

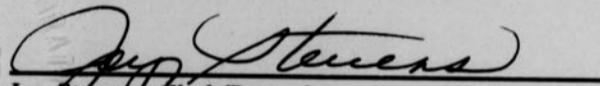
**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Wednesday, January 5, 2000 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 Agenda and Minutes
5. Ron Whitmer  
    Lot Split/Minor Subdivision
6. Other Business
7. Adjournment

**POSTED THIS 4TH DAY OF JANUARY 2000**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL JANUARY 6, 2000. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
January 5, 2000

**1. CALL TO ORDER:**

The meeting was called to order at 7:05 p.m.

**2. ROLL CALL:**

Those present were Planning Commission Chairman Pat Sheneman, Members Jim Bray, George Fridell and Paul Manis. Town Council Member Mike Empey.

**3. PRAYER:**

Jim Bray

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

Motion by Mike Empey to approve the agenda with the addition of Town Council items and Bob Russ under Other Business. And the minutes of December 1, 1999. Seconded by Jim Bray. Passed unanimously.

**5. <sup>Russ</sup> JIM WHITMER:**

Lot Split/ Minor Subdivision. Mr. Whitmer submitted a map showing location for the Commission to review. The zone is currently Open Space. He requested a zone change for one 1/2 acre lot. Discussion was about the Hillside Ordinance being affected where he plans to build his home. Concerns were the 1/2 acre zone not being consistent with the 1 acre zone current property owners have. This would cause an island in the Open Space and R-R-1 zoning. Mr. Whitmer and the Planning Commission discussed a flag lot. If the right of way and his 1/2 acre totaled 1 acre then he should request a zone change for R-R-1. Since the property belongs to Mr. Whitmer's father-in-law Carlisle Stirling he may be concerned whether this zone change will affect his Greenbelt for tax purposes. Motion by Jim Bray to recommend approval of a zone change from Open Space to R-R-1 and go through the required process to do so. Based upon the lot change submission to the Council from the Whitmers. Also Carlisle Stirling needs to be present at the meeting or submit a notarized letter from him approving this change to his property. Seconded by Mike Empey. Passed unanimously.

**6. OTHER BUSINESS:**

Bob Russ expressed his concerns about the subdivision of Alberta Lee and Seth Cook. His concerns were: 1. Boulders have been pushed into the wash. This will cause a major drainage problem should we receive some moisture. 2. A culvert under the roadway to lot 12 has not been installed. The size of the lot for lot 12 is not big enough unless they cut into the hill. 3. The Hillside Ordinance is not being adhered to. He stated the hill is being cut into way to far. 4. Stabilization of the hill where the blue clay is exposed at the entrance of the subdivision. Pat Sheneman stated he will go talk to Alberta and Seth tomorrow and look into the complaints.

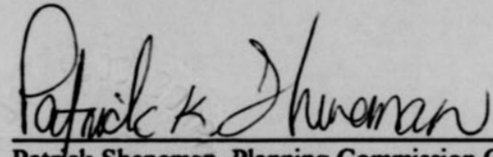
Mike Empey Town Council Items:

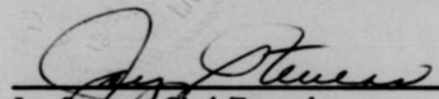
1. The Town Council approved the lot split/minor subdivision for Pat Sheneman
2. The Town received a letter from Ash Creek's Attorney Faye Reber stating before we start into the annexation process they would like another vote since we now have two new Council Members.
3. The Council decided it would be a good idea to have another member of the Commission, besides Mike or Pat, represent the Planning Commission at Town Council Meetings.

**7. ADJOURNMENT:**

The meeting adjourned at 8:40 p.m.

**APPROVED AND SIGNED THIS 2ND DAY OF FEBRUARY, 2000**

  
\_\_\_\_\_  
Patrick Sheneman, Planning Commission Chairman

  
\_\_\_\_\_  
Joy Stevens, Clerk/Recorder

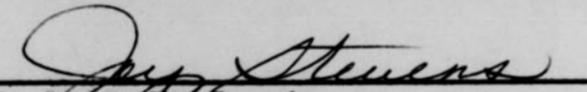
**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Wednesday, February 2, 2000 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 Agenda and Minutes
5. Certificates of Appreciation presented to Jim Bray and Mike Empey
6. Welcome new Planning Commission Member and Town Council Representative.
7. Brad and Wendy Reber  
    Discuss Mt. View Road
8. Richard Mullins  
    Conditional Use Permit for animals
9. Chairman Patrick Sheneman  
    Review Conditional Use Permit Resolution 98-10
10. Other Business
11. Adjournment

**POSTED THIS 1ST DAY OF FEBRUARY 2000**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL FEBRUARY 3, 2000. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
February 2, 2000

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m.

**2. ROLL CALL:**

Those present were Planning Commission Chairman Pat Sheneman, Members Jim Bray, and George Fridell. Town Council Member Mike Empey.

**3. PRAYER:**

George Fridell.

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

Motion by Mike Empey to approve the agenda and minutes of January 5, 2000, with a change to the agenda to insert Mr. Gunn as number 8. Seconded by George Fridell. Passed unanimously.

**5. CERTIFICATES OF APPRECIATION TO JIM BRAY AND MIKE EMPEY:**

Planning Commission Chairman Pat Sheneman presented Certificates of Appreciation to Jim Bray and Mike Empey. Jim has resigned as a Planning Commission Member after serving for approximately 4 years. Mike has served as Town Council Representative to the Commission for 2 years. The assignment of Town Council Representative has now been assigned to Council Member Bob Russ. Chairman Sheneman expressed his appreciation to Jim and Mike for the leadership and service they have provided for the community.

**6. WELCOME NEW PLANNING COMMISSION MEMBER AND TOWN COUNCIL REPRESENTATIVE:**

Roger New was welcomed as the new Planning Commission Member. He was given the Oath of Office by Clerk/Recorder Joy Stevens. Bob Russ was unable to attend the meeting tonight and will be welcomed at the next Planning Commission meeting.

**7. BRAD AND WENDY REBER TO DISCUSS MOUNTAIN VIEW ROAD:**

The Reber's were not at the meeting. Realtor Pat Early was here to represent them. She explained to the Commission the property the Reber's are interested in belongs to Joan Thornton. They are requesting the Town abandon Mountain View Road North of West Center Street. If they purchase Joan Thornton's property they would like to have a home on this side of the hill and a business on the other side of the hill for I-15 exposure. The home would need to be on this side to cut down on freeway noise. In order to have enough room to build a home they would need to build on Mountain View Road. Discussion went to Mountain View Road being no more than an old trail. If abandoned 1/2 of the road would revert back to each of the property owners on both sides of the

road. Access to Joan's property and the other property that is in a trust would logically be from Cherry Lane. Concerns of the Commission were the Hillside Ordinance being adhered to, emergency vehicles needing access, the irrigation ditch in some spots goes down the middle of the road, and the legal expenses involved in abandonment of a road. If the Reber's purchased the property they would need to improve West Center Street, the same as was recommended to Mr. Prsbrey, to make it safe for the traffic a business would bring. The Commission concluded the Reber's would need to make a formal request to the Planning Commission and from there it would go to the Council. The Commission felt they need to be assured the Reber's are actually going to build before the Town considers the abandonment of the road.

**8. MR. JACK GUNN:**

Mike Empey provided some background information concerning the situation with Mr. Gunn. Mr. Gunn bought some property from the Brewer's. He began excavation on the property and cut into the hill. He was unaware of the Hillside Ordinance until concerned neighbors brought it to his attention. He immediately stopped excavation and had the property engineered to see if he had cut into the hill above the 20% grade which is allowed. The engineer did determine the percent of the slope did exceed the 20% grade. (See attached letter). Since the hillside has been impacted the decision before Commission is where to go from here. Discussion went to drainage, culverts, and recognizing the areas in Town that may be impacted by the Hillside Ordinance before something like this happens again. Mr. and Mrs. Gunn were present. They stated they will move the home site to comply with the Ordinance and will not disturb any more of the hill. They will put in a retaining wall and whatever landscaping necessary on the hillside. The Commission decided there was no wisdom in making them wait any longer, and stated they can go ahead with their plans but not to disturb any more of the hillside.

**9. RICHARD MULLINS CONDITIONAL USE PERMIT:**

Mr. Mullins has submitted a Conditional Use Permit for animals on his property. Since he was not present no action was taken.

**10. CHAIRMAN PATRICK SHENEMAN:**

Chairman Sheneman explained his concerns about Resolution 98-10 pertaining to Conditional Use Permits. The Resolution was read. (See attached Resolution). Pat stated when you grant a Conditional Use Permit for a 4 plex and its built our interpretation of a Conditional Use Permit may not apply. Someone having a home occupation business it would apply. The Commission decided they need to look into this. The Town Attorney, Steve Urquhart, will be consulted on this issue.

Alberta Lee was present and stated the Commission gave her and Seth Cook a Conditional Use Permit for four 4 plex's. Alberta is now going to take all four of the lots the 4 plex's are going on so she asked the Commission to change her Conditional Use Permit to read as such. Also she asked the Commission how she would transfer her Conditional Use Permit to someone she is going to sell the lots to. She stated she is considering a tri plex because of the lot size. The Commission felt as long as she is going down and not up in size there shouldn't be any problem. They reminded Alberta to be

aware of the zoning. The zoning is for a duplex. Jim Bray stated this started way back when Alberta wanted 2 lots with 4 plex's and then added 2 more lots for Seth Cook, ~~for approval~~. They recommended approval and the Town Council said they wanted to see plans. Then she came back and could only build 4 plex's on 2 lots so the Commission said okay we'll approve those if you submit and we approve the plans. He then asked Alberta if she ever submitted the plans for the 4 plex's. She said no because she isn't ready to build yet. Jim said the Conditional Use Permits were to be approved based upon the plans that were submitted. Pat Sheneman stated she is still in compliance with the intent of the approval however she cannot start construction until she submits detailed plans of the 4 plex's. Jim said as he understood ~~the~~ the lots were being approved for her to build 4 plex's on and not to be sold as 4 plex lots for someone else to build on. Pat said that brings up another question. If they are already built its a done issue. Does a person have a right to sell what we have approved before being built on. Jim said we approved upon plans being submitted to build 4 plex's, not to be sold as an empty lot you can build a 4 plex on. If someone wants to buy an empty lot and come to the Commission and say they want to build a 4 plex then that is their issue. Joy Stevens said someone had called Town Hall inquiring about Alberta's 4 plex lots. Joy informed the caller Alberta does not have a 4 plex lot she has a duplex lot with a Conditional Use Permit for 4 plex's. Roger New said if we gave Conditional Use to Alberta to build a 4 plex she can build a 4 plex, and then sell it. If she wants to zone it for a 4 plex, and get approval, and then turn around and sell the lot that's a different issue. Mike asked if we can't say to a perspective buyer that we have at least set a precedent of approving a 4 plex if it is substantially like what Alberta has proposed it will look like. Jim said the plans have a lot to do with the 4 plex approval. They need to see the plans and see if it will fit on the property before it can be approved. Alberta said that is why she went to a tri plex instead of a 4 plex so there would be enough room. Jim said if this property were zoned for a 4 plex we wouldn't be going through this. Pat said if she comes back with her plans and they are specific and buildable and we approve them does she have a right to sell at that time. George Fridell said yes if they are built according to that plan. Roger New went over the requirements of having proof of water, the Health Dept. says the septics are adequate, and the Commission says yes the plans meet their criteria and issue a Conditional Use Permit. If the person who purchases that property comes in with the exact same material can the Conditional Use Permit be issued in that persons name. Pat stated he feels we have a legal issue here and he would like to have a legal opinion as to the legal rights of a person who has obtained a specific Conditional Use Permit for something like a 4 plex or a cellular tower that is already built. Jim asked can the Town Council issue a Conditional Use Permit for something that wasn't built or developed and then could that person sell that Conditional Use Permit to another party. He said I don't think so and that is exactly what Alberta wants to do. Mike Empey said he and the Mayor are meeting with the attorney tomorrow and they will ask his opinion on this issue. Jim Bray said he was reading the minutes from past meetings and when her Conditional Use Permit was submitted it was approved based upon her submitting plans. When she submitted she stated her and Seth were building the 4 plex's. No where did she state she was selling these lots for someone else to build 4 plex's on. Jim stated he is very concerned about the Hillside Ordinance being adhered to if these 4 plex's are approved. Also if the Conditional Use Permit is approved it should be approved



with the condition the plans are approved. It was explained to Alberta that she does not own 4 plex lots. They are duplex lots with a Conditional Use Permit submitted for a 4 plex. Jim Bray wanted to make it very clear to her the conditions attached to the Conditional Use Permit are very important. He stated the Conditional Use Permit has a condition attached to it that she submit the plans for the 4 plex prior to construction and they would be similar to the plan she already presented to the Commission and the Council before her Conditional Use Permit is approved. Alberta will amend and re submit her Conditional Use Permit for four 4 plex's and the Commission will review it again at the next meeting.

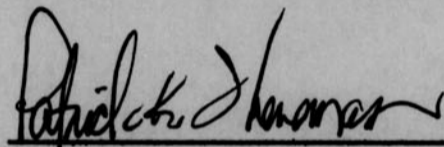
**11. OTHER BUSINESS:**

Mike Empey informed the Commission the Town Council approved Mr. Whitmer's zone change request. They will be voting again on the 8th whether to annex into Ash Creek or not. Ash Creek did raise there monthly rates by \$3.00.

**12. ADJOURNMENT:**

The meeting adjourned at 8:55 pm.

**APPROVED AND SIGNED THIS 1ST DAY OF MARCH, 2000**



Patrick Sheneman, Planning Commission Chairman



Joy Stevens, Clerk/Recorder

**Burton Land Surveying**  
195 W. Telegraph Street  
Washington, Utah 84780  
(435) 628-8272

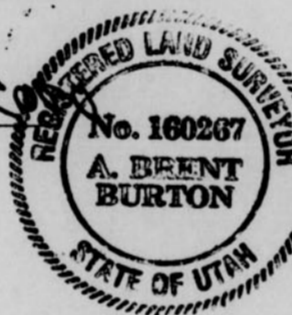
February 2, 2000

Mr. & Mrs. Jack W. Gunn  
1819 East 3080 South  
Salt Lake City, Utah 84106

To Whom It May Concern:

On February 1, 2000, my assistant Rick Snyder and I determined the % slope on a building site for Mr. & Mrs. Gunn. More particularly, we set a lath at 3 points on Lot 20 of Silver Meadow Estates Subdivision above which the percent of slope exceeded 20%. The site had previously been excavated. Our points were placed on natural ground north and south of the excavation. Said excavation extended approximately 20 feet easterly up the hill where the slope exceeded 20%.

Feb 2, 2000  
Date:



*A. Brent Burton*

A. Brent Burton  
Registered Land Surveyor  
Utah License Number 160267

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

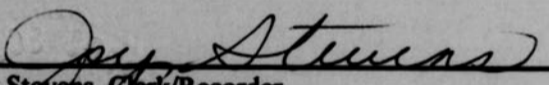
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, **Wednesday, March 1, 2000**  
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 Agenda and Minutes
5. Richard Mullins  
Conditional Use Permit
6. Ken and Joy Stevens  
Conditional Use Permit
7. Dane Howard  
Minor Subdivision
8. Chairman Patrick Sheneman  
Proposed Fee Schedule
9. Other Business
10. Adjournment

**POSTED THIS 29th DAY OF FEBRUARY 2000**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL MARCH 2, 2000. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
March 1, 2000

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m.

**2. ROLL CALL:**

Those present were Planning Commission Chairman Pat Sheneman, Members Roger New, Paul Manis, and George Fridell. Town Council Member Bob Russ.

**3. PRAYER:**

Paul Manis.

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

Motion by Roger New to approve the agenda and minutes of February 2, 2000. Seconded by Paul Manis. Passed unanimously.

**5. RICHARD MULLINS CONDITIONAL USE PERMIT:**

Mr. Mullins submitted a Conditional Use Permit requesting a Llama and chickens. He withdrew the request for the chickens. Motion by Bob Russ to grant the Conditional Use Permit for the Llama and to be reviewed one year from now. Seconded by George Fridell. Passed unanimously.

**6. KEN AND JOY STEVENS CONDITIONAL USE PERMIT:**

The Stevens submitted a Conditional Use Permit requesting 1 beef, 1 goat, and several chickens. Motion by George Fridell to approve the Conditional Use Permit as written, and to be reviewed one year from now. Seconded by Paul Manis. Passed unanimously.

**7. DAYNE HOWARD MINOR SUBDIVISION/LOT SPLIT:**

Chairman Pat Sheneman declared a conflict of interest and turned the chair over to Council Member Bob Russ. Dayne and DeVon Howard are requesting a lot split of a 2 acre parcel into two 1 acre parcels. A preliminary drawing of the property and lot split was submitted to the Commission for review. Discussion went to the best use of the property would be a flag lot for the rear parcel. A fire hydrant was discussed. They will consult with the fire chief on this issue. Motion by Roger New to recommend approval of the lot split with the following conditions: they will need to submit a plat prepared by a surveyor with the legal description, the driveway will be a 25ft. wide flag lot, a letter from the fire chief regarding the hydrant, a letter from the health dept. on the feasibility of waste disposal, meeting the conditions with the driveway deeded to the property owner of the flag lot, a letter from utility companies that service will be provided. Seconded by Paul Manis. Passed unanimously. Let the record show Pat Sheneman abstained from the vote. The Chair was then turned back over to Chairman Sheneman.

**8. ENVIRONMENTAL LAND TECHNOLOGY:**

Mr. Dallin Gardner updated the Commission on the events that have been going on since they were here last concerning their annexation request. Discussion went to the water tank, gravity flow, benefits the Town of Leeds, the Public Hearing, and fire protection has doubled with this new water system. ELT was here for an information update only. A Public Hearing for the annexation and zoning request is scheduled for March 14, 2000.

**9. CHAIRMAN PATRICK SHENEMAN:**

Chairman Sheneman submitted a proposed fee schedule for the Commission's review. (See attached proposed fee schedule). Discussion went to various Conditional Use Permits, special meetings, and fair and equitable fees. Motion by Roger New to recommend approval of the proposed fee schedule. Seconded by Pat Sheneman. Passed unanimously. The proposed fee schedule will be submitted to the Town Council on March 14, 2000.

Chairman Sheneman gave the members an assignment to read the Hillside Ordinance and make recommendations for any changes. This will be discussed at the next meeting.

**10. OTHER BUSINESS:**

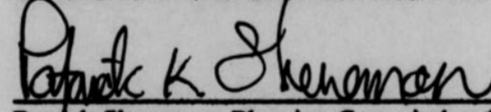
Council Member Bob Russ informed the Commission the Council held a work session on February 29th to view the properties that have cut into the hill recently. The Council looked at 3 sites and felt they were in noncompliance. The Town Attorney, Steve Urquhart felt we have a reasonable ordinance that is enforceable. Letters will be written to those not in compliance. They will recommend any cut needs to be stabilized and landscaped. Landscaping is an issue with the public. Discussion went to sending a copy of the Hillside Ordinance out to property owners who own the hills in our area, how to handle building on top of the hill, and what can you do to make it look good when you cut into the hill. Roger New said he feels it depends on what it looks like when your done. He has seen some attractive retaining walls.

