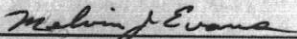


Town of Leeds

**Public Hearing for the
Zone Change from C-G to R-R-2
of February 26, 1997**

1. **CALL TO ORDER:** Mayor Melvin J. Evans called the meeting to order at 7:08 p.m.
2. **PRESENT:** Mayor Melvin J. Evans, Stephen Westhoff, Joanne Thornton and Marilyn Kay Fairbanks.
3. **PRESENTATION:** Mayor Evans explained that Alberta Lee had petitioned the Town Council for a Zone Change of her 12 acres, located at approximately 600 North Main Street from General Commercial to Rural Residential 2 acre parcels.
Time was turned over to the audience for questions or comments. There were none.
4. **ADJOURNMENT:** The meeting adjourned at 7:15 p.m.

PASSED THIS 26th DAY OF MARCH 1997



Melvin J. Evans, Mayor

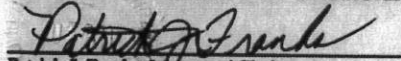
attest: 

Patrick J. Franks, Manager / Clerk

**TOWN OF LEEDS
PUBLIC HEARING**

The Town Council of Leeds will hold a Public Hearing to address a Zone Change Request for property located at approximately 600 North Main Street to change the zoning from C-G (General Commercial) to R-R-2 (Rural Residential 2 acre parcels) on Wednesday, February 26, 1997 at 7:00 p.m. at the Leeds Town Hall, 218 North Main Street. Public welcome to attend.

POSTED THIS 6th DAY OF FEBRUARY 1997




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 FEBRUARY 27, 1997.
IT IS AGAINST UTAH STATE LAW TO REMOVE IT BEFORE THE
DATE INDICATED.**

 In compliance with the Americans with Disabilities Act, The Town of Leeds will make reasonable accommodation for persons needing assistance to participate in this public hearing. Persons requesting assistance are asked to call Patrick Franks at 879-2447 at least 48 hours prior to the meeting.

**TOWN OF LEEDS
PUBLIC HEARING**

The Town Council of Leeds will hold a Public Hearing to adopt the amended Minor Subdivision of Land Ordinance #2-97 on Wednesday, February 26, 1997 at 7:15 p.m. at the Leeds Town Hall, 218 North Main Street. Public welcome to attend.

The amendment changes the wording of #2 of the Description from "All proposed lots will front upon an existing, dedicated street and will not require any new street or streets.", to "All proposed lots will front upon an existing, dedicated and improved street and will not require any new street or streets."

POSTED THIS 6th DAY OF FEBRUARY 1997


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 FEBRUARY 27, 1997.
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Town of Leeds

**Public Hearing for the
Minor Subdivision Ordinance #2-97
of February 26, 1997**

1. CALL TO ORDER: Mayor Melvin J. Evans called the meeting to order at 7:15 p.m.

2. PRESENT: Mayor Melvin J. Evans, Stephen Westhoff, Joanne Thornton and Marilyn Kay Fairbanks.

3. PRESENTATION: Mayor Evans had Patrick Franks read the change which is as follows: The amendment changes the wording of #2 of the Description from "All proposed lots will front upon an existing, dedicated street and will not require any new street or streets." to "All proposed lots will front upon an existing, dedicated and improved street and will not require any new street or streets."

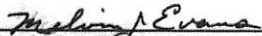
Time was turned over to the audience for questions or comments. Fred Friese asked what "improved" meant. Does it mean a road with gravel on it?

Does the word "surface" imply that it needs to be chip sealed or paved?

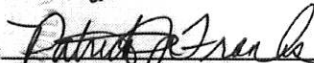
The Town Council will have the Planning Commission look at these definitions.

4. ADJOURNMENT: The meeting adjourned at 7:34 p.m.

PASSED THIS 26th DAY OF MARCH 1997



Melvin J. Evans, Mayor

attest: 

Patrick J. Franks, Manager / Clerk

Town of Leeds

COPY

Ordinance # 2-97

MINOR SUBDIVISION OF LAND ORDINANCE

Description:

When the following conditions exist the subdivision of a Parcel of Land within the Town of Leeds may be designated a Minor Subdivision.

