes for the Planning Commission Meeting of June 4, 1996

1. CALL TO ORDER: Robert Weight, Planning Commission Chairman, called the meeting to order at 7:00 p.m.

2. ROLL CALL: Robert Weight, Milli Bowen, Dale Barnes, Dick Cosby and Leonard Mills.

3. PRAYER: Dale Barnes

4. REVIEW AND APPROVE MINUTES

Milli made a motion to approve the minutes of the May 7, 1996 meeting as amended. Leonard seconded the motion and it passed unanimously.

5. CONSTRUCTION PLANS

A. Minor Subdivision—Alberta Lee

Alberta submitted her plans for a minor subdivision consisting of 3 lots. The proposed parcels of property all front on Main Street. The idea of being able to extend Silver Meadows Road to Main Street was explored and Council Member Mel Evans will check into the accessibility of the proposed road.

Milli made a motion to accept the Minor Subdivision as submitted and to present it to the Town Council for their review and approval. Dale seconded the motion and it passed.

6. LEEDS ZONING ORDINANCE UPDATE

Robert stressed the importance of updating the current zoning ordinance. He informed the Commission that their needs to be plans to incorporate more commercial zoning on Main Street. Milli will work on some suggestions for the July meeting.

7. OTHER BUSINESS

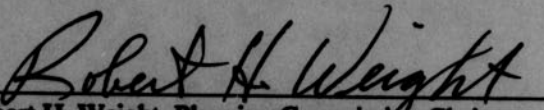
Milli has sold her home and the people who have bought it would like to build a storage garage (30 X 50) on the property.

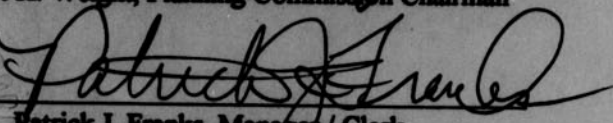
The Commission also talked about the Bed & Breakfast Ordinance and felt that a minimum requirement of 2,000 square feet for the actual building or unit would need to be required for such a venture. Dick will work on the Proposal for the Bed & Breakfast Ordinance for the revised zoning ordinance.

Town of Leeds Planning Commission Meeting of June 4, 1996 — Page 2

8. ADJOURNMENT: The meeting was adjourned at 8:25 p.m.

PASSED THIS 9th DAY OF JULY 1996


Robert H. Weight, Planning Commission Chairman

attest: 
Patrick J. Franks, Manager / Clerk

PUBLIC NOTICE


PLANNING COMMISSION MEETING

The Planning Commission of Leeds will hold a meeting **Tuesday, July 9, 1996** at the Leeds Town Hall, 218 North Main Street 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. CONSTRUCTION PLANS
 - A. Phillip & Laurel Peine
 - B. Ray Blocker
6. LEEDS ZONING ORDINANCE
7. OTHER BUSINESS
8. ADJOURNMENT

POSTED THIS 8th DAY OF JULY 1996



Patrick J. Franks, Town 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 JULY 10, 1996.
IT IS AGAINST UTAH STATE LAW TO REMOVE IT
BEFORE THE DATE INDICATED.**

Town of Leeds

Minutes for the Planning Commission Meeting of July 9, 1996

1. CALL TO ORDER: Robert Weight, Planning Commission Chairman, called the meeting to order at 7:05 p.m.

2. ROLL CALL: Robert Weight, Milli Bowen, and Leonard Mills and Dale Barnes. Dick Cosby was excused.

3. PRAYER: Robert Weight

4. REVIEW AND APPROVE MINUTES

MOTION: Leonard made a motion to accept the minutes of the June 4, 1996 meeting as amended. Milli seconded the motion and all agreed. The change added "for the actual building or unit" after 2,000 square feet under Other Business.

5. CONSTRUCTION PLANS

A. Phillip & Laurel Peine

These plans have been submitted to the building inspector for his review and a building permit will be issued.