Bob Russ stated Council Member Josie VonCannon will be working with the building inspector on an overlay of the hillsides.

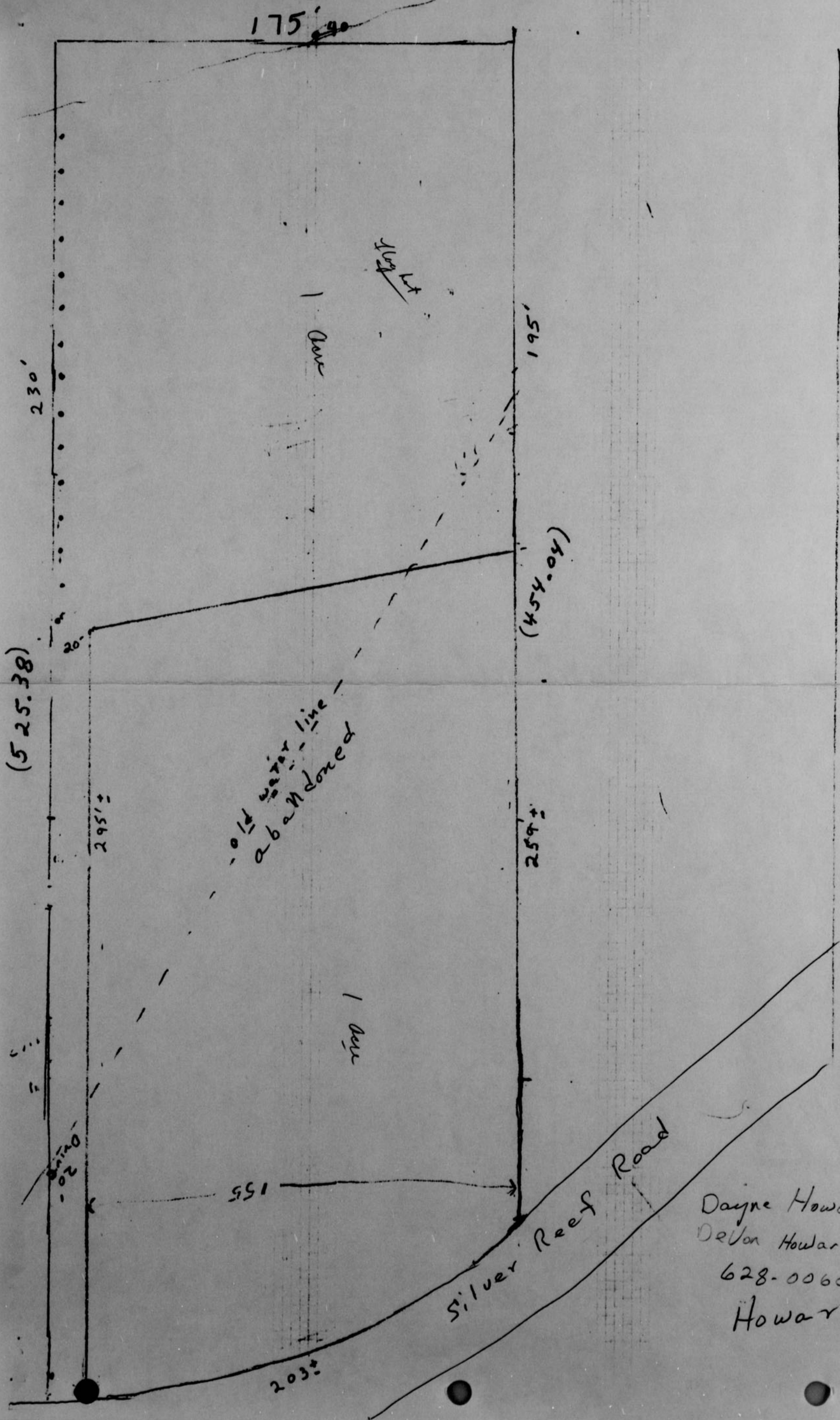
**11. ADJOURNMENT:**

The meeting adjourned at 9:55 pm.

**APPROVED AND SIGNED THIS 5TH DAY OF APRIL, 2000**

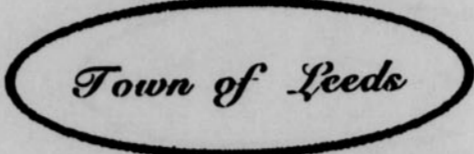
  
Patrick Sheneman, Planning Commission Chairman

  
Joy Stevens, Clerk/Recorder



N

Dayne Howard  
 Delvon Howard  
 628-0060  
 Howard



218 North Main Street--P. O. Box 460879  
Leeds, VT 84746-0879  
(801) 879-2447--Fax (801) 879-6905

**Conditional Use Permit Application**

Date 1-12-00

Applicants Name RICHARD MULLINS

Address 180 N. MAIN City LEEDS State VT Zip 84746

Phone 879-6825

Application is hereby made to the Leeds Planning Commission requesting that

ONE LARGE ANIMAL (LAMA), AND CHICKENS (FOUL) FOR PERSONAL USE ONLY  
(Land Use)

be permitted as a conditional use on

.75 - 33000 sq'  
(square foot acres)

located at

180 N. MAIN ST in a 1/2 ACRE zone.  
(Street Address)

**SITE PLAN IS ATTACHED HEREWITH**

Applicants Signature

**FEE \$25.00**

Date 1-12-00

**TOWN OF LEEDS PLANNING COMMISSION USE ONLY**

The applicant is hereby authorized to establish the requested use in accordance with the attached site plan subject to the following conditions:

approved 3-1-00 - To be reviewed  
1 yr from now. (pd ch# 626)

Town of Leeds Planning Commission Chairman

The phone co sub station on the north side. No neighbors on backside. The neighbor on South side backyard is nowhere near where the animals will be.



North Main Street--P. O. Box 460879  
Leeds, VT 84746-0879  
(801) 879-2447--Fax (801) 879-6905

Conditional Use Permit Application

Date 2-7-00

Applicants Name Ken Stevens

Address 250 N Main City Leeds State VT Zip 84746

Phone 879-0626

Application is hereby made to the Leeds Planning Commission requesting that

one large animal (beef), one small (goat), and chickens,  
(Land Use)  
be permitted as a conditional use on for personal use only

1/4 acres

(square foot acres)  
located at

250 n. main street in a R-1-20 zone.

(Street Address)

SITE PLAN IS ATTACHED HEREWITH

FEE \$25.00

Applicants Signature Ken Stevens

Date 2-7-00

**TOWN OF LEEDS PLANNING COMMISSION USE ONLY**

The applicant is hereby authorized to establish the requested use in accordance with the attached site plan subject to the following conditions:

Approved 3-1-00. To be reviewed in 1 yr  
(from new). (paid ch # 769)

Town of Leeds Planning Commission Chairman

Patrick K. Shuman



**PUBLIC NOTICE**  
**TOWN OF LEEDS**

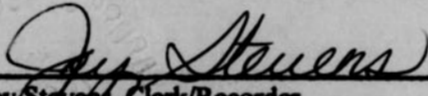
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Wednesday, April 5, 2000 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 Agenda and Minutes
5. Fire Chief Steve Lewis  
Discuss placement of fire hydrants and code
6. Planning Commission Member Roger New  
Discuss Subdivision Ordinance
7. Chairman Patrick Sheneman
8. Other Business
9. Adjournment

**POSTED THIS 4th DAY OF APRIL 2000**

  
\_\_\_\_\_  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL APRIL 6, 2000. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
April 5, 2000

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m.

**2. ROLL CALL:**

Those present were Planning Commission Chairman Pat Sheneman, Members Roger New and Paul Manis. George Fridell was absent. Also present was Town Council Member Bob Russ.

**3. PRAYER:**

Roger New

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

Motion by Paul Manis to approve the agenda and minutes of March 1, 2000. Seconded by Roger New. Passed unanimously.

**5. FIRE CHIEF STEVE LEWIS:**

Steve stated to the Planning Commission that all commercial buildings will be inspected by them on a yearly basis. He suggested the Town have a sign off sheet before the certificate of occupancy is given to ensure compliance with Uniform Fire Code. He said they would like to know before a Conditional Use Permit is given for things such as the plastics business. He stated they have no idea what chemicals are used in the plastics business should they be called to put out a fire. He needs an MSDS sheet from them. Their concerns are flammability and hazardous material. The fire district has to know what they are fighting. The Commission stated this is a cumbersome process since the Town, water, and fire district are separate entities. Discussion went to the placement of fire hydrants. Steve said hydrants are to be 500 ft apart, 250 ft to the lot, and flag lots need conditions. The question was asked if they are to be placed 250 ft from the residence or the lot. Steve stated distance is relevant. Every foot water pressure drops. Mr. Dayne Howard said he has a flag lot and the fire hydrant is 315' from his home. He asked the chief if he would okay it. Steve said he will get back to us on this. He said the State Fire Marshall is sending him documentation concerning this issue.

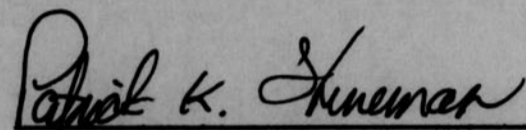
**6. PLANNING COMMISSION MEMBER ROGER NEW:**

Roger presented the Washington County Subdivision Ordinance to the Commission for discussion. A Hillside Ordinance addendum was also discussed. (See attached). The Commission discussed and reviewed the Nuisance Ordinance. They recommended amending portions of the Ordinance. Motion by Roger New to recommend approval of the Ordinance as amended. Seconded by Bob Russ. Passed unanimously. Roger will work on the Subdivision Ordinance and present a draft for review at the next meeting. - ? Washington County

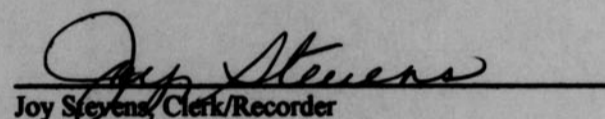
**7. OTHER BUSINESS:**  
No other business at this time.

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

**APPROVED AND SIGNED THIS 12TH DAY OF JULY, 2000**



Patrick Sheneman, Planning Commission Chairman



Joy Stevens, Clerk/Recorder

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

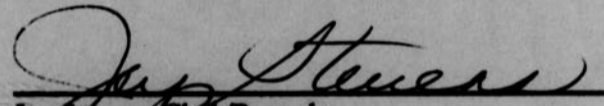
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Wednesday, May 3, 2000 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 Agenda and Minutes
5. Chairman Patrick Sheneman
6. Other Business
7. Adjournment

**POSTED THIS 2ND DAY OF MAY 2000**



Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL MAY 4, 2000. IT IS AGAINST UTAH STATE LAW TO REMOVE IT BEFORE THE DATE INDICATED.**



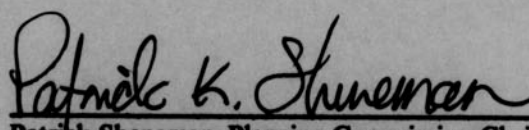
In compliance with the Americans with Disabilities Act, the Town of Leeds will make reasonable accommodation for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

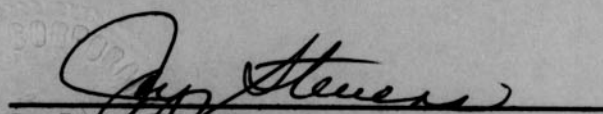
**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
May 3, 2000

The required agenda was posted. However since there was no business to discuss the meeting was not called to order. A quorum was not present or required.

**APPROVED AND SIGNED THIS 12TH DAY OF JULY, 2000**

  
Patrick Sheneman, Planning Commission Chairman

  
Joy Stevens, Clerk/Recorder

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Wednesday, June 7, 2000 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 Agenda and Minutes
5. Other Business
6. Adjournment

**POSTED THIS 6TH DAY OF JUNE 2000**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL JUNE 8, 2000. IT IS AGAINST UTAH STATE LAW TO REMOVE IT BEFORE THE DATE INDICATED.**



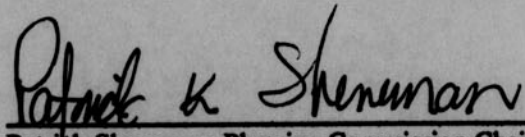
In compliance with the Americans with Disabilities Act, the Town of Leeds will make reasonable accommodation for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

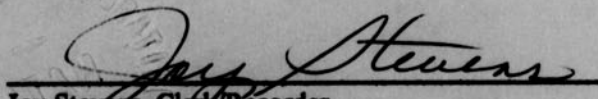
**Minutes for the Planning Commission Meeting  
June 7, 2000**

The required agenda was posted. However since there was no business to discuss the meeting was not called to order. A quorum was not present or required.

**APPROVED AND SIGNED THIS 12TH DAY OF JULY, 2000**



Patrick K. Sheneman, Planning Commission Chairman



Joy Stevens, Clerk/Recorder

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

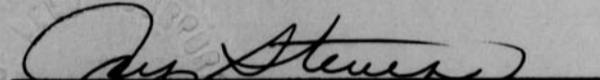
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Wednesday, July 12, 2000 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 Agenda and Minutes
5. Conditional Use Permit  
Alyn Mitchell-Home Occupation Business
6. Conditional Use Permit  
Leeds RV Park-Landscape on Town Right of Way
7. Planning Commission Chairman Pat Sheneman
8. Planning Commission Member Roger New  
Subdivision Ordinance
9. Other Business
10. Adjournment

**POSTED THIS 11TH DAY OF JULY 2000**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL JULY 13, 2000. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

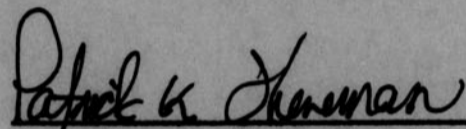


**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
July 12, 2000

The required agenda was posted. However the meeting was canceled. A quorum was not required.

**APPROVED AND SIGNED THIS 1ST DAY OF AUGUST, 2000**



Patrick Sheneman, Planning Commission Chairman



Joy Stevens, Clerk/Recorder

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

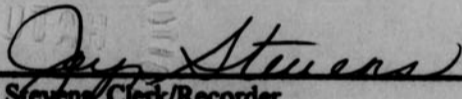
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Wednesday, August 2, 2000 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 Agenda and Minutes
5. Bruce Jones  
Discuss Business Options at Leeds Business Complex
6. Conditional Use Permit  
Alyn Mitchell-Home Occupation Business
7. Planning Commission Chairman Pat Sheneman
8. Planning Commission Member Roger New  
Discuss Subdivision Ordinance
9. Other Business
10. Adjournment

**POSTED THIS 1ST DAY OF AUGUST 2000**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL AUGUST 3, 2000. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
August 2, 2000

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m.

**2. ROLL CALL:**

Those present were Planning Commission Chairman Pat Sheneman, Member Roger New and Town Council Member Bob Russ. George Fridell and Paul Manis were absent.

**3. PRAYER:**

Bob Russ

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

Motion by Roger New to approve the following agendas and minutes: April 5, with noted changes concerning adopting Washington County Subdivision Ordinance, May 3, June 7, and July 12, 2000. Seconded by Bob Russ. Passed unanimously.

**5. BRUCE JONES:**

Discuss Business Options at Leeds Business Complex. Mr. Jones introduced himself and gave the Commission some background information. He resides in Toquerville Town limits at Anderson Junction. He has been renting a storage unit at Ludlows Business Complex for about a year now. He has been holding Alcoholics Anonymous meetings in his home. He stated he has been involved in that endeavor for 20 years on more than an individual but on a surface level also. As they outgrew his place, they could have attended the AA meetings in St. George, but it was his idea to get a closer facility to accommodate those alcoholics in Toquerville and Leeds. He said as their little group grew from Anderson Junction Road they moved into his storage unit at Ludlows Business Complex. He stated his relationship with the Ludlows has grown and he became aware they want to sell the property. Mr. Jones said he understands there have been some code problems and he is checking into this. He said Janet Ludlow has overcome these problems and has 10 septic systems at the complex. At this time he has an option to buy the property. Mr. Jones stated Mr. Ron Olsen approached him about a treatment center program at Ludlow's complex. He then introduced Mr. Olsen to give the Commission an overview of the program. Mr. Olsen passed literature to the Commission explaining the program. (See attached). Mr. Olsen explained to the Commission the support program he is interested in bringing to Leeds is a Level II Intervention program. This is used if the Level I does not achieve the desired results. A Level II can and is usually residential and may last up to six months. A Level II is considered prevention and pre-treatment. The program is called "The Experience". They are concerned with drug and alcohol abuse in teenagers. He told the Commission they will not bring in "gang bangers". Roger New asked how many youth are they looking at bringing in. Mr. Olsen stated approximately 40

approximately 40 teens. With a day staff of 20 and night staff of 4. Mr. Olsen stated this is a minimum security facility and there would be no lock down. He said he can't guarantee the teens won't try to run away. There will be two corporations involved with the program. One is private non-profit and one is private for profit. Roger asked if they will be schooled during the day. Mr. Olsen said no they do not have to provide schooling if the teens are there for 6 weeks or less. The age group will be from 12 to 17 yr. olds. The Planning Commission then reviewed the Zoning Ordinance for Commercial Districts. Chairman Sheneman stated they cannot find this type of business in our Zoning Ordinance. The Planning Commission stated they will review this further. Bob Russ said he will research this and get back to them.

**6. CONDITIONAL USE PERMIT FOR ALYN MITCHELL:**

The Planning Commission reviewed Alyn's request for a home occupation business for a children's performing group at her home. They will practice once a week. Motion by Roger New to approve the Conditional Use Permit for Alyn. Seconded by Bob Russ. Passed unanimously.

**7. PLANNING COMMISSION CHAIRMAN PATRICK SHENEMAN:**

Pat requested Council Member Bob Russ be on the agenda from now on to report on Town Council items.

**8. PLANNING COMMISSION MEMBER ROGER NEW:**

Roger stated he would like the Town to adopt the Washington County Subdivision Ordinance. He said he likes the feasibility and other issues they have outlined. Pat stated he would like to go over the good and bad of the ordinance and clarify certain issues. Roger and Pat will work together on the ordinance.

**9. OTHER BUSINESS:**

Pat said he wants to talk to the Mayor about new or renewal business licenses being signed by the fire department. Also a requirement that businesses be inspected on a yearly basis by the fire department.

Mr. Hack Lewis said he would like someone to notify the contractors building across the street from his house not to begin work until 7:00 a.m. Apparently they are starting to work at 6:00 a.m. and disturbing Mr. Lewis. Pat suggested the Mayor should handle this.

Bob Russ informed the Commission at the last Town Council meeting the Council had approved a waiver for Questar regarding the \$30 fee for an Encroachment permit if all other bonding is place. They will also consider this for other utility companies. The Council also upheld the resolution in support of the alternate site for the St. George airport.

**10. ADJOURNMENT:**

The meeting adjourned at 8:26 p.m.

APPROVED AND SIGNED THIS 6TH DAY OF SEPTEMBER, 2000

*Patrick K. Sheneman*

Patrick Sheneman, Planning Commission Chairman

*Joy Stevens*

Joy Stevens, Clerk/Recorder



**PUBLIC NOTICE**  
**TOWN OF LEEDS**

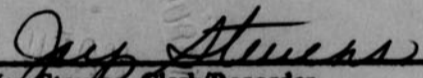
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Wednesday, September 6, 2000 at the Leeds Town Hall, 218 North Main Street at 7:00 p.m. Public welcome.