1. The division of a Parcel of Land will not exceed more than 5 lots.
2. All proposed lots will front upon an existing, dedicated and improved street and will not require any new street or streets.
3. All lots will meet the area and frontage requirements of the current zoning Ordinance of the Town of Leeds.

Requirements:

1. A Plat Map of all lots proposed in the minor subdivision will be submitted to the Planning Commission indicating a Metes and Bounds description of the original parcel and each proposed lot.
2. Plat Map will indicate all existing and proposed easements if any.
3. All utilities proposed to service the lots are to be put underground unless already existing overhead. It will be the responsibility of the subdivider to repair all streets disturbed by trenching and restored to the pre-existing condition.
4. Subdivider shall, upon sale of each lot obtain a signed and notarized FORM #001 from each lot purchaser. This form will become a part of any future building permit application pertaining to that lot sold.

It is understood that this method of subdivision by Metes and Bounds must be approved by the Council of the Town of Leeds, however the Town of Leeds is not obligated to do so and may require additional improvements to an already existing street to upgrade said street to a subdivision standard if it is not already in that condition.

PASSED THIS 26th DAY OF FEBRUARY 1997

Melvin J. Evans
Melvin J. Evans, Mayor

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

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Town Council Meeting on Wednesday, February 26, 1997
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 January 22, and February 12, 1997 meetings
5. Vote on Zone Change Request
6. Vote on Minor Subdivision Ordinance #2-97
- 6a. Resolution 1997-BR-1
7. Swearing In of Officers Ron Mosher and Jason Barnes
8. Presentation of POST Certificate to Jason Barnes
9. Joanne Thornton, Council Member (10 minutes)
 - Report on Sewer Feasibility Study from Tristan DeMille
10. Kay Fairbanks, Council Member (15 minutes)
 - Follow-up on Hogan Springs Water
 - Cemetery Update
11. Charlie Scott, Council Member (15 minutes)
 - Purchasing of Water Rights
 - Annexation
12. Stephen Westhoff, Council Member (20 minutes)
 - Complications of Alberta Lee Subdivision
 - Definition of a Single Family Dwelling
 - Planning / Zoning Update
 - Establishing Speed Limit on North Main and posting public hearing
13. Melvin J. Evans, Mayor (10 minutes)
 - Support for Hospital Guild
 - Follow-up on Impact Fee Planning
14. Other Business
15. Adjournment

POSTED THIS 21st DAY OF FEBRUARY 1997


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
FEBRUARY 27, 1997. IT IS AGAINST UTAH
STATE LAW TO REMOVE IT BEFORE THE
DATE INDICATED.

Town of Leeds
Minutes for the
Town Council Meeting
of February 26, 1997

1. CALL TO ORDER: Mayor Melvin J. Evans called the meeting to order at 7:34 p.m.

2. ROLL CALL: Mayor Melvin J. Evans and Council Members Joanne Thornton, Charlie Scott, Marilyn Kay Fairbanks & Stephen Westhoff.

3. PLEDGE: Kay Fairbanks.

4. APPROVAL OF AGENDA FINANCIAL STATEMENT AND MINUTES:

MOTION: Kay Fairbanks made a motion to accept the minutes of the Town Council Meetings of January 22, and February 12, 1997, to approve the agenda and to strike the financial statement. Joanne Thornton seconded the motion and all were in favor.

5. VOTE ON ZONE CHANGE REQUEST:

MOTION: Joanne Thornton made a motion to change the Lee Property from General Commercial (C-G) to Rural Residential 2 acre parcels (R-R-2). Approximately 12 acres. Charlie Scott seconded the motion and all were in favor.

6. VOTE ON MINOR SUBDIVISION ORDINANCE #2-97:

MOTION: Mayor Evans made a motion to accept the Minor Subdivision Ordinance as amended and to ask the Planning Commission to define the word "improved". Charlie Scott seconded the motion and all were in favor.