B. Ray Blocker

Mr. Blocker represents himself as a developer of a Nursing Care Facility. He has 3 sites in mind for this facility. Pahrump, Hurricane and Leeds. He likes Leeds because it's a nice, quiet, small town. He has a guaranteed 1.5 million dollars in a loan. He plans to have between 60 and 80 guests in the facility which would be accommodated by 30 to 40 rooms. He asked about the size of septic system the Town would require. Mr. Weight told Mr. Blocker that the Southern Utah Public Health Department makes those decisions. He would also like to include a medical clinic along with the Care Facility.

Mr. Blocker informed the Commission that Mrs. June Cowan will be the administrator and that he would serve as the General Manager of the facility. He also indicated that he will be Medicare, Medicaid and VA contract certified. The Planning Commission was very pleased with Mr. Blocker's presentation and felt it would be a good asset to the Town.

C. Shane Sullivan

Mr. Sullivan wants to build an addition to his house and build a new carport. He wants a variance to build the carport within one foot of the property line and to be able to build the addition within 7 feet of the property line.

Town of Leeds Planning Commission Meeting of July 9, 1996—Page 2

MOTION: Leonard made a motion to give the variance to Shane Sullivan with an explanation of why the variance was granted. (See Attached Sheet) Robert Weight will prepare the explanation and submit it to the Town Council for their review and vote. Dale seconded the motion and it passed.

D. Art & Kaye Kent

Robert submitted the plans of Art & Kaye to build a new house on their existing property on Main Street. Their intent would be to build the new house and demolish the existing house. They wanted to build it within 2 feet of the property line on the South, but after reading the ordinance that Commission suggested that they build the house 10 feet from the property line as is the rule and to detach the garage and place it within 2 feet of the property line which is also the rule. The Commission will contact the Kent's and suggest this as an alternative to granting a variance.

6. LEEDS ZONING ORDINANCE UPDATE

Milli made recommendations for new Highway and General Commercial Zoning Areas.


7. OTHER BUSINESS

Dale told the Commission that we need to consider a shoulder and culvert requirement section for new roads in the General Plan.

8. ADJOURNMENT: The meeting was adjourned at 9:05 p.m.

PASSED THIS 3rd DAY OF SEPTEMBER 1996


Robert H. Weight, Planning Commission Chairman

attest: 
Patrick J. Franks, Manager / Clerk

Art & Kaye Kent
P.O. Box 521
St George, Ut 84771-0521

July 11, 1996

In response to your request of 6-27-96, the Leeds Planning Commission met on 7-10-96 and have the following suggestions:

1. In as much as the Town Ordinance requires 10' side clearance for the house, and in order to avoid perpetuating a violation, with an opportunity to correct the problem, it is suggested that you consider moving the house to a 10' side clearance which would leave 11' 5" clear, past the house, on the opposite side. If the garage could be separated from the house by 6' minimum it could be placed back with as little as 2' clearance from the property line which is legal. The 6' separation could be a covered breezeway.

2. The commission highly approves of the proposed house and basement and feels that it would enhance and improve the Town image as a great asset. There would be no problem of having the old house occupied while building the new one.

Sincerely yours,

Robert H. Weight
Robert H. Weight - Chairman

PUBLIC NOTICE

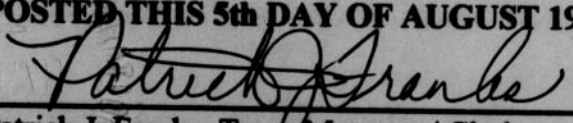
PLANNING COMMISSION MEETING

The Planning Commission of Leeds will hold a meeting **Tuesday, August 6, 1996** at the Leeds Town Hall, 218 North Main Street at 7:00 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. APPROVAL OF JULY 9, 1996 MINUTES WILL BE DONE NEXT MONTH
5. LEEDS ZONING ORDINANCE
6. OTHER BUSINESS
7. ADJOURNMENT

POSTED THIS 5th DAY OF AUGUST 1996


Patrick J. Franks, Town 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 AUGUST 7, 1996.
IT IS AGAINST UTAH STATE LAW TO REMOVE IT
BEFORE THE DATE INDICATED.**