**AGENDA**

1. Call to Order
2. Roll Call
3. Prayer
4. Approval of Agenda and Minutes
5. Penny Weston  
Business License, Beer License, and Conditional Use Permit
6. Lorna Muir  
Request Second Home on Property at 201 North Main
7. Charlene Ford  
Opening Center Street
8. Planning Commission Chairman Pat Sheneman
9. Council Member Bob Russ  
Town Council Items
10. Other Business
11. Adjournment

**POSTED THIS 5TH DAY OF SEPTEMBER 2000**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL SEPTEMBER 7, 2000. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
September 6, 2000

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m.

**2. ROLL CALL:**

Those present were Planning Commission Chairman Pat Sheneman, Member Roger New and Town Council Member Bob Russ. George Fridell and Paul Manis were absent.

**3. PRAYER:**

Roger New

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

Motion by Roger New to approve the agenda and minutes of the August 2, 2000, meeting. Seconded by Bob Russ. Passed unanimously.

**5. PENNY WESTON:**

Requesting a Business License, Beer License, and Conditional Use Permit. Penny Weston and her son Bill Stone were introduced to the Commission. They have purchased the Leeds Market and Grill from Don and Sandi Stephens and are requesting a Business License. The Planning Commission reviewed and discussed the application. Motion by Roger New to recommend approval of the Business License for the new owners of the Leeds Market and Grill and authorize Chairman Sheneman to sign the application. Since they have also applied for a beer license the beer application was presented to the Commission for informational purpose. The Commission discussed the beer license requiring a \$1000.00 bond which is non transferable. Also the beer license is for "off premises consumption". Ms. Weston then explained her request for the conditional use permit. It is for 2 horses on her property at 190 North Main. Her property is approximately six tenths of an acre. She stated the horses will only be here during the winter months and in New Harmony during the summer. After review of the zoning for R-1-20 and animal control ordinances the Commission informed Ms. Weston for the amount of property she has 1 large animal is allowed with the permit. She said she is also trying to buy the property next to her which would give her enough acreage for the 2 horses. Ms. Weston amended her Conditional Use Permit to read 1 large animal. Motion by Bob Russ to recommend approval of the amended Conditional Use Permit and allow 1 large animal. Seconded by Roger New. Passed unanimously.

**6. LORNA MUIR:**

Requested a second home on her property at 201 North Main Street. She explained to the Planning Commission she has an older home on the front of the property and a large work shop. She said they will be removing the carport located in the

driveway. She would like to put a triple wide modular on the back of the property. She stated if she has no choice she will take down the house in the front but would like to leave it there for her granddaughter to live in. Chairman Sheneman stated the request that is before them to build another house on her property is not possible in its current state. The Planning Commission reviewed the ordinance and discussed her options. The ordinance reads one house per lot. If she leaves the home on the front of the property she would need to do a lot split and that would create a flag lot. The Commission discussed several concerns with flag lots. To create another lot she would need to have it surveyed and drawn to scale. The Commission was concerned about compliance with fire protection. They suggested she contact the fire chief to discuss fire protection and a set of plans showing the dimensions of her property. She said she will come back at a later date after deciding what her best option would be.

**7. CHARLENE FORD:**

Requested an update on the opening of West Center Street. The Planning Commission reviewed what has happened over the past year concerning West Center Street. Bob Russ said he will revisit this issue with the Town Council and Leeds Town Attorney Steve Urquhart.

**8. OTHER BUSINESS:**

Other business was moved on the agenda at the request of Planning Commission Chairman Pat Sheneman. Harold Furrow brought in a set of plans requesting a lot split for his son to build a home on a one acre parcel. Discussion went to access to the one acre parcel and road issues. Chairman Pat Sheneman stated there isn't a road to the one acre parcel Mr. Furrow wants to create. Mr. Furrow said there is a right of way road on his property. Pat informed Mr. Furrow that creates a problem because he is trying to develop a lot that doesn't face a road. Our ordinances state you have to have frontage on a road to develop a lot. Discussion went to improving the 30 ft. right of way road to the required 55 feet and dedicating the road to the Town. Mr. Furrow will work on the dedication of the road and come back at another meeting. Since Mr. Furrow was not on the agenda no action could be taken.

**9. PLANNING COMMISSION CHAIRMAN PAT SHENEMAN:**

Bob Russ informed the Commission of the assignment that had been given to them at the last Town Council meeting. The Council would like a recommendation from the Commission on the procedure for submitting building permits and who should review for compliance with zoning and setbacks. The Commission discussed authority, duties, and procedures. Motion by Roger New that single family residential building permits and plans, upon presentation with required signatures, be submitted to the Town Clerk and reviewed by the Town Building Inspector or a qualified individual appointed by the Town Council. Specific changes to the Policy for Building in the Town of Leeds are: In number 2 the last sentence referring to the Planning Commission needs to be removed. In number 3 strike the words "and Planning Commission" insert "or qualified individual appointed by the Town Council". Specific change to Building Permit Instructions is: In



number 5 remove the words "the Planning Commission". Seconded by Bob Russ. Passed unanimously. (See attached).

Planning Commission Member Roger New stated he attended an informative meeting at the Five County office. The meeting was concerning overlay maps of flood plains, earthquakes, and etc. The information will be available on disc and if funds permit the Town can obtain a copy.

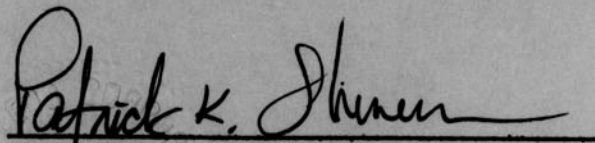
**10. COUNCIL MEMBER BOB RUSS:**

Since Town Council items were already discussed Bob had nothing further at this time.

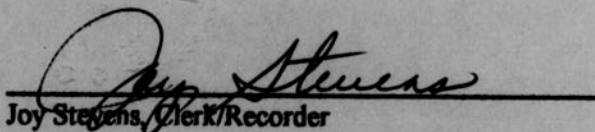
**11. ADJOURNMENT:**

The meeting adjourned at 9:10 p.m.

**APPROVED AND SIGNED THIS 4TH DAY OF OCTOBER, 2000**



Patrick Sheneman, Planning Commission Chairman



Joy Stevens, Clerk/Recorder

## Town of Leeds

218 N Main Street P.O. Box 460879 Leeds, Ut. 84746  
Phone 435-879-2447

### **Policy For Building In The Town of Leeds**

1. Any building concerning more than one lot must contact Southwest Department of Public Health and obtain a feasibility letter. This letter becomes part of the preliminary plat approval process. You will not be issued a building permit without the letter indicating septic system approval. You will also need to bring a letter from the Leeds Area Special Service District stating you are in compliance with the State Fire Code concerning fire hydrants.
2. Submit to the Town Clerk at Leeds Town Hall a completed permit application, owner builder certification, land use development permit, two (2) sets of plans which include site plan, an approved septic system permit from the Health Department, a letter of compliance concerning fire hydrants, and proof of availability of water from Leeds Domestic Water Association. Subdivisions must also show a State Water Engineer's Report. Contractors must present a copy of their State and local Business License. ~~The plans will then be presented to the Planning/Zoning Commission, and Town Building Inspector for approval. (Planning/Zoning Commission meet the first Wednesday of the month)~~ *(Renew)*
3. The Building Inspector ~~and Planning Commission~~ *or a qualified individual appointed by the Council* will perform plan and site checks to verify compliance. *(Renew/ada)*
4. Upon approval from the ~~Planning Commission~~ *(Renew)* and Building Inspector you will be issued a building permit and all fees, including permit and impact fees will be paid at that time. Upon payment of fees, construction may begin.
5. Those buildings and structures requiring a permit include, but are not limited to:
  - a. Any structure which purpose shall be residential or commercial occupancy.

**Town of Leeds**  
218 N Main Street P.O. Box 460879 Leeds, Ut. 84746  
Phone 435-879-2447

### **Building Permit Instructions**

1. Fill in the numbered spaces of the Town of Leeds Building Permit Application and also include the valuation of the work. The valuation of work should include the costs associated with building the structure, but should not include the price of the land.
2. Fill out the Land Use Development/Permit Application and sign.
3. Fill out the Owner/Builder Certification and Agreement to comply with the Construction Trades Licensing Act if you are an owner/builder. This form needs to be notarized by a notary public. If a contractor is building your home, please disregard this form. However, the contractor will need to present a copy of his contractor and business license.
4. Return the packet with two (2) sets of building plans to the Town Clerk. The building plans need to include 2 copies of the plot, building, and sanitation plans.
5. After approval is received from the ~~Planning Commission~~ <sup>(Renew)</sup> and Building Inspector you will receive a phone call with the amount of the Building Permit and when you can meet someone at the Town Hall to receive your copy of the plans and Building Permit. **No work should be commenced until an official copy of a building permit has been issued.**

If you have any questions please contact the Town Clerk at 435-879-2447. Town Hall is open Monday and Wednesday from 2:00 pm to 6:00 pm and Tuesday and Thursday from 8:00 am to 12:00 pm.

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

The Planning Commission of Leeds will hold a meeting on, Wednesday, October 4, 2000  
at the Leeds Town Hall, 218 North Main Street at 7:00 p.m. Public welcome.

**AGENDA**

1. Call to Order
2. Roll Call
3. Prayer
4. Approval of Agenda and Minutes
5. Harold Furrow  
Discuss creating a separate lot on his property
6. Bob Campbell  
Conditional Use Permit for a travel trailer on his property while building a home
7. Alberta Lee Pace  
Discuss plans for a triplex in her subdivision
8. Planning Commission Chairman Pat Sheneman
9. Council Member Bob Russ  
Town Council Items
10. Other Business
11. Adjournment

**POSTED THIS 3RD DAY OF OCTOBER 2000**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL OCTOBER 5, 2000. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
October 4, 2000

**1. CALL TO ORDER:**

The meeting was called to order at 7:04 p.m.

**2. ROLL CALL:**

Those present were Planning Commission Chairman Pat Sheneman, Member Roger New and Town Council Member Bob Russ. George Fridell and Paul Manis were absent.

**3. PRAYER:**

Pat Sheneman

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

Motion by Bob Russ to approve the agenda and minutes of the September 6, 2000, meeting. Seconded by Roger New. Passed unanimously.

**5. HAROLD FURROW:**

Mr. Furrow presented a plat map to the Commission and stated he now has created a road on the plat map as they requested at the last meeting. Discussion focused on the width of the road and Town requirements. The Commission explained to Mr. Furrow the road needs to be 55 ft. wide and also the plat needs to show a 7 1/2 ft. utility easement. After these changes he will need to submit the plat. Motion by Roger New to recommend approval of the lot split subject to approval of a septic permit and subject to the increase in the width of the road to 55 ft., a 10 ft. public utilities easement on the sides, a 7 1/2 ft. public utilities easement around the perimeter, the road to be named and dedicated to the Town of Leeds. Seconded by Bob Russ. Passed unanimously.

**6. BOB CAMPBELL:**

Request of a Conditional Use Permit. Mr. Campbell explained to the Commission he is building a home in the Silver Meadows Subdivision. He would like to live in a travel trailer while building his home. The trailer will be hooked up the septic system which is already on the property, power and water are also on the property. Motion by Bob Russ to approve the Conditional Use Permit for the travel trailer with the condition the permit be reviewed in 6 months. Seconded by Roger New. Passed unanimously.

**7. ALBERTA LEE PACE:**

Alberta presented to the Commission plans for a triplex on three lots in Silver Meadows Estates Subdivision II. Planning Commission Chairman Pat Sheneman declared a conflict of interest and turned to the chair over to Bob Russ. Alberta showed the Commission a picture of the proposed triplex. (See attached). Several residents in the audience also wanted to see the picture. Alberta said she would like to put the triplex's on

lots 11, 12, and 13. Discussion was concerning compliance with the CC&R's and design of the triplex's. At this time she has a Conditional Use Permit for a four plex on four lots in the subdivision. Resident Jan Madison asked why do we want multiple dwellings in Town when all they bring in are low income families. Bob Russ explained she is already zoned for a multiple family duplex. Motion by Roger New to amend the previous Conditional Use Permit for 4 four plex units and to allow 3 triplex units on lots 11, 12, and 13. All conditions attached to the original Conditional Use Permit will still apply. Also move to accept the plans and all utilities as specified. Bob Russ seconded. Passed unanimously. Alberta was informed she will need to fill out a new Conditional Use Permit. Pat Sheneman once again assumed the chair position.

**8. PLANNING COMMISSION CHAIRMAN PAT SHENEMAN:**  
Chairman Sheneman had no further business at this time.

**9. COUNCIL MEMBER BOB RUSS:**  
Town Council Items:

Bob updated everyone on the procedural changes for the building permit requirements. Building Inspector Dennis Mertlich will perform the plan and setback inspections to make sure the builder is in compliance with the zoning ordinance.

Lorna Muir will be demolishing the home on her property and putting a manufactured home in its place.

The Commission discussed requiring a garage and certain specs on new homes. Bob Russ will research this and present his findings at the next Planning Commission meeting in November.

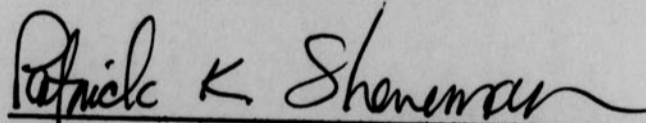
**10. OTHER BUSINESS:**

Pat stated there are specific requirements for Planning Commission Members. Two members are not attending regularly and the Commission needs all five members at the meetings. Pat will talk to the two members not attending and then take the appropriate steps to alleviate the concern.

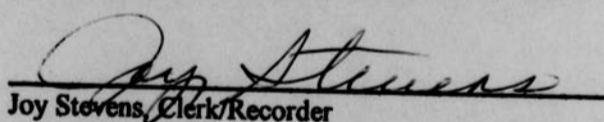
**11. ADJOURNMENT:**

The meeting adjourned at 8:15 p.m.

**APPROVED AND SIGNED THIS 6TH DAY OF DECEMBER, 2000**



Patrick Sheneman, Planning Commission Chairman



Joy Stevens, Clerk/Recorder

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

**PLANNING COMMISSION MEETING**

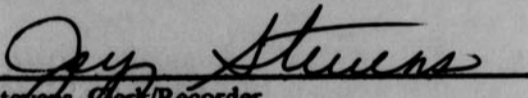
The Planning Commission of Leeds will hold a meeting on, Wednesday, November 1, 2000 at the Leeds Town Hall, 218 North Main Street at 7:00 p.m. Public welcome.

**AGENDA**

1. Call to Order
2. Roll Call
3. Prayer
4. Approval of Agenda and Minutes
5. Martin C. Ott  
Conditional Use Permit for Three Horses
6. Planning Commission Chairman Pat Sheneman
7. Council Member Bob Russ  
Town Council Items
8. Other Business
9. Adjournment

*This meeting  
was canceled  
No Business  
Mr. Ott Canceled.*

**POSTED THIS 31ST DAY OF OCTOBER 2000**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL NOVEMBER 2, 2000. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

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

The Planning Commission of Leeds will hold a meeting on, Wednesday, December 6, 2000 at the Leeds Town Hall, 218 North Main Street at 7:00 p.m. Public welcome.

**AGENDA**

1. Call to Order
2. Roll Call
3. Prayer
4. Approval of Agenda and Minutes
5. Martin C. Ott  
Conditional Use Permit for Three Horses
6. Planning Commission Chairman Pat Sheneman  
Board of Adjustment Review
7. Council Member Bob Russ  
Town Council Items
8. Other Business
9. Adjournment

**POSTED THIS 5TH DAY OF DECEMBER 2000**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL DECEMBER 7, 2000. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.



**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
December 6, 2000

**1. CALL TO ORDER:**

The meeting was called to order at 7:05 p.m.

**2. ROLL CALL:**

Those present were Planning Commission Chairman Pat Sheneman, Member Roger New and Town Council Member Bob Russ. George Fridell and Paul Manis were absent.

**3. PRAYER:**

Bob Russ

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

Motion by Roger New to approve the agenda and minutes of the October 4, 2000, meeting. Seconded by Bob Russ. Passed unanimously.

**5. MARTIN C. OTT:**

Conditional Use Permit for 3 horses. Mr. Ott explained where he lives on Main Street. He stated he has 1.5 acres of property and would like to keep 3 horses in the pasture behind his home. The Planning Commission referred to the zoning requirements, Animal Control Ordinance and discussed the size of the property. One large animal is permitted for every 20,000 sq. ft. Mr. Ott did not have a legal description with him to verify the lot size. Motion to approve the Conditional Use Permit by Bob Russ contingent upon Mr. Ott bringing in the legal description to verify the lot is 1.5 acres. Seconded by Roger New. Passed unanimously.

**6. PLANNING COMMISSION CHAIRMAN PAT SHENEMAN:**

Board of Adjustment review. Chairman Sheneman informed the Commission one of the members is required to serve on the Board of Adjustments. Roger New volunteered to serve on the Board. He will be recommended to the Council at their next meeting.

**7. COUNCIL MEMBER BOB RUSS:**

Town Council items:

Bob said the Council meeting was very short and he had nothing to report concerning the meeting.

**8. OTHER BUSINESS:**

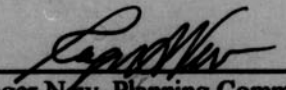
Janet Ludlow presented an idea she has concerning Mt. View Road which runs across the back of her property. She showed the Commission a map and explained her concerns about the road. She would like to see the road abandoned. The Commission reviewed the map and discussed several possibilities. According to the map if Mt. View Road is abandoned the property behind Ludlow's to BC&P would be landlocked. The Commission wants to review this more extensively.

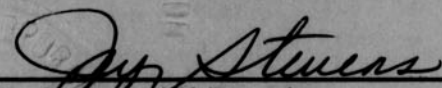
Chairman Sheneman said he has spoken with George Fridell about his absences at the Planning Commission meetings. George would like to resign since he is so busy with his employment. Pat has been unable to contact Paul Manis who has also been absent for several months. He will try to talk with Paul before the next meeting to see what his plans are.

**9. ADJOURNMENT:**

The meeting adjourned at 8:50 p.m.

**APPROVED AND SIGNED THIS 7TH DAY OF FEBRUARY, 2001**

  
\_\_\_\_\_  
Roger New, Planning Commission Acting Chairperson

  
\_\_\_\_\_  
Joy Stevens, Clerk/Recorder

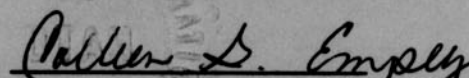
**PUBLIC NOTICE**  
**TOWN OF LEEDS PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on Monday, December 18, 2000, at the Leeds Town Hall, 218 North Main Street at 4:00 p.m. Public welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Prayer
4. Consideration of Bruce Jones request for Conditional Use Permit for social/religious meeting hall in commercial zone
5. Other Business
6. Adjournment

**POSTED THIS 15<sup>th</sup> DAY OF DECEMBER, 2000**

  
Colleen G. Empey, Acting Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL, DECEMBER 19, 2000. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Special Request Planning Commission Meeting  
December 18, 2000

**1. CALL TO ORDER:**

The meeting was called to order at 4:00 p.m.