6a. RESOLUTION 1997-BR-1:

Mayor Evans read Resolution 1997-BR-1, which authorizes the town to issue, not to exceed, \$125,000 Fire and Rescue Revenue Bond.

MOTION: Charlie Scott made a motion to accept Resolution 1997-BR-1 as read. Kay Fairbanks seconded the motion and the following roll call vote was taken:

Mayor--yea	Joanne--yea	Steve--yea
Kay--yea	Charlie--yea	

The vote was unanimous in the affirmative.

7. SWEARING IN OF OFFICERS RON MOSHER AND JASON BARNES:

Mayor Evans gave the Oath of Office to Officer Ron Mosher and then to Officer Jason Barnes. This was witnessed by all present.

8. PRESENTATION OF POST CERTIFICATE TO JASON BARNES:

Mayor Evans presented Jason with a photograph of his graduating class as well as his graduation certificate from the Utah Peace Officer Standards and Training. He remarked that Jason's scores were excellent at POST and that Jason is an asset to have.

9. JOANNE THORNTON, COUNCIL MEMBER:

Report on Sewer Feasibility Study from Tristan DeMille

Joanne informed the Council that Leeds is 130th on the list for sewer funding. The first area the sewer would service is the main portion of the Town. A Washington County Ground Water Study is projected to be finished July 1, 1997. The estimated price for sewer in Leeds is \$1.56 million.

10. KAY FAIRBANKS, COUNCIL MEMBER:

Follow-up on Hogan Springs Water

Kay told the Council that the town needs to explore the facts with LDWA about Hogan Springs.

Cemetery Update

The meeting Kay was supposed to attend was called off and is rescheduled for March 1, 1997.

11. CHARLIE SCOTT, COUNCIL MEMBER:

Purchasing of Water Rights

Charlie told the Council that the Eldorado Hills Subdivision had recently become a water company. They will be called the Eldorado Hills Mutual Water Company (EHMWC). Glenn Guster has 90 Acre Feet of water of water for sale at \$3,500 per acre foot. Jim Bray was elected President of EHMWC.

Annexation

Some of the residents in the Eldorado Hills Subdivision have expressed a desire to be annexed into the Town. Mayor Evans feels we're not going out on a limb financially to welcome annexation.

12. STEPHEN WESTHOFF, COUNCIL MEMBER:

Complications of Alberta Lee Subdivision

Some of the questions Alberta had were whether or not a guest house was permissible on 5 acres in a R-R-2 Zone? A quit-claim deed was also to be prepared for a portion of Paul Felt's property that would be deeded to the Town.

Definition of a Single Family Dwelling

Washington County's definition of a Single Family Dwelling is 4 unrelated people living in the same home. The Planning Commission has agreed to use the definition of Washington County for the Town of Leeds.

Planning/Zoning Update

When Delores Dicks moved to Leeds she had a swimming pool put in her back yard. The surveyor did the survey and they placed the pool in the street right of way on Center Street. This problem was discussed and Patrick Franks, Manager / Clerk was asked to find out who owns the property behind Mrs. Dicks.

Establishing Speed Limit on North Main and posting public hearing

Steve informed the Council that the public hearing has been posted for the Speed Limit Change on North Main.

MOTION: Steve Westhoff made a motion to have a public hearing to establish the Speed Limit on North Main Street. Joanne Thornton seconded the motion and all were in favor.

13. MELVIN J. EVANS, MAYOR:
Support for Hospital Guild

MOTION: Mayor Evans made a motion to help the hospital guild in any non-monetary ways possible. Joanne Thornton seconded the motion and all were in favor.

Follow-up on Impact Fee Planning

Mayor Evans told the Council that it is very abstract as to what the town needs. He will continue working on it with the Planning Commission Chairman. He would like something put together by the end of March.

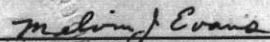
14. OTHER BUSINESS:


There was no other business.

15. ADJOURNMENT:

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

PASSED THIS 26th DAY OF MARCH 1997


Melvin J. Evans, Mayor

attest: 
Patrick J. Franks, Manager / Clerk