Town of Leeds

Minutes for the Planning Commission Meeting of August 6, 1996

1. CALL TO ORDER: Robert Weight, Planning Commission Chairman, called the meeting to order at 7:00 p.m.

2. ROLL CALL: Robert Weight, Milli Bowen, Dale Barnes, and Leonard Mills. Dick Cosby was excused.

3. PRAYER: Dale Barnes

4. REVIEW AND APPROVE MINUTES

The minutes of July 2, 1996 will be presented and approved at the September 3, 1996 meeting.

5. LEEDS ZONING ORDINANCE UPDATE

First—Identify and assess problems with existing ordinance.

1. Insufficient commercial in Leeds. The Commission identified on the map additional commercial for each end of town.
2. Decided to eliminate neighborhood commercial as redundant.
3. Decided to add Open Space.

Decided to let 5 County Association of Governments type up a revised draft of the Zoning Ordinance incorporating all changes and mark ups as a final working copy. Curt Hutchings of 5 County AOG has offered to do this.

6. OTHER BUSINESS

1. Merrill and Catherine Stirling came to the meeting and asked questions as how to best get utilities down to David Stirling's Home and property. The Commission told them it would be necessary to obtain a legal right-of-way through the other properties or to get a dedicated road through, which could then be used for the utilities. They also asked if it would be possible to build 2 houses on their property and were told that 2 houses would be considered a subdivision where as one house is not. In the future they may wish to apply for a variance in order to build a second house.

2. It was noted that several homes in Leeds have many more cats and dogs than the legal number of 2. The keeping of 3 or more cats or dogs of age four months or older is defined as a kennel. It is recommended that the Town Council pass a Kennel Ordinance which requires a high enough fee such as \$100.00 for having more than 2 dogs or cats per household.

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

PASSED THIS 3rd DAY OF SEPTEMBER 1996

Robert H. Weight
Robert H. Weight, Planning Commission Chairman

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

PUBLIC NOTICE


PLANNING COMMISSION MEETING

The Planning Commission of Leeds will hold a meeting **Tuesday, September 3, 1996** at the Leeds Town Hall, 218 North Main Street at 7:00 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. APPROVAL OF JULY 9 AND AUGUST 6, 1996 MINUTES
5. ALBERTA LEE-ROAD PLACEMENT ON PROPERTY AT NORTH MAIN STREET
6. CONSTRUCTION PLANS
 - A. ART AND KAYE KENT
 - B. RIGHT OF WAY AT EAST VISTA
7. SETH LARSEN-MODULAR HOME SALES LOT
8. FRED SALISBURY
9. REVISIONS TO ZONING ORDINANCE
10. IMPACT FEE PRICES AND JUSTIFICATION
11. OTHER BUSINESS
12. ADJOURNMENT

POSTED THIS 3rd DAY OF SEPTEMBER 1996



Patrick J. Franks, Town 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 8, 1996.
IT IS AGAINST UTAH STATE LAW TO REMOVE IT
BEFORE THE DATE INDICATED.**

Town of Leeds

Minutes for the Planning Commission Meeting of September 3, 1996

1. CALL TO ORDER: Robert Weight, Planning Commission Chairman, called the meeting to order at 7:05 p.m.

2. ROLL CALL: Robert Weight, Milli Bowen, Dale Barnes, and Leonard Mills. Dick Cosby was excused.

3. PRAYER: Patrick Franks

4. REVIEW AND APPROVE MINUTES

MOTION: Leonard made a motion to amend the minutes of the July 9, 1996 meeting by adding Dale Barnes to the Roll Call as present. Milli seconded the motion and it passed.

MOTION: Milli then made a motion to accept the minutes of the August 6, 1996 meeting as presented. Dale seconded the motion and it passed.