**2. ROLL CALL:**

Those present were Planning Commission Chairman Pat Sheneman, Members Roger New, George Fridell, and Paul Manis. Town Council Member Bob Russ.

**3. PRAYER:**

Roger New

**4. CONSIDERATION OF BRUCE JONES REQUEST FOR CONDITIONAL USE PERMIT FOR SOCIAL/RELIGIOUS MEETING HALL IN COMMERCIAL ZONE:**

Mr. Jones did not arrive to the meeting until 4:45 p.m. After much discussion concerning this issue the Planning Commission recommended approval with conditions. Motion by Roger New to recommend approval of the Conditional Use Permit for Mr. Jones contingent upon compliance with the following: 1. Inspection and recommendations from the Leeds Fire Department Chief, Public Health Inspector, and Leeds Building Inspector regarding occupancy. 2. And as per attached meeting schedule. Seconded by Bob Russ. Passed unanimously.

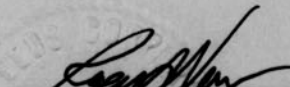
**5. OTHER BUSINESS:**

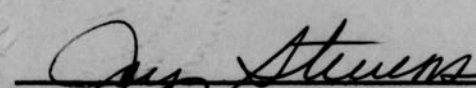
None at this time.

**6. ADJOURNMENT:**

The meeting adjourned at 6:35 p.m.

**APPROVED AND SIGNED THIS 7TH DAY OF FEBRUARY, 2001**

  
\_\_\_\_\_  
Roger New, Planning Commission Acting Chairperson

  
\_\_\_\_\_  
Joy Stevens, Clerk/Recorder

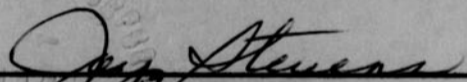
**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Wednesday, February 7, 2001 at the Leeds Town Hall, 218 North Main Street at 7:00 p.m. Public welcome.

**AGENDA**

1. Call to Order
2. Roll Call
3. Prayer
4. Approval of Agenda and Minutes
5. Terry Prisbrey  
Discuss Business License and Building Permit
6. Kathleen Stirling  
Lot Split and Building Plans
7. Brian Hansen  
Building Plans and Conditional Use Permit for Travel Trailer
8. Commission Member Roger New  
Substitute Chairperson Policy  
Appoint Acting Chairperson
9. Council Member Bob Russ  
Town Council Items
10. Other Business
11. Adjournment

**POSTED THIS 6TH DAY OF FEBRUARY 2001**

  
\_\_\_\_\_  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL FEBRUARY 8, 2001. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
February 7, 2001

**1. CALL TO ORDER:**

The meeting was called to order at 7:13 p.m.

**2. ROLL CALL:**

Present were Acting Chairman Roger New, Member Paul Manis and Town Council Member Bob Russ.

**3. PRAYER:**

Paul Manis

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

Motion by to Bob Russ to approve the minutes of the December 6, and 18, 2000, meetings. Seconded by Paul Manis. Passed unanimously.

**5. TERRY PRISBREY:**

Discuss Business License and Building Permit. Mr. Prisbrey was not present. The item was tabled since he was not present. Roger New stated they will come back under other business and discuss West Center Street issues as requested by the Mayor.

**6. MERRILL AND KATHERINE STIRLING:**

Mr. Stirling introduced his wife Katherine and son David to the Commission. He then presented to the Commission a plot plan. Mr. Stirling explained where he would like to build his home on the 40 acre parcel and where David's home is now located on the property. Discussion focused around whether a lot split would be required or not. If a lot split is required a 55 ft. road would be required. Mr. Stirling also presented a proposal to annex the rest of their property which at present time is located in the County. The building plans and annexation request was discussed by the Commission. ~~Since~~ The ownership of the 40 acres is under one name and our ordinance allows more than 1 residence on that amount of property. David has his home on a 1 acre parcel already. The 40 acres are in a family trust. Roger stated the County looks at a trust as a house on each 10 acres. This would allow 4 houses on this property. Bob said he wouldn't mind recommending this to the Council at the next meeting. Motion by Bob Russ to recommend acceptance of the Stirlings proposal to place a second home on the 40 acre parcel on the Stirlings property with one home already existing on a one acre parcel. As a singular piece of land under a singular ownership. Seconded by Paul Manis. Passed unanimously.

**7. BRIAN HANSEN:**

Building Plans and Conditional Use Permit for a Travel Trailer. Brian explained in 1999 he had completed everything for a lot split the Planning Commission had required of him except a water tap. He presented his plot plan and explained to the Commission his plans for the lot split. He is anxious to build a home on the second lot. The second lot would be a flag lot. The Commission discussed the easement being 20 ft. and the requirement being 25 ft. easement. Paul Manis said he doesn't know how you can require a 20 ft. easement that has existed for at least 15-20 years to suddenly increase to 25 ft. Brian explained the 20 ft. easement was previously approved by the Council and the only thing he needed was the water tap. The Commission felt he is in compliance with the fire hydrant however they would like for him to get a letter from the fire chief. Roger New suggested he also get a perc test done for the feasibility of a septic system. Roger said after the lot split has been approved they will look at a Conditional Use Permit for a travel trailer during construction. Motion by Bob Russ to recommend approval of the lot split contingent upon the easement road meeting the existing requirement for a flag lot access, to show proof of a water tap, septic permit, and a letter from the fire chief concerning their requirements have been met. Seconded by Paul Manis. Passed unanimously.

**8. ACTING CHAIRPERSON ROGER NEW:**

**1. Substitute Chairperson Policy.** The Planning Commission discussed who should fill in the Chair Person position when the Chair Person is absent. The Commission felt the Chair Person should call who he would like to fill in for him at that particular meeting. Motion by Paul Manis that the Planning Commission Chair Person, at his/her discretion, call on a Commission Member to fill in for him/her when unable to attend a meeting. Seconded by Bob Russ. Passed unanimously.

**9. COUNCIL MEMBER BOB RUSS:**

Town Council items. Bob stated the Town Council items will be discussed under other business.

**10. OTHER BUSINESS:**

**1. Nate Blake, Jim Haslam, and Brett Comas introduced themselves to the Commission and presented a plot plan.** Mr. Haslam stated he owns approximately 50 acres between the Stirlings and Sullivans property off Valley Road. He explained where the property is located. Mr. Haslam said he thought Cherry Lane was part of his property. The Mayor sent him a letter concerning Cherry Lane and the trench he had down the middle of a Town road. Mr. Haslam stated he went to the County to clear the issue up since he felt Cherry Lane was his property. The County told him it is a Town road. Since it is a Town road he wants to clear up the issue of the trench. Mr. Haslam explained he sold approximately 4.8 acres to Brett Comas and 2 acres to Nate Blake Mr. Dove some of the property that was adjacent to his property. Bob Russ asked Mr. Haslam how he split this property without going through the Planning Commission and Town Council first. Mr. Haslam stated he didn't know he had to do that. Bob explained that legally these lots should never have been sold since the lot splitting never legally happened. Mr. Haslam said he wasn't aware of that. The Planning Commission discussed access to the

property behind the parcels that front Valley Road. The Planning Commission reviewed the plot plan Mr. Haslam presented and were advised of the requirements for a lot split. Roger New said because this is not on the agenda the Commission cannot make a motion. Nate Blake stated he would like to call a special Planning Commission meeting since he has several things already in process. Mr. Blake said he will pay the \$50 fee and asked Bob Russ to call the special meeting.

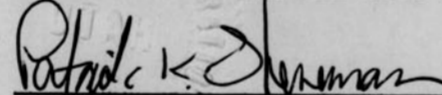
2. Russ and Connie Peine presented plans for Jared and Jenny Westhoff to do a Minor Subdivision at approximately 40 S. Valley Road. The Commission reviewed the plans and instructed the Peine's what the procedures are for a Minor Subdivision. Bob Russ stated his concern with this property is trying to get five 20,000 sq. ft. lots and 25 ft. easements for the road on the amount of space they are working with. Mr. Peine said if it doesn't fit they would go to four lots instead. The Peine's were informed they need a plot plan, feasibility letter from the Health Dept. for septic systems, and a letter from the fire chief concerning requirements. They will work on these recommendations and if a special Planning Commission meeting is called they would like to be on the agenda.

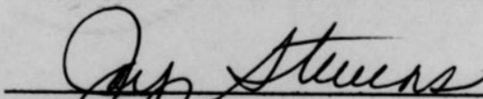
3. The West Center Street issue was reviewed. Roger New stated Mayor Empey asked the Planning Commission to come up with recommendations for West Center Street. He stated as far as Leeds Town is concerned there would need to be a 55 ft. wide road easement to the point of the barricades. Bob Russ said the fence Mr. Prisbrey has erected is encroaching on the road easement. He said he has already mentioned this to Mr. Prisbrey. Mr. Prisbrey told Bob he will move the fence as soon as the Town determines how wide the road easement is. There were several residents in the audience who expressed their views and concerns about what Mr. Prisbrey has already done without proper approval, opening the tunnel, and safety issues. Because Mr. Prisbrey has changed the existing use of the road the Planning Commission recommended the road be 55 ft. wide, road base graveled, a qualified engineer to design the road to include drainage and safety, and perhaps a traffic actuated light. Motion by Bob Russ to have Mr. Prisbrey get a civil engineers report concerning West Center Street to include: 55 ft. road easement, safety issues, drainage, irrigation ditches and utilities that would cross the road anywhere from Main Street to the tunnel on West Center Street, by the March 7th Planning Commission meeting so these recommendations can be presented to the Town Council by March 14, 2001. Seconded by Paul Manis. Passed unanimously.

**ADJOURNMENT:**

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

**APPROVED AND SIGNED THIS 7TH DAY OF MARCH 2001**

  
Patrick Sheneman, Planning Commission Chairman

  
Joy Stevens, Clerk/Recorder



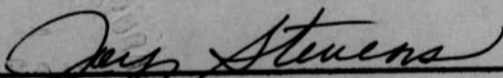
**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a special meeting on, **Monday, February 19, 2001** at the Leeds Town Hall, 218 North Main Street at 4:00 p.m. Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Prayer
4. Nate Blake  
Discuss Building Plans
5. Russ Peine  
Discuss Lot Split
6. Janet Ludlow  
Request Road Abandonment
7. Other Business
8. Adjournment

**POSTED THIS 16TH DAY OF FEBRUARY 2001**

  
\_\_\_\_\_  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL FEBRUARY 20, 2001. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Special Request Planning Commission Meeting  
February 19, 2001

**1. CALL TO ORDER:**

The meeting was called to order at 4:05 p.m.

**2. ROLL CALL:**

Present were Chairman Pat Sheneman, Member Roger New, and Town Council Member Bob Russ.

**3. PRAYER:**

Pat Sheneman

**4. NATE BLAKE BUILDING PLANS:**

Bob Russ introduced Mr. Blake and his project. Mr. Blake presented to the Commission his plot plan. The Commission reviewed the plan and expressed their concerns about Mr. Haslam (the previous owner of said property) not doing the required lot split/minor subdivision as required by the Town. The Commission made it clear the other property owners who purchased property from Mr. Haslam in this same area will need to go through the minor subdivision process with Planning Commission before any building permits will be approved. The Planning Commission informed Mr. Blake if Cherry Lane is improved he may be responsible for a portion of the cost of improvement. Mr. Blake said Mr. Haslam will pay for the fire hydrant that needs to be installed. The Commission informed Mr. Blake the hydrant must be installed before he is given his certificate of occupancy. Motion by Roger New to recommend approval of Nate Blake's lot with the condition a new plot plan be revised to show only Mr. Blake's lot being created. And to meet all plot plan requirements. Seconded by Bob Russ. Passed unanimously. It was also noted since Mr. Blake called the special meeting he agreed to pay the \$50 fee. Russ Peine and Janet Ludlow were invited to attend since a meeting had been called.

**5. RUSS PEINE MINOR SUBDIVISION:**

Roger New introduced the project and Connie Peine presented a sketch of the proposed minor subdivision. The Commission discussed the requirements of a minor subdivision. Connie had letters of compliance from LDWA, Pacific Corp., and the fire chief. Motion by Bob Russ to recommend approval with conditions the plot plan be prepared to meet all requirements, and a letter of feasibility from the Health Department concerning septic systems. Seconded by Roger New. Passed unanimously.

**6. JANET LUDLOW REQUEST ROAD ABANDONMENT:**

Pat Sheneman introduced the project and reviewed the concerns that were brought up a previous meeting where this was discussed. Janet was asked to explain to the Commission what her intentions are concerning the abandonment. She said she would like

to sell the property and needs to get the issue of the road cleared up first. There are two property owners besides Janet who would be effected by the abandonment. Janet presented to the Commission her plot plan and suggested abandoning Mountain View at the end of Babylon road and extending Babylon through Mr. Victor Angels property so BC&P can have access to their property. The Commission discussed the process for road abandonment. Pat Sheneman suggested recommending approval to begin the process to abandon Mt. View as defined on Janet Ludlows plot plan. Condition upon her preparing a plat and submitting it to the Town Council for consideration. Also before Mt. View would be abandoned and Babylon extended through Mr. Angels property negotiations would have to take place with Mr. Angel. Negotiations would concern Mr. Angel giving up a portion of his property in order to extend Babylon. In exchange Mr. Angel would be given a portion of Mt. View after the abandonment. The Commission will research this further.

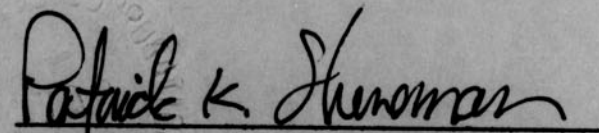
**7. OTHER BUSINESS:**

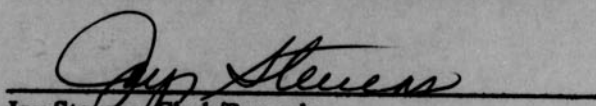
No other business at this time.

**8. ADJOURNMENT:**

The meeting was adjourned at 5:20 p.m.

**APPROVED AND SIGNED THIS 4TH DAY OF APRIL 2001**

  
Patrick Sheneman, Planning Commission Chairman

  
Joy Stevens, Clerk/Recorder

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

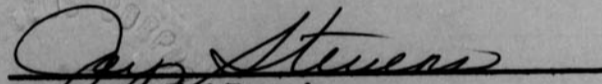
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Monday, March 7, 2001 at the Leeds Town Hall, 218 North Main Street at 6:30 P.M. Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Prayer
4. Recommendation of New Planning Commission Members
5. Brett Comas  
Submit Lot Split Plat
6. Marty Bundy  
Conditional Use Permit for Animals
7. Terry Prisbrey  
Business License Request
8. Other Business
9. Adjournment

**POSTED THIS 6TH DAY OF MARCH 2001**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL MARCH 8, 2001. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
on March 7, 2001

**1. CALL TO ORDER:**

The meeting was called to order at 6:30 p.m.

**2. ROLL CALL:**

Present were Chairman Pat Sheneman, Member Roger New, and Town Council Member Bob Russ.

**3. PRAYER:**

Roger New

**4. RECOMMENDATION OF NEW PLANNING COMMISSION MEMBERS:**

Two letters of interest for the vacant Planning Commission Members positions were submitted by the deadline of February 22, 2001. After the interview process the Planning Commission has decided to recommend the names of Jim Parnell and Dave Clements to the Town Council.

**5. BRETT COMAS SUBMIT LOT SPLIT PLAT:**

Chairman Sheneman stated he has been in contact with Mr. Comas and he informed Mr. Comas of the concerns with Mr. Haslam not complying with the Town ordinance concerning a minor subdivision. Pat said he informed Mr. Comas he will need to submit a separate lot split plat and may also be required to pave the road in front of his property. Another concern was the fire hydrant. Nate Blake and Steve Dove are the other two property owners who purchased property from Mr. Haslam. Mr. Comas had indicated to Pat he would be at the meeting or at least have a plat here. Mr. Comas was not present at the meeting and no one had seen a copy of his plat map.

**6. MARTY BUNDY CONDITIONAL USE PERMIT FOR LARGE ANIMALS:**

Joy read the Conditional Use Permit application. The Commission reviewed the map and location of the Bundy property. Chairman Sheneman said the Bundy's are in Keysor Subdivision and the zone is R-1-20. The Commission discussed the application and the size of the Bundy's property. Chairman Sheneman said Mr. Cosby, the Bundy's neighbor, came here earlier tonight. ~~Mr. Cosby~~ <sup>Mr. Cosby</sup> indicated if the Commission approves more than one large animal the ordinance allows he will be forced to start a lawsuit. Since only one large animal is allowed for the size of the Bundy's property, and by Conditional Use, the Commission said they have no choice. Motion by Bob Russ to recommend approval of the Conditional Use Permit for one large animal which is in compliance with our Animal Control Ordinance. Seconded by Roger New. Passed unanimously.

**7. TERRY PRISBREY BUSINESS LICENSE REQUEST**

Mr. Prisbrey was not present at the meeting. The Commission reviewed the conditions that were placed on Mr. Prisbrey at the Public Hearing for the zone change request. The Commission feels a business license is putting "the cart before the horse" since the issue of West Center safety issues haven't been resolved by Mr. Prisbrey as he was instructed by the Council at the Public Hearing. The conditions for the zone change request from Open Space to General Commercial were discussed. The conditions stated an engineer, of the Towns choosing, and paid for by the property owner, engineer West Center Street and take out the curve in the road to make it safe. The zone change be approved for only the developable flat parcel next to the freeway of approximately 3-5 acres contingent upon the Council and Commission being shown a copy of the survey indicating the developable parcel. The property owner be required to improve the roadway to the standards of the engineer who is approved by the Town. Any development on the Commercial portion of the property be subject to site plan review by the Planning Commission and Town Council.

The Planning Commission decided since Mr. Prisbrey has not met any of these conditions they cannot act on his request.

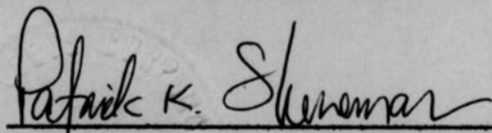
**8. OTHER BUSINESS:**

Mrs. Marty Bundy had arrived at this time. Chairman Sheneman informed her they had approved her Conditional Use Permit for one (1) large animal. It was explained to her the reason only one large animal being allowed is the size of her lot and the zoning ordinance concerning the R-1-20 zone. Mrs. Bundy stated when she purchased her property the Realtor told her it was horse property. She stated she feels she should be grandfathered in. Chairman Sheneman asked Mrs. Bundy if there are any CC&R's since she is in the Keyson Subdivision. She stated she is unaware of any. Bob Russ stated the Commission is sympathetic to Mrs. Bundy situation but they must adhere to the ordinance allowing one large animal for every 20,000 sq. feet by conditional use only. Since the size of Mrs. Bundy's property can qualify for only one large animal they could not allow anymore than the one horse.