5. ALBERTA LEE--ROAD PLACEMENT ON PROPERTY AT NORTH MAIN STREET

Alberta is planning to develop the 7 acres that is in the Town Limits. She asked the Commission to help her with the placement of the road. The Commission decided to visit the site on September 4, 1996 at 10:00 a.m. to see the site and decide what could be done on the property. They feel the concept is good but that it needs to have some direction to the project and some additional planning.

6. CONSTRUCTION PLANS

A. Art and Kaye Kent

This is the second set of plans that Kent's have submitted to the Commission. They found after having the property surveyed that the lot is smaller than what was first thought.

MOTION: Dale made a motion to write a letter to the Town Council explaining their decision about the Kent property and to seek the input of the Town Council. Milli seconded the motion and is passed.

B. Right of Way at East Vista Avenue

The Commission was made aware of the request of the property owner of lot (L-3-1-7). They have asked that their impact fee be waived in exchange for any emergency right of way through their property. The item was tabled by the Town Council until the

Town of Leeds Planning Commission Meeting of September 3, 1996—Page 2

Planning Commission was made aware of the situation and could offer their advice. The Commission will look into the matter on their field trip to Mrs. Lee's property.

7. SETH LARSEN—MODULAR HOME SALES LOT

Seth Larsen informed the Commission of his plans to have a Modular Home Sales Lot at his property located at 600 North Main Street. He feels that it would out of necessity need to look nice or it would defeat his purpose. The Commission wanted to make sure that the lot would be appealing to the eye and that it be an asset to the existing businesses in town. The Planning Commission approved the plans and were informed that the lot should be ready by late November.

MOTION: Leonard made a motion to approve the plans of Mr. Seth Larsen for the Modular Home Sales Lot. Milli seconded the motion and it passed.

8. RED SALISBURY

Mr. Salisbury approached the Commission with the idea of purchasing property from Marell Walton and then developing the property with 6 duplex units. The parcel of property is approximately 2.8 acres. He would like to see the property zoned R-M-7 from its existing R-1-20 status.

The Planning Commission will take the concept to the Town Council to get their input.

AGENDA ITEMS 9 & 10 WERE POSTPONED DUE TO THE LENGTH OF THE MEETING.

11. OTHER BUSINESS

Marell Walton—Commercial Complex at approximately 501 North Main Street

Mr. Walton submitted his plans for a 180' by 40' metal building to be built on his property. The status of shops or stores is yet to be determined. The property is presently zoned Highway Commercial.

The Planning Commission agreed that Robert would tell Mr. Walton the Commission did not like the aesthetic looks of the front of the building. He will ask Mr. Walton to have an architect look at the building for overall appeal.

12. ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

PASSED THIS 1st DAY OF OCTOBER 1996

Robert H. Weight
Robert H. Weight, Planning Commission Chairman

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



PUBLIC NOTICE


PLANNING COMMISSION MEETING

The Planning Commission of Leeds will hold a meeting **Tuesday, October 1, 1996** at the Leeds Town Hall, 218 North Main Street at 7:00 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. APPROVAL OF SEPTEMBER 3, 1996 MINUTES
5. FRED WRIGHT FOR FRANK JACKSON--70+ ACRES AT SOUTH END OF TOWN
6. REVISIONS TO ZONING ORDINANCE
7. IMPACT FEE PRICES AND JUSTIFICATION
8. OTHER BUSINESS
9. ADJOURNMENT

POSTED THIS 30th DAY OF SEPTEMBER 1996


Patrick J. Franks, Town 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
OCTOBER 2, 1996.
IT IS AGAINST UTAH STATE LAW TO REMOVE IT
BEFORE THE DATE INDICATED.**

Town of Leeds

Minutes for the Planning Commission Meeting of October 1, 1996

1. CALL TO ORDER: Robert Weight, Planning Commission Chairman, called the meeting to order at 7:00 p.m.

2. ROLL CALL: Robert Weight, Milli Bowen and Leonard Mills. Dale Barnes was excused and Dick Cosby has officially resigned.