**9. ADJOURNMENT:**

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

**APPROVED AND SIGNED THIS 4TH DAY OF APRIL 2001**



Patrick Sheneman, Planning Commission Chairman



Joy Stevens, Clerk/Recorder

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

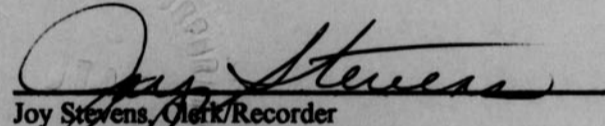
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, **Monday, April 4, 2001** at the Leeds Town Hall, 218 North Main Street at **7:00 P.M.** Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Prayer
4. Approval of Agenda and Minutes
5. Brett Comas  
Submit Lot Split Plat
6. Review Draft of Group Home Ordinance
7. Other Business
8. Adjournment

**POSTED THIS 3RD DAY OF APRIL 2001**



Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL APRIL 5, 2001. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
on April 4, 2001

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m.

**2. ROLL CALL:**

Present were Chairman Pat Sheneman, Members Roger New, Dave Clements, and Jim Parnell.

**3. PRAYER:**

Pat Sheneman

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

Motion by Roger New to approve the minutes of February 7, 2001, February 19, 2001, and March 7, 2001 with the corrections as indicated. Seconded by Dave Clements. Passed unanimously.

**5. BRETT COMAS SUBMIT LOT SPLIT PLAT:**

Mr. Comas submitted his lot split plat to the Commission for review. Mr. Comas indicated the easements he added to the plat. The Commission reviewed the circumstances surrounding Mr. Comas's property. Discussion concerned the previous property owner Mr. Haslam not going through the proper channels when he split the property and causing the burden to be placed on the new property owners. Previously Mr. Comas was informed he would need to submit a new plat showing only his parcel of property and that is why he is here tonight. The Commission discussed the fire hydrant, septic, and water requirements. Motion by Roger New to recommend approval of Mr. Comas property subject to septic permit, water tap, letter of compliance from the fire chief, modifying plat map to show the 15 foot public utility easement, the 7 1/2 foot easement on neighboring boundaries, and he may be required to help with improvements on either/or both Valley and Cherry roads. Seconded by Dave Clements. Passed unanimously.

**6. REVIEW DRAFT OF GROUP HOME ORDINANCE**

The Commission reviewed and discussed the Draft Group Home Ordinance. The Commission tabled this item until they have more time to research some of their concerns with the ordinance.

**7. OTHER BUSINESS:**

Roger New stated he received a call from Council Member Gier requesting a meeting with the water board, fire district, Planning Commission and Town Council. The Commission agreed a meeting with these groups is a good idea. The meeting is scheduled for April 11, 2001.

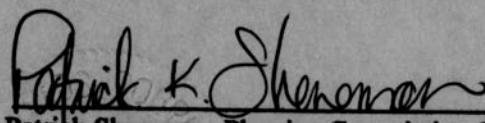


Chairman Sheneman asked if any of the Commission Members knew the procedure for amending the subdivision ordinance. The Commission discussed ordinances that are amended and reviewing all the zoning/subdivision ordinances. Chairman Sheneman said he would like to work on the minor sub-division ordinance and have each member choose an ordinance to work on. The Commission decided to give the new members a chance to review the existing ordinances before calling a meeting to work on changes.

**8. ADJOURNMENT:**

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

**APPROVED AND SIGNED THIS 2ND DAY OF MAY 2001**



Patrick Sheneman, Planning Commission Chairman



Joy Stevens, Clerk/Recorder

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Wednesday, May 2, 2001 at the Leeds Town Hall, 218 North Main Street at 7:00 P.M. Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Prayer
4. Approval of Agenda and Minutes
5. Jared Westhoff  
Submit Minor Subdivision Plat
6. Other Business
7. Adjournment

**POSTED THIS 1ST DAY OF MAY 2001**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL MAY 3, 2001. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
on May 2, 2001

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m.

**2. ROLL CALL:**

Present were Chairman Pat Sheneman, Members Roger New, Dave Clements, Jim Parnell., and Town Council Member Norma Gier.

**3. PRAYER:**

Roger New

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

Motion by Dave Clements to approve the minutes of April 4. Seconded by Roger New. Passed unanimously.

**5. JARED WESTHOFF SUBMIT MINOR SUBDIVISION PLAT:**

Chairman Sheneman updated the new Commission Members and Council Member Gier on the project and what had been presented to the previous Commission Members. Mr. Russ Piene represented Mr. Westhoff. Mr. Piene submitted the minor subdivision plat for the Commission to review. Discussion concerned the easements, zoning ordinance, flag lot and letters from the utility providers. The Planning Commission informed Mr. Piene the easements and description need to be indicated on the plat. Mr. Piene stated he would have the engineer include the easements on the plat before the Council meeting on May 9th. Motion by Roger New to recommend approval of the 4 lot minor subdivision subject to adding the easements and description on the plat. Seconded by Dave Clements. Passed unanimously.

**6. OTHER BUSINESS:**

1. Carol and Charles Russell submitted a Conditional Use Permit application for 1 horse on property currently belonging to Craig Mills at 75 Cherry Lane. The Commission reviewed the application, zoning, and conditions. Chairman Sheneman explained the procedure of being on the agenda in order for the Commission to recommend approval or disapproval to the Council. Since it was unclear to Joy whether the Russell's would be here tonight or not they were not put on the agenda. Since they would like to complete their lease agreement with Mr. Mills and move in this month they asked the Commission for direction. Roger New recommended Norma taking the Planning Commissions opinion that there is no problem with the Conditional Use Permit for the horse. Mrs. Russell said she will take a petition to her neighbors to see if they have any objections. Mrs. Russell said she will not move without the horse. Chairman Sheneman asked the Commission members if any of them had a problem or concern with the Conditional Use Permit application for the horse. None of the members had a problem with the request. Chairman

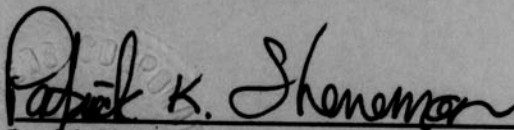
Sheneman reminded the Russells they do not want to be a nuisance to the neighbors with the horse causing odor, flies, etc. The Commission recommended approval of the permit. Norma will take the recommendation to the Council meeting on May 9th.

2. The Group Home Draft Ordinance was discussed. The Commission discussed creating ordinances in advance and not waiting until the need arises. The Planning Commission agreed there is a need for review of all the ordinances. Chairman Sheneman said he will review the Minor Subdivision Ordinance. Dave Clements volunteered to take on the assignment of the Group Home Ordinance. Roger New will take on the Fire Hydrant Ordinance, and Jim Parnell will watch for violations of all ordinances. The Commission discussed Mr. Terry Prisbrey's auto auction property and are concerned he is in violation of the Hillside Ordinance. Jim Parnell asked what is being done about the violations at Mr. Prisbrey's project. He would like to see the Town of Leeds do something concerning this. The Planning Commission Members recommended the Council take action on this issue and send a letter to Mr. Prisbrey to prove he is in compliance with our ordinances. Norma will take the recommendation to the Council. Jim Parnell said he will inspect Mr. Prisbrey's property and report his findings to the Council at the next Council meeting.

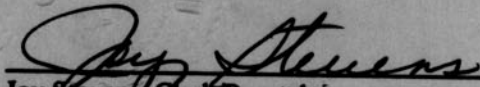
**7. ADJOURNMENT:**

The meeting was adjourned at 8:45 p.m.

**APPROVED AND SIGNED THIS 5TH DAY OF SEPTEMBER 2001**



Patrick Sheneman, Planning Commission Chairman



Joy Stevens, Clerk/Recorder

**PUBLIC NOTICE**

**TOWN OF LEEDS**

**PLANNING COMMISSION MEETING**

**SCHEDULED FOR JUNE 6, 2001 HAS BEEN**

**CANCELED.**

**POSTED THIS 5TH DAY OF JUNE 2001**



Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waitons Plaza

**THIS NOTICE MUST BE POSTED UNTIL JUNE 7, 2001. IT IS AGAINST  
UTAH STATE LAW TO REMOVE IT BEFORE THE DATE INDICATED.**

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Tuesday July 10, 2001 at the Leeds Town Hall, 218 North Main Street at 7:00 P.M. Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Prayer
4. Approval of Agenda and Minutes
5. Brian Hansen  
Conditional Use Permit for a travel trailer
6. Mike Kelley  
Request abandonment of West Babylon  
Concerns about property located at 231 No. Main
7. Other Business
8. Adjournment

**POSTED THIS 9TH DAY OF JULY 2001**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL JULY 11, 2001. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
on July 10, 2001

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m.

**2. ROLL CALL:**

Present were Chairman Pat Sheneman, Members Roger New, Dave Clements, Jim Parnell., and Town Council Member Norma Gier.

**3. PRAYER:**

Roger New

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

Since Clerk/Recorder Joy Stevens was in the hospital no minutes were available for approval.

**5. BRIAN HANSEN:**

**Conditional Use Permit for a travel trailer.**

Mr. Hansen asked the Commission for approval to live in a travel trailer while building his home. The Planning Commissions concerns were Brian's request to hook into the water, electricity, and septic system of the existing rental home on the property which at this time is unoccupied. Several issues were discussed concerning the possibility of two families sharing these utilities. The Planning Commissions recommended approval of the Conditional Use Permit until the rental house is occupied and subject to review in 6 months.

**6. MIKE KELLEY:**

**Request abandonment of West Babylon and concerns about property located at 231 N Main Street.**

The Planning Commission discussed the abandonment request. Discussion concerned the back property owners having no access to their property if abandonment was to take place.

Mr. Kelley voiced his concerns about the poor condition of the old trailer house at 231 N Main. The porch on the trailer house fell in and was banging in the wind. He expressed his concerns about health issues and wanted to know if the Town could go in and clean it up or tear it down to prevent renting it to unsavory individuals. The Planning Commission discussed visible health issues. They said it would be very difficult to monitor who the renters are.

**7. OTHER BUSINESS:**

The Planning Commission discussed these other items:

1. Property on Mesa View is a concern. The home is an eyesore. It was suggested the Police Department go behind the home and see if the old freezer is still there. Something needs to be done with it for safety reasons. This is of great concern with children in the neighborhood. Council Member Norma Gier said she will notify the Police Department with this concern.

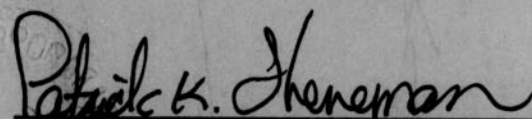
2. The Planning Commission discussed the power and water issues concerning Mr. Prisbrey's property. The water company did return Mr. Prisbrey's water deposit. Mr. Prisbrey has been served with a cease and desist order.

3. Dave Clements is still working on the Group Home Ordinance and will be submitting a draft shortly.

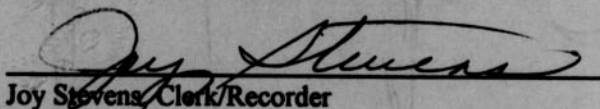
**8. ADJOURNMENT:**

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

**APPROVED AND SIGNED THIS 5H DAY OF SEPTEMBER 2001**



Patrick Sheneman, Planning Commission Chairman

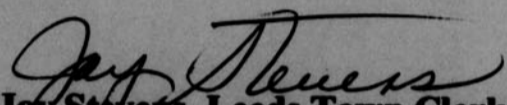


Joy Stevens, Clerk/Recorder



**Town of Leeds  
218 N. Main P.O. Box 879  
Leeds, Utah 84746**

**THE REGULARLY SCHEDULED PLANNING  
COMMISSION MEETING FOR AUGUST 1,  
2001, WAS NOT HELD.**

  
**Joy Stevens, Leeds Town Clerk/Recorder**



**PUBLIC NOTICE**  
**TOWN OF LEEDS**

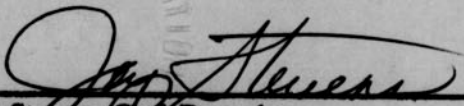
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Wednesday September 5, 2001 at the Leeds Town Hall, 218 North Main Street at 7:00 P.M. Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Prayer
4. Approval of Agenda and Minutes
5. Craig Sullivan  
Consider a zone change and minor subdivision
6. Planning Commission Chairman Pat Sheneman
7. Planning Commission Member Dave Clements  
Review Draft Group Home Ordinance
8. Other Business
9. Adjournment

**POSTED THIS 29TH DAY OF AUGUST 2001**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL SEPTEMBER 6, 2001. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
on September 5, 2001

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m.

**2. ROLL CALL:**

Present were Chairman Pat Sheneman, Members Roger New, Jim Parnell., and Town Council Member Norma Gier. Dave Clements was excused.

**3. PLEDGE:**

Jim Parnell

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

Motion by Roger New to approve the agenda and minutes of May 2, and July 10, 2001. Seconded by Jim Parnell. Passed unanimously.

**5. CRAIG SULLIVAN:**

**Consider a zone change and minor subdivision.**

Mr. Sullivan stated he is here to represent his sister and brother in law Gary and Sonja Davis. They would like to purchase a piece of property from her father Ned Sullivan and build a home on it. The property they are looking at is a 1/2 acre lot. Craig presented a map to the Commission to review the location. The property sits at the end of the road leading to Ned Sullivan's home. The Commission could not determine if the zoning is R-R-1 or Open Space. Planning Commission Chairman Pat Sheneman suggested to Mr. Sullivan he have a surveyor prepare a plat and determine the zoning from it. If the property is in Open Space Mr. Sullivan would need to do a zone change. If it is in R-R-1 they would need to put the home on at least a 1 acre parcel. Since the zoning of 1/2 acre is not consistent with what is already in place for that area. The Commission informed Mr. Sullivan the road leading to the property would need to be dedicated to the Town of Leeds and be 55 feet wide. The Commission discussed road issues, zone changes creating a cul de sac, and the road leading to the property is approximately 500 ft. Mr. Sullivan stated he doesn't want to spend money and then come back and be dejected. The Commission advised him to obtain a survey and plat showing the zoning and they would go from there. Chairman Sheneman said if Mr. Sullivan can accomplish this before the next meeting in October they will consider calling a special meeting to accommodate him.

**6. PLANNING COMMISSION CHAIRMAN PAT SHENEMAN:**

Nothing at this time.

**7. PLANNING COMMISSION MEMBER DAVE CLEMENTS:**

Mr. Clements was not present.

**8. OTHER BUSINESS:**

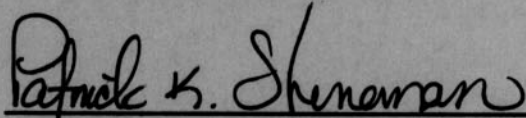
Chairman Sheneman asked Council Member Norma Gier to bring the Commission up to date on Council happenings. Norma stated Bob Coxe is back from vacation. Joe Mitchell has moved to New York leaving a vacancy on the Council to be filled. The Council has a new member Jan Madison as of the last Council meeting. Jan will fill the vacated seat of Bob Russ.

Chairman Sheneman stated he has some concerns with Alberta's subdivision having several zones. He would like to see all of the zoning be one zone. He is concerned about the Commercial Zone on lot 1 which he owns. The minutes will be reviewed to determine if in fact lot 1 was left Commercial or not.

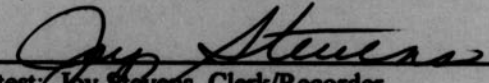
**9. ADJOURNMENT:**

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

**APPROVED AND SIGNED THIS 3RD DAY OF OCTOBER 2001**



Patrick Sheneman, Planning Commission Chairman



attest: Joy Stevens, Clerk/Recorder

**PUBLIC NOTICE**

**TOWN OF LEEDS**

**PLANNING COMMISSION MEETING**

**SCHEDULED FOR DECEMBER 5, 2001**

**HAS BEEN CANCELED**

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

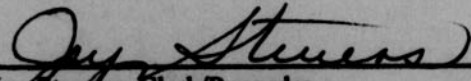
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Wednesday January 2, 2002 at the Leeds Town Hall, 218 North Main Street at 7:00 P.M. Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Prayer
4. Approval of Agenda and Minutes
5. Molly and Ryan Murray  
Discuss Lot Split
6. Planning Commission Chairman Pat Sheneman
7. Other Business  
Discuss License Requirements for Repair and Maintenance on the Communications Tower.
8. Adjournment

**POSTED THIS 1ST DAY OF JANUARY 2002**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL JANUARY 3, 2002. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

**Minutes for the Planning Commission Meeting  
on January 2, 2002**

**NO MEETING WAS HELD. THERE WAS NOT A QUORUM PRESENT**

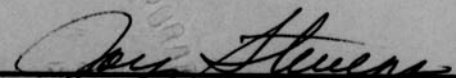
**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**SPECIAL PLANNING COMMISSION**  
**MEETING**

The Planning Commission of Leeds will hold a meeting on, Tuesday January 22, 2002 at the Leeds Town Hall, 218 North Main Street at 7:00 P.M. Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes
5. Jared Westhoff  
    Request a lot split at approximately 98 E. Center Street  
    Request a minor subdivision at approximately 162 E. Vista
6. Planning Commission Chairman Pat Sheneman
7. Other Business
8. Adjournment

**POSTED THIS 17TH DAY OF JANUARY 2002**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL JANUARY 23, 2002. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.



**TOWN OF LEEDS**

Minutes for the Special Request Planning Commission Meeting  
January 22, 2002

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m.

**2. ROLL CALL:**

Those present were Planning Commission Chairman Pat Sheneman, Members Roger New, Dave Clements, and Jim Parnell. Town Council Member Darrell Nelson.

**3. PLEDGE:**

Pat Sheneman

**4. APPROVE AGENDA AND MINUTES:**

Motion by Roger New to approve the agenda and the minutes of the September 5, 2001 meeting. Seconded by Jim Parnell. Passed unanimously.

**5. JARED WESTHOFF:**

**Request Lot Split at approximately 98 E. Center Street.** Mr Westhoff requested a one acre lot split, at approximately 98 E. Center Street, into two 1/2 acre lots. Mr. Westhoff presented a plat and letters from utility providers concerning the availability of services to the lots. (See attached.) After discussion by the Commission the lot split was found to be in accordance with the zoning in the area. One modification will be needed to comply with utility easements. Mr. Westhoff's plans indicated a 7' utility easement instead of the required 15' easement. Mr. Westhoff agreed to change the utility easement to comply with the 15' requirement. Motion by Dave Clements to recommend approval of the lot split based on the plat being changed to indicate a 15' utility easement. Seconded by Jim Parnell. Passed unanimously.

**Request a Minor Subdivision at approximately 162 E. Vista.** Mr. Westhoff requested a minor subdivision on 9 acres at approximately 162 E Vista. He would like to divide the 9 acres into four 1 acre lots, and one 5 acre lot. The Commission expressed concerns about flag lots, frontage requirements, the availability of water, and public easements to the property. The property has 2 different zones. The frontage of the property on Vista is zoned R-1-9 and the rest of the property is zoned R-R-1. The Planning Commission suggested Mr. Westhoff consider a zone change so all of the property will be the same zone. Mr. Westhoff indicated he will do further research on the project and meet with the Commission at a later date.

**6. OTHER BUSINESS:**

Chairman Sheneman indicated his desire to change the Planning Commission meetings to the first Tuesday of each month at 6:00 p.m. The members of the Commission all agreed to the change. This request will be presented to the Council.

Planning Commission Member Dave Clements expressed his concerns about the unassembled modular homes parked adjacent to Walton's Plaza. Also of concern is the modular sales and service lot just north of the plaza. Approval for this business was for

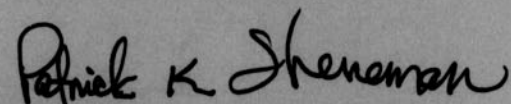
one modular office and three models. Several models have now been turned into offices. There are concerns about setbacks, parking issues, foundations, and septic concerns. Chairman Sheneman said he would recommended that the building inspector investigate these issues. This recommendation will be presented to the Council for approval.

The Planning Commission discussed the possibility of Main Street becoming a historical district. They would like to get public input on this suggestion.

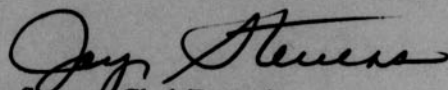
**7. ADJOURNMENT:**

The meeting adjourned at 8:45 p.m.

**APPROVED AND SIGNED THIS 6TH DAY OF FEBRUARY, 2002**

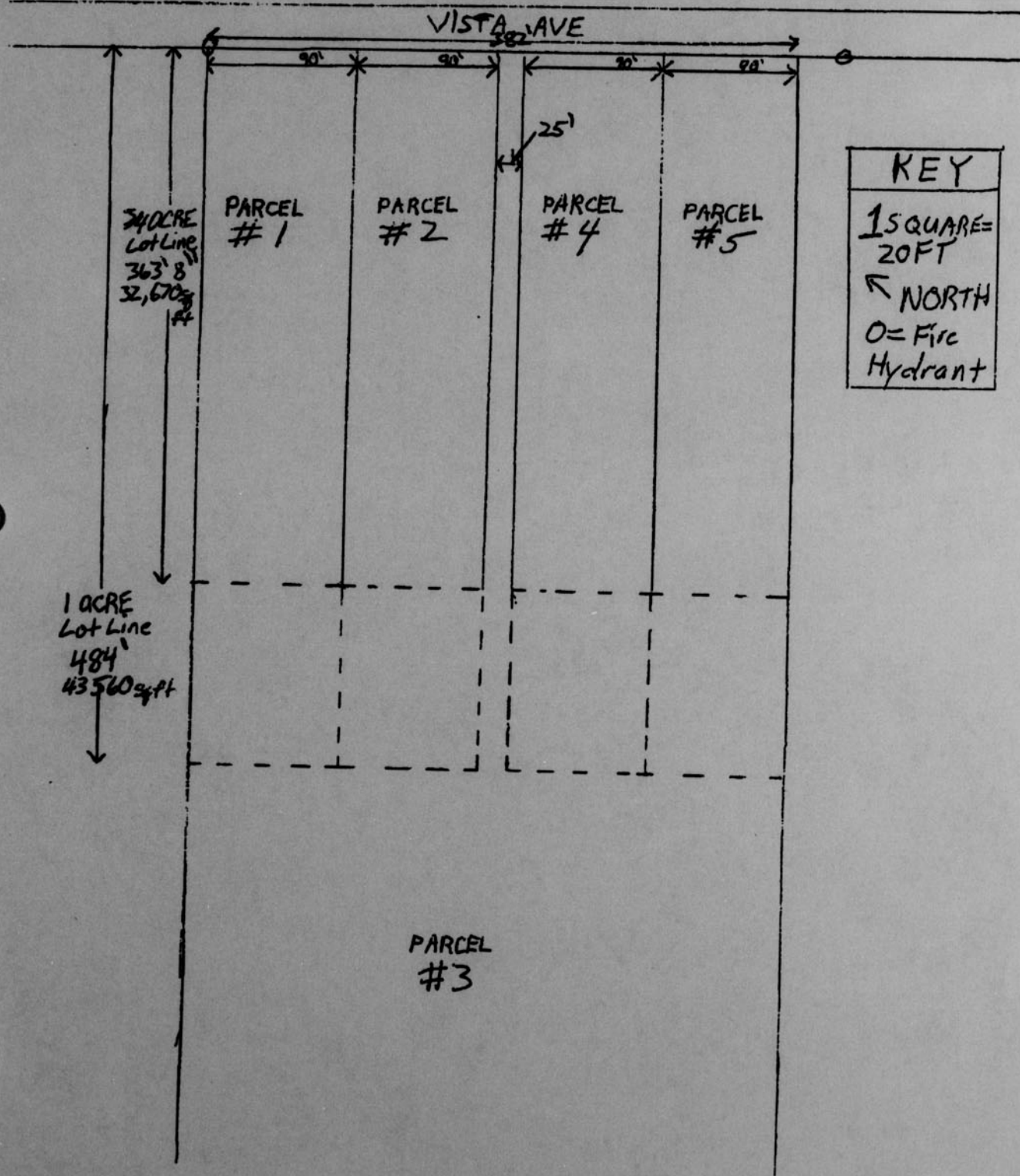


Patrick Sheneman, Planning Commission Chairman



Joy Stevens, Clerk/Recorder

MINOR SUBDIVISION OF APPROX. 162 E. VISTA AVE



KEY  
1 SQUARE =  
20 FT  
← NORTH  
O = Fire  
Hydrant

3/4 ACRE  
Lot Line  
363' 8"  
32,670 sq ft

1 ACRE  
Lot Line  
484'  
43,560 sq ft

PARCEL  
#1

PARCEL  
#2

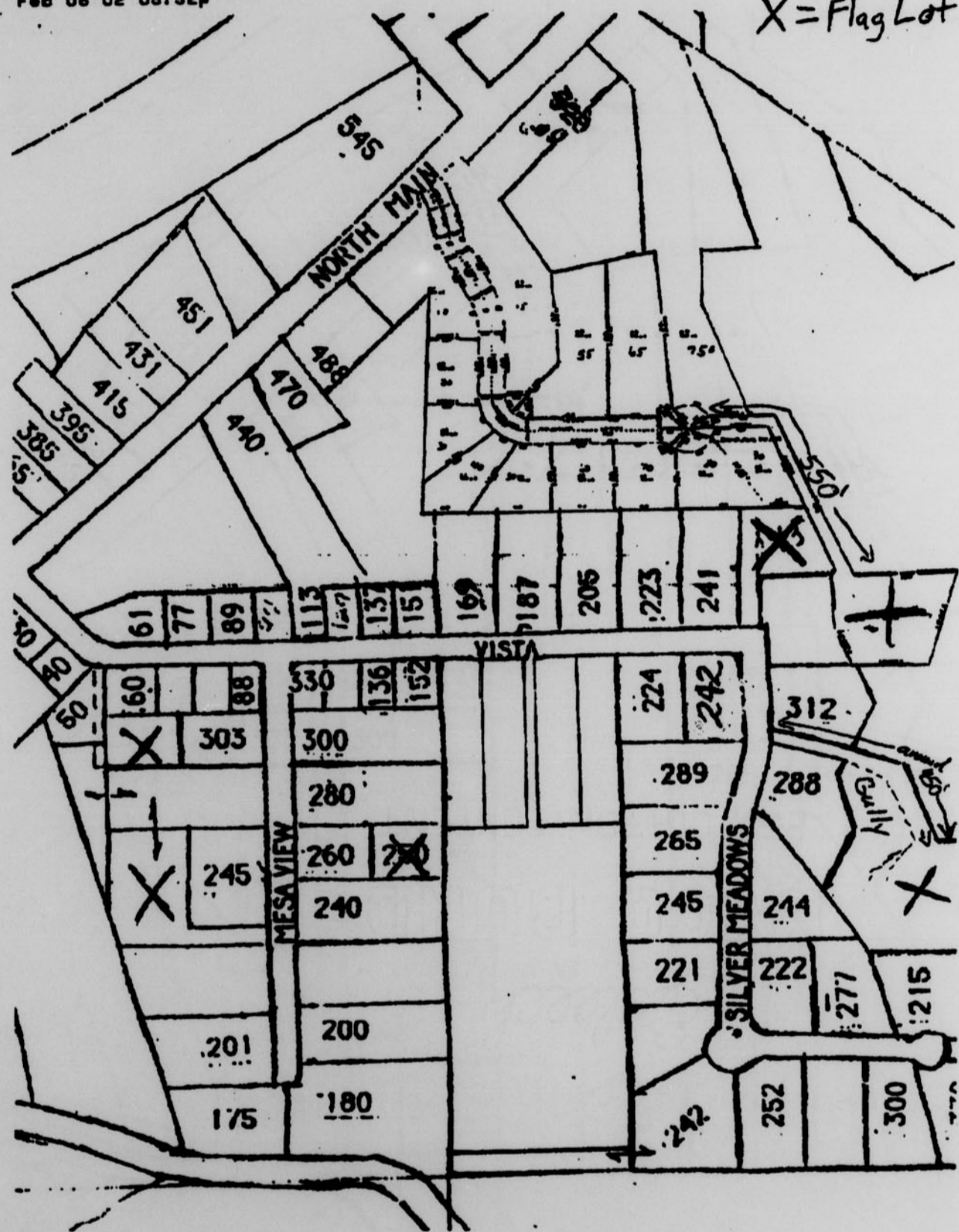
PARCEL  
#4

PARCEL  
#5

PARCEL  
#3

Feb 06 02 05:32p

X = Flag Lot



**Council Concerns from Planning Commission Meeting, Tuesday, January 22, 2002.**

1. Mr. Jared Westhoff requested a one acre lot split at 98 East Center Street, corner of Valley ~~St~~ into two, 1/2 acre lots. This split was found to be in accordance within present zoning and ordinance guidelines. One modification will be needed to comply with State Laws concerning public utility easement. The easement on Center Street will have to be increased from 7-1/2 feet to 15 feet. Mr. Westhoff has agreed to the increase. The split was unanimously approved. *Recommended*

2. Mr. Jared Westhoff also is requesting a minor subdivision on 9 acres at 162 East Vista. He requests to divide the 9 acres into four, one acre lots, and one five acre lot. The Commission expressed concerns about water availability, frontage and zoning. Mr. Westhoff will do some further research on the project and meet with the Commission again at a later date. This issue remains unsolved.

3. The Planning Commission requests to change all future meetings, to be held on the first Tuesday of each Month, starting at 6:00pm.

4. Members of the Planning Commission have been approached about the modular homes parked adjacent to Walton's Plaza. Is this storage of modular within the "land use issue". Also, concerns about the modular sales and service lot across Main Street, just north a Walton's Plaza have arisen. Approval for this enterprise was for one office modular and three models. It appears that this is no longer the case. Several models have apparently been turned into office space for additional employees. Health Dept. concerns about the availability of septic per employee is in question. Also, there are concerns as to hard surface parking, and proper installation (foundations) of the modulares. The Commission suggest that the Building Inspector investigate these issues. Additional money should be made available, if required.

5. There was discussion on a Main Street historical district and the need for public input. This will be discussed further at later meetings.

Submitted by Darrell Nelson

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

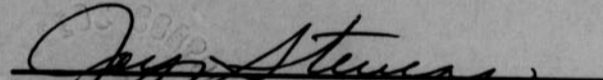
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, **Wednesday February 6, 2002**, at the Leeds Town Hall, 218 North Main Street at **7:00 P.M.** Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes
5. Valerie McCulley  
Request Business License For a Restaurant With on Premise Alcohol License
6. Russ Peine on Behalf of Jared Westhoff  
Request a Zone Change at Approximately 162 E Vista.  
Request a Minor Subdivision at Approximately 162 E. Vista
7. Planning Commission Chairman Pat Sheneman
8. Other Business
9. Adjournment

**POSTED THIS 5TH DAY OF FEBRUARY 2002**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL FEBRUARY 7, 2002. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
on February 6, 2002

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m.

**2. ROLL CALL:**

Present were Chairman Pat Sheneman, Members Jim Parnell and Dave Clements, and Town Council Member Darrell Nelson. Council Member Roger New was excused.

**3. PLEDGE:**

Dave Clements

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

Motion by Dave Clements to approve the agenda and minutes of January 22, 2002. Seconded by Jim Parnell. Passed unanimously.

**5. VALERIE MCCULLEY:**

**Request Business License for a Restaurant With on Premise Alcohol License**

Ms. McCulley informed the Commission she would like to open a restaurant and market at the same location Leeds Market and Grill was located. She stated there will be no structural changes. It will be a full service restaurant with approximately 10 tables and a market. At this time she is applying for a business license and a beer license for the sale of "off premise" beer. She hopes in the future to obtain a license to sell beer and wine for "on premise" consumption at the restaurant. Ms. McCulley presented her business and beer license application. She also submitted her bond to sell beer. Chairman Sheneman asked Ms. McCulley several questions concerning the beer license. He asked her if she is a citizen of the United States. She said yes. He asked her if she has ever been convicted of a felony. She said no. He asked her if she has violated any rules governing the sale of beer licenses. She said no. The Commission reminded her to read and sign the questionnaire. The Commission reviewed her application. Motion by Dave Clements to recommend approval to the Town Council for the business license and "off premise" sale of beer license subject to all Town of Leeds ordinances. Seconded by Jim Parnell. Passed unanimously.

**6. RUSS PEINE ON BEHALF OF JARED WESTHOFF:**

**Request a Zone Change and Minor Subdivision at Approximately 162 E.**

**Vista.** Mr. Peine presented a plat map concerning the Minor Subdivision. It consists of 4 one acre parcels and 1 five acre parcel. He is also requesting a zone change. The property currently has 2 different zones. Mr. Peine said the R-1-9 zone doesn't even meet the requirements to put in a septic system. Mr. Peine stated Mr. Westhoff is requesting a zone change from R-1-9 and R-R-1 to R-1-20 so all the property will have one zone. He stated the R-1-20 zone is compatible with the surrounding area. The Planning

Commission expressed their concerns with flag lots, frontage requirements for minor subdivisions, frontage requirements for specific zones, potential secondary development of the 5 acre parcel. The Commission did not feel there would be a problem with the zone change. However, they were concerned about the flag lot. They would like to do more research concerning the statutes concerning the flag lot. Dave Clements said this flag lot is not to rescue a piece of property but to create a desirable flag lot. Motion by Jim ~~Dow~~ *Parrell* to table the request until more research can be done. Seconded by Darrell Nelson. Passed unanimously. Planning Commission Chairman Pat Sheneman said he will research the State statutes and report his findings to the Commission.

**7. PLANNING COMMISSION CHAIRMAN PAT SHENEMAN:**

Nothing at this time.

**8. OTHER BUSINESS:**

Mr. Richard Weddig representing Quality Wholesale Homes requested to speak to the Commission. Mr. Weddig stated he has heard the Town has concerns with Quality Wholesale Homes being out of compliance with some of Leeds Ordinances. Mr. Weddig said he wants to clear up some of the concerns. He said Quality Wholesale Homes will be developing the property behind the current manufactured home office by the hill. He said they will be moving that office which will take care of the compliance with the lot setback they are currently out of compliance with. He said they will be paving the parking lot. However, they would like to develop the property before they do any paving. He said they do not want to be an eye sore and will be cleaning up the area behind the business and put up privacy fencing. Mr. Weddig stated the concern with the Walton's Plaza storage is a temporary scenario. It will not be permanent. He stated the manufactured homes stored there have been sold. The people who have purchased them do not have their property ready yet. He said Quality Wholesale Homes will have only 3 model homes. The Commission voiced their concerns about the dismantled homes being there already for 6 months.

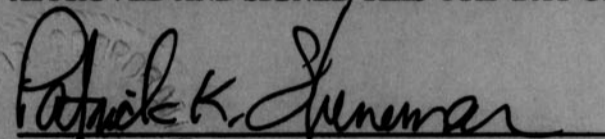
Chairman Sheneman reminded Mr. Weddig what the problems are. He said they are: 1. Mr. Walton doesn't have the legal right to rent his property for the storage of the manufactured homes. Mr. Walton would need to have a conditional use permit to store these homes. 2. The junk on the back parcel of land. Mr. Weddig said he has a crew working on the junk. Chairman Sheneman said he has seen some progress but not nearly enough. He said a temporary privacy fence will help. 3. There are 4 homes at the site. The existing office is in non-compliance with setbacks. Mr. Weddig said that issue will go away with the new development they will be proposing within the next 3 months. 4. Hard surface parking lot. Chairman Sheneman said a year is too long. Mr. Weddig said that it will happen fairly soon. They will be bringing in some plans and resolve these issues. The Commission expressed their appreciation to Mr. Weddig for coming in to clear up some of these concerns.

**9. ADJOURNMENT:**

The meeting was adjourned at 9:15 p.m.



APPROVED AND SIGNED THIS 5TH DAY OF MARCH 2002

  
Patrick Sheneman, Planning Commission Chairman

  
attest: Joe Stevens, Clerk/Recorder

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

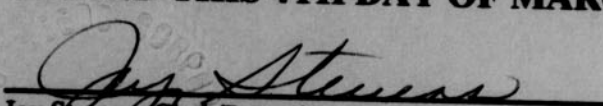
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, **Tuesday March 5, 2002**, at the Leeds Town Hall, 218 North Main Street at **6:00 P.M.** Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes
5. Craig Mills & William Sharp  
Request a Conditional Use Permit for Horses at 75 E Cherry Lane
6. Jared Westhoff  
Request a Zone Change and Minor Subdivision at Approximately 162 E. Vista
7. Planning Commission Chairman Pat Sheneman
8. Open Discussion
9. Adjournment

**POSTED THIS 4TH DAY OF MARCH 2002**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL MARCH 6, 2002. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
on March 5, 2002

**1. CALL TO ORDER:**

The meeting was called to order at 6:00 p.m.

**2. ROLL CALL:**

Present were Chairman Pat Sheneman, Members Jim Parnell, Dave Clements, Roger New, and Town Council Member Darrell Nelson.

**3. PLEDGE:**

Jim Parnell

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

Motion by Dave Clements to approve the agenda and minutes of February 6, 2002. Seconded by Jim Parnell. Passed unanimously.

**5. CRAIG MILLS AND WILLIAM SHARP:**

**Request a Conditional Use Permit for horses at 75 E. Cherry Lane.**

Mr. Sharp explained to the Commission he is in the process of purchasing Mr. Mills property at 75 E. Cherry Lane and would like to have 2 horses on the property. The Commission explained the requirement of 20,000 sq. feet per large animal for the R-1-20 zone he is in. Dave Clements suggested Mr. Sharp look into leasing some of the property next door in order to meet the requirement for 2 horses. Chairman Sheneman said the Commission cannot authorize 2 horses for his property however they can recommend approval for 1 horse. Motion by Roger New to recommend approval of the conditional use permit at 75 E. Cherry Lane for 1 horse on the 1/2 acre with approval of a second horse when ~~purchase of~~ additional properties are secured to equal the required 40,000 sq. feet. Seconded by Jim Parnell. Passed unanimously.