3. PRAYER: Robert Weight.

4. REVIEW AND APPROVE MINUTES

MOTION: Leonard made a motion to approve the minutes of the September 3, 1996 meeting. Milli seconded the motion and it passed.

5. FRED WRIGHT FOR FRANK JACKSON

A plot plan and plans for a 3200 square foot barn were submitted along with the septic plans for the house. The barn will house a collection of antique cars. The house plans will be submitted later.

MOTION: Milli made a motion to accept the plans and to give approval of them. Leonard seconded the motion and it passed.

6. ZONING ORDINANCE

Revisions to the draft of the zoning ordinance were assigned as follows:

1-3 Dale Barnes
4-8 Milli Bowen
9-15 Leonard Mills
16-20 Robert Weight
21-22 open

7. IMPACT FEES DISCUSSION

Robert will summarize some recommendations to the Town Council (See Attached).

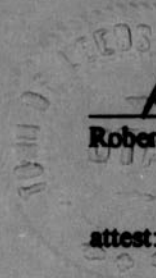
8. OTHER BUSINESS

The Town Council is being requested by the Planning Commission to appoint George Fridell to the Planning Commission to fill the seat of Dick Cosby.

12. ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

PASSED THIS 5th DAY OF NOVEMBER 1996

 Robert H. Weight
Robert H. Weight, Planning Commission Chairman

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

**TOWN OF LEEDS
NEW CONSTRUCTION IMPACT FEE SCHEDULE**

ITEM	RESIDENTIAL	RV/MOTEL/HOTEL Per Unit	COMMERCIAL/INDU Per Unit
ROADS & STREETS			
Street extensions, corner improving new paving, general improvements	\$550	\$75	\$550
PARKS & RECREATION			
Handicap Toilet, BB Court Addition	\$100	\$20	\$100
FIRE/POLICE PROTECTION FACILITIES			
New Building and Equipment	\$300	\$30	\$350
CEMETARY ADDITION & IMPR.			
Grass & Sprinklers	\$50	0	0
TOTAL	\$1,000	\$125/Unit or \$1000†	\$1,000

Date: 10 / 09 / 96

PUBLIC NOTICE

PLANNING COMMISSION MEETING

The Planning Commission of Leeds will hold a meeting **Monday, November 4, 1996** at the Leeds Town Hall, 218 North Main Street at 7:00 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. APPROVAL OF OCTOBER 1, 1996 MINUTES
5. CONSTRUCTION PLANS
 - A. ALBERTA LEE--DEVELOPMENT PLAN
 - B. WALTON COMMERCIAL BUILDING
6. LEEDS WATER SUPPLY--PLANNING COMMISSION REPRESENTATIVE
7. ZONING ORDINANCE--SUMMARY OF COMMENTS
8. OTHER BUSINESS
9. ADJOURNMENT

POSTED THIS 1st DAY OF NOVEMBER 1996



Patrick J. Franks, Town 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
NOVEMBER 5, 1996.
IT IS AGAINST UTAH STATE LAW TO REMOVE IT
BEFORE THE DATE INDICATED.**

Town of Leeds

Minutes for the Planning Commission Meeting of November 4, 1996

1. CALL TO ORDER: Robert Weight, Planning Commission Chairman, called the meeting to order at 7:00 p.m.

2. ROLL CALL: Robert Weight, Milli Bowen, Leonard Mills, Dale Barnes and (newly appointed member) George Fridell were present. Jim Bray attended in anticipation of his replacing Milli Bowen in future meetings. Steve Westhoff attended as liaison from the Town Council. The Town Clerk was excused, and Mayor Evans took notes in his stead.

3. PRAYER: Dale Barnes.

4. REVIEW AND APPROVE MINUTES

MOTION: Milli made a motion to approve the minutes of the October 1, 1996 meeting. Leonard seconded the motion and it passed unanimously.

5. ALBERTA LEE

Alberta Lee stated that she is still trying to move forward with plans for a Nursing Home, but that the prospects are slim. She said that plans for some of her property are being prepared, and she hopes to have them to present next month.