**6. RUSS PEINE ON BEHALF OF JARED WESTHOFF:**

**Request a Zone Change and Minor Subdivision at Approximately 162 E.**

**Vista.** Mr. Peine stated they are still wanting the request to be the same as last presented to the Commission. Mr. Peine presented a plat map concerning the Minor Subdivision. It consists of 4 one acre parcels and 1 five acre parcel. He is also requesting a zone change. The property currently has 2 different zones. Mr. Peine said the R-1-9 zone doesn't even meet the requirements to put in a septic system. Mr. Peine stated Mr. Westhoff is requesting a zone change from R-1-9 and R-R-1 to R-1-20 so all the property will have one zone. He stated the R-1-20 zone is compatible with the surrounding area. The Planning Commission expressed their concerns with flag lots. They discussed other options to enter the back 5 acre piece of property so they wouldn't have to create a flag lot. Several citizens in the audience expressed their concerns about the flag lot, width of the road, dust problems, and the 5 acre piece being zoned open space. Open space would

limit that lot to 1 residence. Discussion went to accessing the back property another way and thus eliminating the need for the flag lot. Leeds resident Merle Gier said he may consider granting an easement on his property for access to the back 5 acre piece with the condition there be only 1 home on that lot. Mr. Peine said he will come back at a later date after discussing these options with Mr. Westhoff.

**7. PLANNING COMMISSION CHAIRMAN PAT SHENEMAN:**  
Nothing at this time.

**8. OPEN DISCUSSION:**  
No other discussion.

**9. ADJOURNMENT:**  
The meeting was adjourned at 7:43 p.m.

**APPROVED AND SIGNED THIS 2ND DAY OF APRIL 2002**

  
\_\_\_\_\_  
Patrick Sheneman, Planning Commission Chairman

  
\_\_\_\_\_  
attest: Joy Stevens, Clerk/Recorder

**TOWN OF LEEDS**  
P.O. Box 460879 Leeds, UT. 84746  
435-879-2447 Fax 435-879-6905

**Conditional Use Permit Application**

Date 3/5/02

Applicants Name William C. SHARP & NANCY J SHARP  
P.O. Box 420062  
Address 242 SO. 100E. KANARRAVILLE UT. 84742  
Phone 435 867-8141

Application is hereby made to the Leeds Planning Commission requesting that

RESIDENTIAL - HORSE-PROPERTY

(Land Use)

be permitted as a conditional use on 2 HORSES - 1-27 YRS OLD

25 CHERRY LN. LEEDS UT.

located at

(Street Address)

in a \_\_\_\_\_ zone.

**SITE PLAN IS ATTACHED HEREWITH**

**FEE 25.00**

Applicants Signature William C. Sharp

Date 3/5/02

**Town of Leeds Planning Commission Use Only**

The applicant is hereby authorized to establish the requested use in accordance with the attached site plan subject to the following conditions:

Acquired additional lease of  
property leased from Judy Wilkins.  
Approval for 2 horses.

Town of Leeds Planning Commission Chairman

Ralph K. Stenerson

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

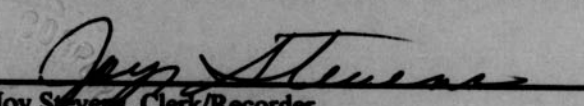
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, **Tuesday April 2, 2002**, at the Leeds Town Hall, 218 North Main Street at **6:00 P.M.** Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes
5. Seth Cooke  
Request a Conditional Use Permit for a travel trailer while building his home.
6. Jared Westhoff  
Request a Zone Change and Minor Subdivision at Approximately 162 E. Vista
7. Planning Commission Chairman Pat Sheneman
8. Open Discussion
9. Adjournment

**POSTED THIS 1ST DAY OF APRIL 2002**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL APRIL 4, 2002. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 24 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
on April 2, 2002

**1. CALL TO ORDER:**

The meeting was called to order at 6:02 p.m.

**2. ROLL CALL:**

Present were Chairman Pat Sheneman, Members Jim Parnell, Dave Clements, Roger New, and Town Council Member Darrell Nelson.

**3. PLEDGE:**

Darrell Nelson

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

Motion by Dave Clements to approve the agenda and minutes of March 5, 2002. Seconded by Darrell Nelson. Passed unanimously.

**5. SETH AND SHARON COOKE:**

**Request a Conditional Use Permit for a travel trailer to be placed on their property while building a home.**

Mr. Cooke explained to the Commission he is in the process of building a home on lot 9 in Silver Meadows Estates II. He requested putting a travel trailer on the property to stay in while the house is under construction for approximately 3 to 6 months. The Commission questioned him concerning septic system, water and power to the property. Mr. Cooke stated he already has the septic in. Which he will use for the travel trailer. He does not have a water meter at this time however he said his travel trailer is self contained. Motion by Roger New to recommend approval of the conditional use permit for the travel trailer for a 6 month period while the home is under construction. Conditioned upon the approval of septic and water availability letter from LDWA, and when home is complete abandon the trailer as living quarters. Seconded by Dave Clements. Passed unanimously.

**6. JARED WESTHOFF:**

**Request a Zone Change and Minor Subdivision at Approximately 162 E. Vista.** Mr. Westhoff was represented by Mrs. Peine. She stated they are still wanting the request to be the same as last presented to the Commission. The Commission and residents in the audience were given a sketch of the proposed plan. Mrs. Peine stated Jared has tried to buy access to the back of the property so he wouldn't have to create the flag lot. He has been unable to do so. Mrs. Peine read a letter from Jared stating the neighbors are happy with the plan he is requesting. The plan consists of 4 one acre parcels and 1 five acre parcel. The five acre parcel is a flag lot as it is currently presented. He is also requesting a zone change. The property currently has 2 different zones. Mrs. Peine stated Mr. Westhoff is requesting a zone change from R-1-9 and R-R-1 to R-1-20 so all

the property will have one zone. She stated the R-1-20 zone is compatible with the surrounding area. The Planning Commission expressed their concerns with flag lots and still have not been presented with an engineered plat. They discussed other options to enter the back 5 acre piece of property so they wouldn't have to create a flag lot. Several citizens in the audience expressed their concerns about the flag lot, width of the road, and dust problems. Several citizens in the audience expressed concerns about the five acre piece. They would like to have the Commission regulate what goes in so as not to devalue their property. The Commission once again recommended zoning the five acre piece Open Space thus limiting it to 1 home. Citizens in the audience expressed concerns about the five acre piece in the future. They wanted to know what is to stop the owner of that piece coming in at a later date and changing the zone to R-1-20 and putting in 10 homes. Leeds resident Mr. Brewer stated he would not approve a long narrow driveway as the one being proposed. He expressed his concerns about Babylon road. He asked when was the road moved over closer to his property without his knowledge. No one on the Commission was aware when the road was moved or the procedure that was taken. The Commission suggested Mr. Westhoff meet with the neighbors and come up with a better plan. They also stated they cannot give approval on a sketch it needs to be in the form of an engineered plat. Mrs. Peine said she will convey these messages to Mr. Westhoff.

**7. PLANNING COMMISSION CHAIRMAN PAT SHENEMAN:**

Pat stated he has some concerns about building permits for commercial property. He asked why does it come to the Commission. And should they be reviewing building permits for commercial property. Jim asked if Pat might have a conflict with this. Pat said yes. It really bugs him why the Planning Commission is involved in commercial building permits. He said he has a problem also with looking for certain things in the ordinance's and they aren't there. The Commission agreed the ordinances need to be reviewed and updated.

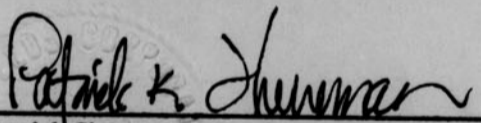
**8. OPEN DISCUSSION:**

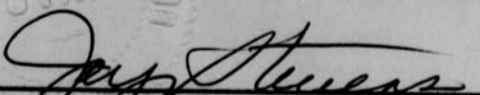
No other discussion.

**9. ADJOURNMENT:**

The meeting was adjourned at 8:06 p.m.

**APPROVED AND SIGNED THIS 7TH DAY OF MAY 2002**

  
Patrick Sheneman, Planning Commission Chairman

  
attest: Joy Stevens, Clerk/Recorder



**PUBLIC NOTICE**  
**TOWN OF LEEDS**

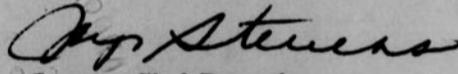
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, **Tuesday, May 7, 2002** at the Leeds Town Hall, 218 North Main Street at **6:00 P.M.** Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes of April 2, 2002
5. Craig Sullivan  
Re-visit Lot Split Request
6. Jared Westhoff  
Request Zone Change and Minor Subdivision at Approximately 162 E. Vista
7. Don Stephens- Leeds Area Special Service District  
Request Variance for Fuel Storage Building
8. Mary Anderson  
Request Group Home for the Elderly
9. Other Business
10. Adjournment

**POSTED THIS 6TH DAY OF MAY 2002**



Joy Stevens, Clerk/Recorder  
Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Walkons Plaza

**THIS NOTICE MUST BE POSTED UNTIL MAY 8, 2002. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 48 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
on May 7, 2002

**1. CALL TO ORDER:**

The meeting was called to order at 6:05 p.m.

**2. ROLL CALL:**

Present were Chairman Pat Sheneman, Members Jim Parnell, Dave Clements, Roger New, and Town Council Member Darrell Nelson.

**3. PLEDGE:**

Pat Sheneman

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

Motion by Roger New to approve the agenda and minutes of April 2, 2002.  
Seconded by Darrell Nelson. Passed unanimously.

**5. CRAIG SULLIVAN:**

**Revisit Minor Subdivision Request.**

Mr. Sullivan explained the location of the lot. It is south of Ned Sullivan's home. The request is to add 5 acres to 1/2 acre lot. No zone change is needed. Mr. Sullivan stated he would grant 27 1/2 ft. right of way plus 7 1/2 ft utility easement. Chairman Sheneman said this would be a lot line adjustment. The board agreed and said that when future lots are developed, Mr. Sullivan would have to purchase or obtain an additional 27 1/2 ft right of way to enter the property. Motion by Roger New to recommend approval of the 1/2 acre lot to be added to the 5 acre parcel with a 27 1/2 ft. right of way and a 7 1/2 utility easement. Also acceptance by Southern Utah Health Department. Seconded by Darrell Nelson. Passed unanimously.

**6. JARED WESTHOFF:**

**Request a Zone Change and Minor Subdivision at Approximately 162 E. Vista.** Mr. Westhoff changed his previous request. He stated he still wants the same zone change. The zone change he is requesting is to change it from R-1-9 and R-R-1 to R-1-20. He stated he has changed his request for the minor subdivision. He is now requesting four 1/2 acre lots fronting Vista and one 8 1/2 acre parcel with a 55' right of way. Mr. Westhoff agreed to make the CC&R's the same comparably with the existing CC&R's in the subdivision next to this property. The Commission felt what Mr. Westhoff was proposing is within the zoning ordinance. Motion by Roger New to recommend approval of the zone change and the minor subdivision subject to approval by the fire department and utility companies. Seconded by Jim Parnell. Passed unanimously.

**7. DON STEPHENS:**

**Request a Variance to put Fuel Tanks in a Building at the Fire Station.** Mr. Stephens stated the fire department would like to build an enclosure for their fuel tanks. He stated all codes will be complied with. The Commission had concerns with the location of the tanks. They are located next to the property line to the North and too close to Main Street. The Commission discussed recommending approval to the Council with "special circumstances" applying to the location of the tanks. Motion by Dave Clements to recommend approval to grant a variance for set backs concerning the location of the tanks. Seconded by Roger New. Motion passed with 4 aye votes. Chairman Sheneman voting nay.

**8. MARY ANDERSON:**

**Request for a Group Home.** Ms. Anderson stated she would like to have a group home starting with 3 people and possibly a maximum of 15 people. She said there will be a full time registered nurse on call. The Commission made Ms. Anderson aware that there are no paramedics in Leeds. They then told her to prepare a plot plan and submit it for consideration at the next Planning Commission meeting.

**9. GROUP HOME ORDINANCE:**

Dave Clements stated he has had second thoughts about the current proposed ordinance on group homes. He feels it is not as complete as it should be and some restrictions should be removed. Discussion went to being more strict with the number of people allowed at the facility, insurance issues, and a management plan. Dave will work on this further before presenting it to the Commission.

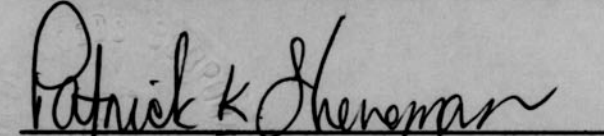
**10. OPEN DISCUSSION:**

Darrell Nelson reminded everyone about the joint work meeting for the Commission and the Council on the 13th. No other discussion.

**11. ADJOURNMENT:**

The meeting was adjourned at 8:06 p.m.

**APPROVED AND SIGNED THIS 4TH DAY OF JUNE 2002**

  
Patrick Sheneman, Planning Commission Chairman

  
attest: Joy Stevens, Clerk/Recorder

PROPOSED PTN MARYBELLE  
MINOR LOT SUBDIVISION

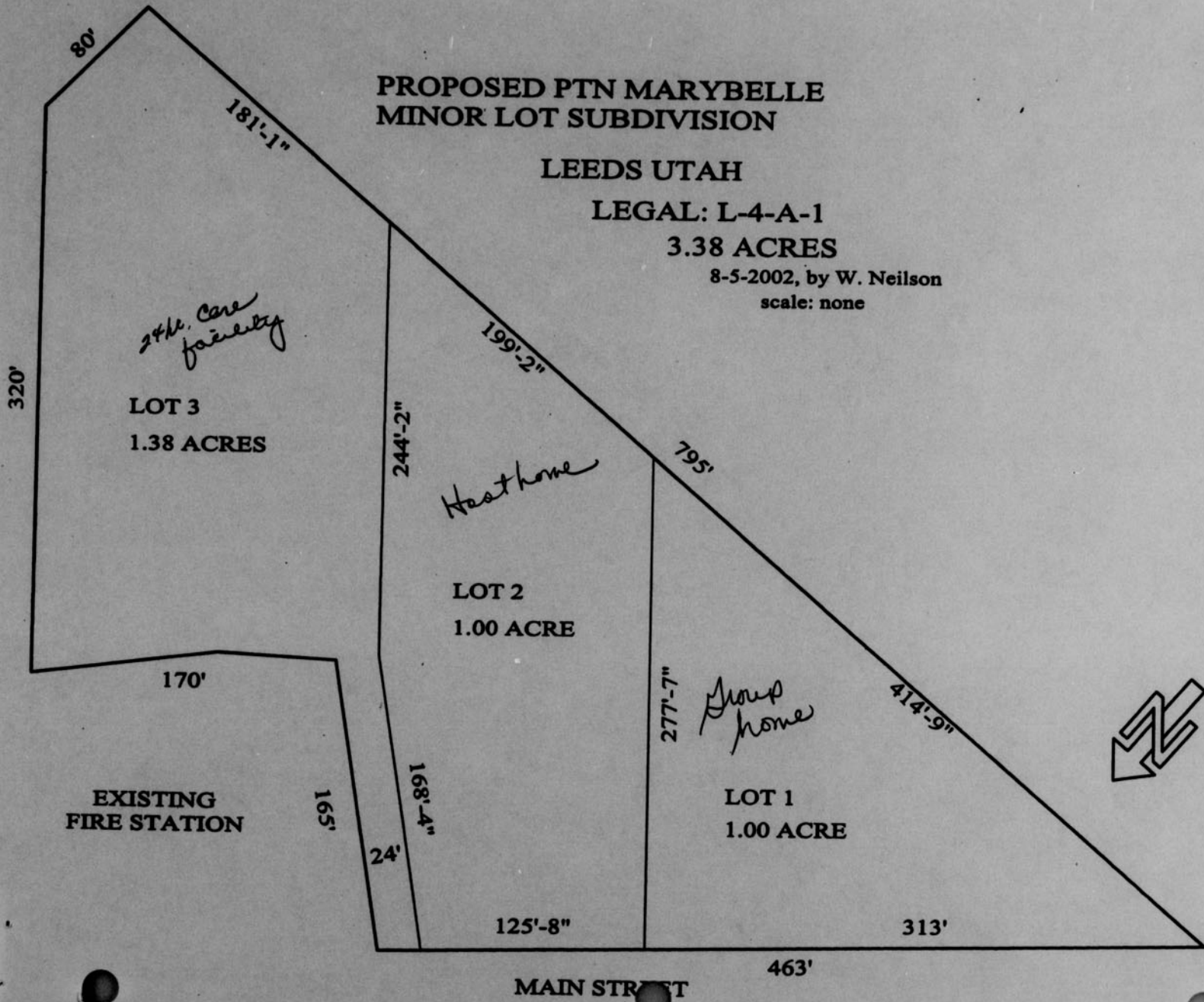
LEEDS UTAH

LEGAL: L-4-A-1

3.38 ACRES

8-5-2002, by W. Neilson

scale: none



**PUBLIC NOTICE**  
**TOWN OF LEEDS**

**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, **Tuesday June 4, 2002**, at the Leeds Town Hall, 218 North Main Street at **6:00 P.M.** Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes
5. PTN Marybelle-Wayne Nelson  
Request a Lot Split at Approximately 710 N Main Street
6. Planning Commission Chairman Pat Sheneman
7. Dave Clements  
Review Residential Family Treatment Ordinance
8. Open Discussion
9. Adjournment

**POSTED THIS 30TH DAY OF MAY 2002**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL JUNE 5, 2002. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 48 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
on June 4, 2002

**1. CALL TO ORDER:**

The meeting was called to order at 6:05 p.m.

**2. ROLL CALL:**

Present was Chairman Pat Sheneman, Members Jim Parnell, Dave Clements, Roger New, and Town Council Member Darrell Nelson.

**3. PLEDGE:**

Dave Clements

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

Motion by Dave Clements to approve the agenda and minutes of May 7, 2002 as amended. Seconded by Pat Sheneman. Passed unanimously.

**5. PTN-MARYBELLE - WAYNE NELSON:**

Request a Minor Subdivision at Approximately 710 N. Main Street.  
Mr. Nelson was not present.

**6. PLANNING COMMISSION CHAIRMAN PAT SHENEMAN:**

Chairman Sheneman had nothing at this time.

**7. PLANNING COMMISSION MEMBER DAVE CLEMENTS:**

**Review Residential Family Treatment Ordinance.** Dave presented to the Commission a Draft of the Residential Treatment Facilities Ordinance. (See attached.) The Commission reviewed the draft ordinance.

The Commission discussed the following items:

1. Under definitions the Commission questioned group living environment for more than seven persons. They agreed to change it from seven persons to four. They felt over four would require a conditional use permit.

2. The Commission reviewed the requirements. The only noted change was to Item F. The sentence, "any new construction ~~to a~~ Residential Treatment Facility shall require that the development standards of Leeds Commercial Zones are met," was changed. The sentence will now read: Any new construction of a Residential Treatment Facility shall require that the development standards of Leeds Commercial Zones are met.

Commission Member Dave Clements stated nursing homes, boarding houses and assisted living facilities are not covered under this ordinance.

Chairman Sheneman thanked Dave for all his work in drafting this ordinance.

Motion by Pat Sheneman to recommend approval of the draft ordinance, as amended, to the Leeds Town Council. Seconded by Jim Parnell. Passed unanimously.

**8. OPEN DISCUSSION:**

Chairman Sheneman informed the Commission that Janet Ludlow is still interested in pursuing the abandonment of a portion of Mountain View Road. She will be going to the Council with a proposal.