6. FRED WRIGHT FOR FRANK JACKSON

The plot plan and plans for a 3200 square foot barn were again reviewed, with the septic plans for the house. The barn will house a collection of antique cars. The house plans will be submitted later.

MOTION: Leonard made a motion to accept the plans and to give final approval for the portion submitted. Milli seconded the motion and it passed unanimously..

7. WALTON COMMERCIAL

Mr. Walton was asked to come and review the design of his metal building. The Planning Commission indicated they would prefer a break in the front facade for the building. Mr. Walton said that he wanted the building to be the *best* one in Leeds, so he would ask the building manufacturers to send him a design-change to modify the frontal appearance.

8. ZONING ORDINANCE

There was insufficient time to consider the revisions to the draft of the zoning ordinance, so a work meeting was scheduled for the next day, Wednesday

9. OTHER BUSINESS


The Mayor requested the Commission to assist the Town Council in two planning areas. The first is the integration of water systems as additional water sources are obtained to serve the town. Jim Bray was asked to help in that area.

The second area was to match our zoning ordinances with the type of business conducted at Harrisburg. This is in preparation for consideration of annexation of Harrisburg. Leonard Mills was assigned that area.

10. ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

PASSED THIS 3rd DAY OF NOVEMBER 1996


Robert H. Weight
Robert H. Weight, Planning Commission Chairman

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

PUBLIC NOTICE

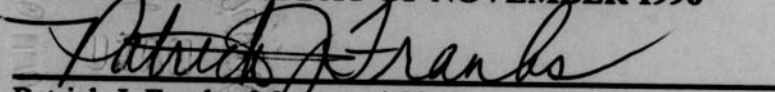
**TOWN OF LEEDS
PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting Wednesday, November 6, 1996 at the Leeds Town Hall,
218 North Main Street at 7:00 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. ZONING ORDINANCE--SUMMARY OF COMMENTS
5. OTHER BUSINESS
6. ADJOURNMENT

POSTED THIS 5th DAY OF NOVEMBER 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 NOVEMBER 7, 1996.
IT IS AGAINST UTAH STATE LAW TO REMOVE IT BEFORE THE DATE
INDICATED.**

Town of Leeds

**Minutes for the
Planning Commission Meeting
of November 6, 1996**

1. CALL TO ORDER: Robert Weight, Planning Commission Chairman, called the meeting to order at 7:00 p.m.

2. ROLL CALL: Robert Weight, Leonard Mills, Dale Barnes Jim Bray, and George Fridell were present.

3. PRAYER: Jim Bray.

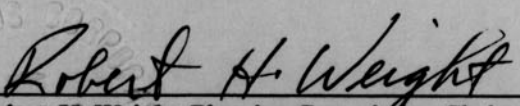
4. BUSINESS:

The group reviewed and made draft comments for possible revision of the Leeds Zoning Ordinance. Chapters 1 through 8 were covered.


5. ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

PASSED THIS 7th DAY OF JANUARY 1997



Robert H. Weight, Planning Commission Chairman

attest: 

Patrick J. Franks, Manager / Clerk

PUBLIC NOTICE

PLANNING COMMISSION MEETING

The Planning Commission of Leeds will hold a meeting **Tuesday, December 3, 1996** at the Leeds Town Hall, 218 North Main Street at 7:00 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. APPROVAL OF NOVEMBER 4, 1996 MINUTES
5. CONSTRUCTION PLANS
 - A. ALBERTA LEE--DEVELOPMENT PLAN
 - B. BAILEY & LORNA MUIR--LOT SPLIT
6. OTHER BUSINESS AND REPORTS
7. ZONING ORDINANCE--UPDATING
8. ADJOURNMENT

POSTED THIS 2nd DAY OF DECEMBER 1996


Patrick J. Franks, Town 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
DECEMBER 4, 1996.
IT IS AGAINST UTAH STATE LAW TO REMOVE IT
BEFORE THE DATE INDICATED.**

Town of Leeds

Minutes for the Planning Commission Meeting of December 3, 1996

1. CALL TO ORDER: Robert Weight, Planning Commission Chairman, called the meeting to order at 7:00 p.m.

2. ROLL CALL: Robert Weight, George Fridell, Leonard Mills, and Jim Bray.

3. PRAYER: George Fridell.

4. REVIEW AND APPROVE MINUTES

MOTION: Leonard Mills made a motion to approve the minutes of the November 4, 1996 meeting by changing the prayer to Dale Barnes. George Fridell seconded the motion and it passed unanimously.

5. A. ALBERTA LEE--DEVELOPMENT PLAN

Alberta Lee presented some plans for some of her property located at approximately 550 North Main Street. This new subdivision would entail creating a new street and would have 5 lots within the subdivision.

MOTION: Jim Bray recommended the Planning Commission approve Country Estates Subdivision (5 lots) and recommend it to the Town Council to look over and approve if they approve. Leonard Mills seconded the motion and all were in favor.

5. B. BAILEY & LORNA MUIR--LOT SPLIT

Robert Weight told Mr. Muir to provide a plot plan showing his ideas. Leonard suggested tabling the item because Mr. Muir was not present.

6. OTHER BUSINESS AND REPORTS

There was no other business or reports.

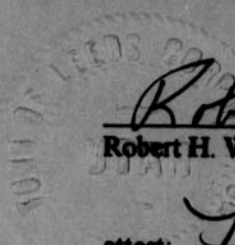
7. ZONING ORDINANCE--UPDATING

Because of the length of the meeting and the time involved in reviewing the Zoning Ordinance a special Work Meeting will be held on December 17, 1996 to review the Zoning Ordinance and make changes and updates.

8. ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

PASSED THIS 7th DAY OF JANUARY 1996


Robert H. Weight
Robert H. Weight, Planning Commission Chairman

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



PUBLIC NOTICE

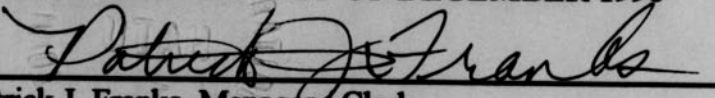
**TOWN OF LEEDS
PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a Work Meeting Tuesday, December 17, 1996 at the Leeds Town Hall, 218 North Main Street at 7:00 p.m. Public welcome to attend.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PRAYER
4. ZONING ORDINANCE
5. OTHER BUSINESS
6. ADJOURNMENT

POSTED THIS 16th DAY OF DECEMBER 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 DECEMBER 18, 1996.
IT IS AGAINST UTAH STATE LAW TO REMOVE IT BEFORE THE DATE
INDICATED.**

Town of Leeds

**Minutes for the
Planning Commission Meeting
of December 17, 1996**

1. CALL TO ORDER: Robert Weight, Planning Commission Chairman, called the meeting to order at 7:00 p.m.

2. ROLL CALL: Robert Weight, Leonard Mills, Jim Bray, and George Fridell were present.

3. PRAYER: Robert Weight.

4. BUSINESS:

The group reviewed and made draft comments for the second half of the Zoning Ordinance. All will try to be ready to review all mark-ups by the next meeting to be held in January.

5. OTHER BUSINESS:

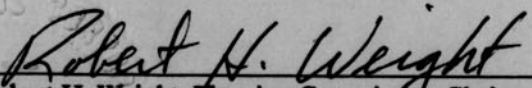
The Commission reviewed the plans for a laundry room and a set of restrooms to be built at Zion West R.V. Park, owned by Jim Parnell.


MOTION: Jim Bray made a motion to approve the plans as submitted contingent upon Mr. Parnell obtaining a building permit for the laundry room and restrooms. Leonard Mills seconded the motion and it passed.

5. ADJOURNMENT

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

PASSED THIS 7th DAY OF JANUARY 1997


Robert H. Weight, Planning Commission Chairman

attest: 
Patrick J. Franks, Manager / Clerk