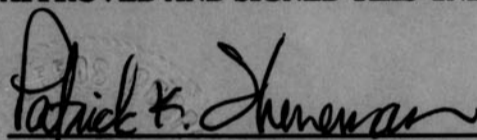
Dave Clements updated the Commission on the last Work Session held on May 13, 2002. He said the main topic of discussion was annexations. He said he is aware of a large piece of property that the owners will be requesting annexation in the near future.

The Commission discussed Leeds not having a freeway on and off ramp at each end of Town, rezoning Main Street and working on the General Plan.

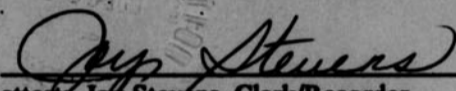
**9. ADJOURNMENT:**

The meeting adjourned at 7:50 p.m.

**APPROVED AND SIGNED THIS 2ND DAY OF JULY 2002**



Patrick Sheneman, Planning Commission Chairman



attest: Joy Stevens, Clerk/Recorder

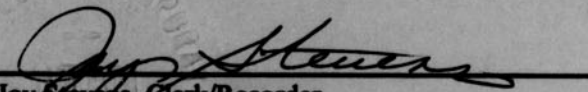
**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Tuesday July 2, 2002, at the Leeds Town Hall, 218 North Main Street at 6:00 P.M. Public is welcome to attend.

**AMENDED AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes
5. Michael and Karen Amundsen  
Annexation Petition
6. LASSD  
Discuss Fuel Tank Storage Building
7. Planning Commission Chairman Pat Sheneman
8. Open Discussion
9. Adjournment

**POSTED THIS 1ST DAY OF JULY 2002**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL JULY 3, 2002. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 48 hours prior to the meeting.



## TOWN OF LEEDS

Minutes for the Planning Commission Meeting  
on July 2, 2002

### 1. CALL TO ORDER:

The meeting was called to order at 6:02 p.m.

### 2. ROLL CALL:

Present was Chairman Pat Sheneman, Members Jim Parnell, and Roger New. Also present was Town Council Member Darrell Nelson. Dave Clements was excused.

### 3. PLEDGE:

Jim Parnell

### 4. MICHAEL AND KAREN AMUNDSEN:

**Annexation Petition.** Mr. Amundsen presented the petition and plat map concerning their annexation request. Amundsen explained he purchased 20 acres from Alberta Pace. The Amundsen's are petitioning for annexation of 14.791 acres. The remainder of the 20 acres is already in Leeds Town limits. Amundsen stated they have a right of way into the property at the end of Silver Meadows. The Planning Commission reviewed the plat and location of the right of way. Mr. Amundsen stated he will have a 30 ft. road into the property which he will dedicate to the Town. The Commission discussed concerns about ingress and egress, fire hydrants and water issues. Amundsen stated the State Water Quality and Rosenberg geologists have been to his property. The soil on the property is silt, sandy clay and rocky. Amundsen said he has 1 acre foot of water with the property. He has been in contact with the water company. He said he would like to put 1 home on the property for now and perhaps another in the future. The Planning Commission and Mr. Amundsen discussed what zone would be appropriate for the property. Amundsen said he has no problem with the Open Space Zone. **Motion** by Roger New to recommend approval of the annexation request of the Amundsens with an Open Space Zone. **Seconded** by Jim Parnell. **Passed unanimously.** Mr. Amundsen introduced his wife and stated she is a nurse and they have 6 children. He said his family members are all ham operators and are active in emergency and civil defense.

### 5. LEEDS AREA SPECIAL SERVICE DISTRICT:

**Request a fuel tank storage building.** Don Stephens stated the district has changed their plans on placing the storage building in the front of the fire station. He then presented to the Commission a plot plan indicating the location of the storage building which is now in the rear of the fire station. The Commission all agreed this is a much better location. **Motion** by Pat Sheneman to recommend approval of the fuel tank storage building at the new location in back of the fire station. **Seconded** by Darrell Nelson. **Passed unanimously.**

**6. PLANNING COMMISSION CHAIRMAN PAT SHENEMAN:**

Chairman Pat Sheneman said this past week the building inspector called him with a concern about the width of West Center Street. Mr. Beasley, who lives on West Center Street, is building a garage and lives on a corner lot. The building inspector felt the garage was too close to the road. The width of the road then became the question. Pat said he met with Mr. Beasley today and measured the road. In 1998 the Town Council changed the width of Town roads from 66 feet to 55 feet. Since the width of the road is 55 feet the Commission felt Mr. Beasley would be okay with the garage where it is at.

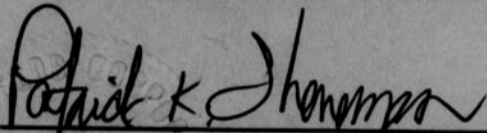
**7. OPEN DISCUSSION:**

No other discussion at this time.

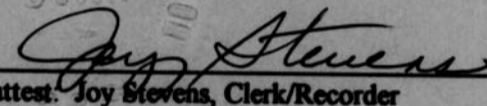
**8. ADJOURNMENT:**

The meeting adjourned at 7:15 p.m.

**APPROVED AND SIGNED THIS 6TH DAY OF AUGUST 2002**



Patrick Sheneman, Planning Commission Chairman



attest: Joy Stevens, Clerk/Recorder

**PETITION FOR ANNEXATION**

We the undersigned owners of real property and the owners of not less than one-third in value of the real property as shown by the last assessment rolls hereby petition the municipality of **THE TOWN OF LEEDS**, Utah, for annexation to the municipality of the property shown on the attached plat as certified by the engineer or surveyor whose name appears thereon.

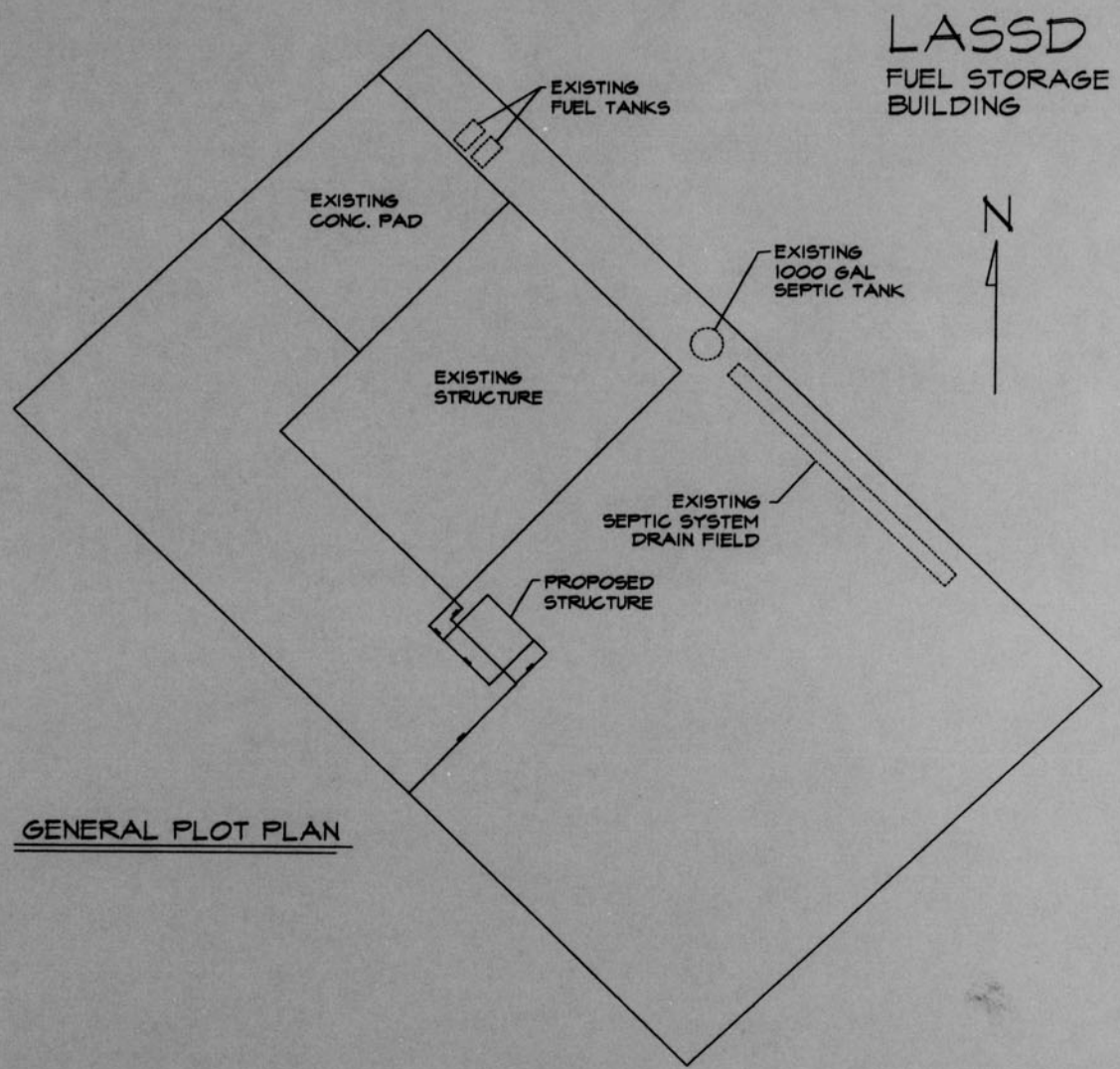
For a total of 14.791 acres.

Date this 18 day of June, 2002.

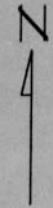
By: Sponsors name, address and phone number: Michael Amundsen

Signature and address of all petitioners:

Karen Amundsen 1055 E 900 S. #3 St. George, UT 84790 628-9448  
Michael Amundsen 1055 E 900 S. #3 St. George



LASSD  
FUEL STORAGE  
BUILDING



GENERAL PLOT PLAN



RESOLUTION 98-9

**A RESOLUTION OF THE TOWN OF LEEDS TO CHANGE THE WIDTH OF RIGHT OF WAY FOR TOWN STREETS AND SUBDIVISIONS IN THE GENERAL PLAN; AND**

WHEREAS, The Town Council of the Town of Leeds, has held a meeting on the 28 day of October 1998, to make a change in the General Plan concerning the width of right of way for Town streets and subdivisions; and

WHEREAS, The Town Council of the Town of Leeds, by unanimous vote has agreed to change the width of right of way for Town streets and subdivisions to fifty five feet in the General Plan; and

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, that the General Plan on page 37, concerning the width of right of way for Town streets and subdivisions, will be changed from sixty six feet to fifty five feet.

Passed this 28 day of Oct., 1998

Ron Mosher  
Ron Mosher, Mayor

Joy Stevens  
attest: Joy Stevens, Clerk/Recorder

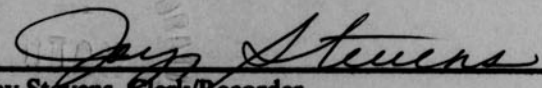
**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, **Tuesday August 6, 2002**, at the Leeds Town Hall, 218 North Main Street at **6:00 P.M.** Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes of July 2, 2002
5. Mary Anderson  
    Lot Split for property located behind the fire station
6. Open Discussion
7. Adjournment

**POSTED THIS 5TH DAY OF AUGUST 2002**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL AUGUST 7, 2002. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 48 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
on August 6, 2002

**1. CALL TO ORDER:**

The meeting was called to order at 6:15 p.m.

**2. ROLL CALL:**

Present were Members Jim Parnell and Dave Clements. Roger New arrived after roll call. Also present was Town Council Member Darrell Nelson. Chairman Pat Sheneman was excused.

**3. PLEDGE:**

Jim Parnell

**4. MARY ANDERSON LOT SPLIT REQUEST:**

Ms. Anderson handed out to the Commission a drawing indicating PTN Marybell Corporations desire to split a 3.8 acre parcel into 3 separate parcels. Anderson said she would like to put a 24 hr. care facility on 1.8 acres. A host home with 3 clients on 1 acre. A Group Home on 1 acre. The 1.8 acre parcel is a flag lot with a 24 ft driveway. Anderson stated she will have lights up the driveway and across the front. The Commission asked Anderson why she has to split the acreage. Anderson said she has to split to satisfy state requirements. The Commission was very concerned about the flag lot, ingress and egress, width of the road, perc tests, and utility easements. No action was taken. Anderson may be requesting a special meeting next week.

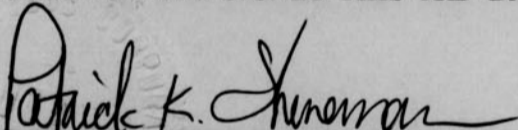
**5. OPEN DISCUSSION:**

No other discussion at this time.

**6. ADJOURNMENT:**

The meeting adjourned at 7:45 p.m.

**APPROVED AND SIGNED THIS 3RD DAY OF SEPTEMBER 2002**

  
Patrick Sheneman, Planning Commission Chairman

  
attest: Joy Stevens, Clerk/Recorder



### SOUTHERN UTAH TITLE COMPANY

40 South 100 East  
St. George, UT 84770  
435-628-6681 (Fax)  
435-628-0404 (Telephone)

<b>TO:</b>	<b>FROM:</b>
To: <i>Joy</i>	From: <i>Wayne/PTN.</i>
Company:	Date: <i>8/5/02</i> 8/6/02
Fax No. <i>879-12905</i>	Pages: <i>9</i>

**NOTES:**

*To Show Contract For Planning meeting -  
Re Faxed as this did not go thru yesterday -*

**NOTE:**

This message is intended for the use of the addressee and may contain **CONFIDENTIAL** or **PRIVILEGED** information. If you have received this communication in error, please notify us at (435) 628-0404 immediately.  
**THANK YOU.**

### REAL ESTATE PURCHASE CONTRACT

This is a legally binding contract. Utah law requires real estate licensees to use this form. Buyer and Seller, however, may agree to alter or delete its provisions or to use a different form. If you desire legal or tax advice, consult your attorney or tax advisor.

#### EARNEST MONEY RECEIPT

Buyer R.T.M. MARY BALLE L.C. offers to purchase the Property described below and hereby delivers to the Brokerage, as Earnest Money, the amount of \$ 1,000.00 in the form of check which, upon Acceptance of this offer by all parties (as defined in Section 23), shall be deposited in accordance with state law. Received by Robbie Wagman on 2 May 2002 (Date)  
(Signature of Agent/Broker acknowledges receipt of Earnest Money)

Enclosure: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
**OFFER TO PURCHASE** 1-4-A-1

1. PROPERTY: \_\_\_\_\_  
described as: \_\_\_\_\_ County of Washington State of Utah, Zip \_\_\_\_\_ (the "Property")

2. Included Items. Unless excluded herein, this sale includes the following items if presently attached to the Property: plumbing, heating, air conditioning fixtures and equipment; ceiling fans; water heater, built-in appliances; light fixtures and outlets; bathroom fixtures; curtains, draperies and rods; window and door screens; storm doors and windows; window blinds; awnings; installed television antenna; satellite dishes and system; permanently affixed carpets; automatic garage door opener and accompanying transmitter(s); fencing; and trees and shrubs. The following items shall also be included in this sale and conveyed under separate Bill of Sale with warranties as to title: \_\_\_\_\_

3. Excluded Items. The following items are excluded from this sale: \_\_\_\_\_

4. Water Rights. The following water rights are included in this sale: \_\_\_\_\_

5. Survey. (Check applicable boxes) A survey  WILL  WILL NOT be prepared by a licensed surveyor. The Survey Work will be:  Property corners staked  Boundary Survey  Boundary & Improvements survey  Other (specify) \_\_\_\_\_ Responsibility for payment:  Buyer  Seller  Buyer and Seller share equally. Buyer's obligation to purchase under this Contract  IS  IS NOT conditioned upon Buyer's approval of the Survey Work. If yes, the terms of the attached Survey Addendum apply.

6. PURCHASE PRICE. The Purchase Price for the Property is \$ Confidential

7. Method of Payment. The Purchase Price will be paid as follows:

Confidential (a) Earnest Money Deposit. Under certain conditions described in this Contract, THIS DEPOSIT MAY BECOME TOTALLY NON-REFUNDABLE.  
(b) New Loan. Buyer agrees to apply for a new loan as provided in Section 2.9. Buyer will apply for one or more of the following loans:  CONVENTIONAL  FHA  VA  OTHER (specify) \_\_\_\_\_  
If an FHA/VA loan applies, see attached FHA/VA Loan Addendum.  
If the loan is to include any particular terms, then check below and give details:  SPECIFIC LOAN TERMS \_\_\_\_\_

(c) Loan Assumption (see attached Assumption Addendum if applicable)  
(d) Seller Financing (see attached Seller Financing Addendum if applicable)  
(e) Other (specify) \_\_\_\_\_

(f) Balance of Purchase Price in Cash at Settlement  
Schedule to a CABC Home Div by City

Confidential PURCHASE PRICE. Total of lines (a) through (f)  
Buyer to pay Seller's closing cost except Title I

Page 1 of 6 pages Seller's Initials RTM Date 5/5/02 Buyer's Initials [Signature] Date 5/2/02

**2.2 Financing Condition. (check applicable box)**

- (a)  Buyer's obligation to purchase the Property IS conditioned upon Buyer qualifying for the applicable loan(s) referenced in Section 2.1(b) or (c) (the "Loan"). This condition is referred to as the "Financing Condition."
- (b)  Buyer's obligation to purchase the Property IS NOT conditioned upon Buyer qualifying for a loan. Section 2.3 does not apply.

**2.3 Application for Loan.**

(a) Buyer's duties. No later than the Application Deadline referenced in Section 2.4(a), Buyer shall apply for the Loan. "Loan Application" occurs only when Buyer has: (i) completed, signed, and delivered to the lender (the "Lender") the initial loan application and documentation required by the Lender; and (ii) paid all loan application fees as required by the Lender. Buyer agrees to diligently work to obtain the Loan. Buyer will promptly provide the Lender with any additional documentation as required by the Lender.

(b) Procedure if Loan Application is denied. If Buyer receives written notice from the Lender that the Lender does not approve the Loan (a "Loan Denial"), Buyer shall, no later than three calendar days thereafter, provide a copy to Seller. Buyer or Seller may, within three calendar days after Seller's receipt of such notice, cancel this Contract by providing written notice to the other party. In the event of a cancellation under this Section 2.3(b): (i) if the Loan Denial was received by Buyer on or before the \_\_\_\_\_ day of \_\_\_\_\_, the Earnest Money Deposit shall be returned to Buyer; (ii) if the Loan Denial was received by Buyer after that date, Buyer agrees to forfeit, and Seller agrees to accept as Seller's exclusive remedy, the Earnest Money as liquidated damages. A failure to cancel as provided in this Section 2.3(b) shall have no effect on the Financing Condition set forth in Section 2.2(a). Cancellation pursuant to the provisions of any other section of this Contract shall be governed by such other provisions.

**2.4 Appraisal of Property.** Buyer's obligation to purchase the Property  IS  IS NOT conditioned upon the Property appraising for not less than the Purchase Price. If the appraisal condition applies and the Property appraises for less than the Purchase Price, Buyer may cancel this Contract by providing written notice to Seller no later than three calendar days after Buyer's receipt of notice of the appraised value. In the event of such cancellation, the Earnest Money Deposit shall be released to Buyer. A failure to cancel as provided in this Section 2.4 shall be deemed a waiver of the appraisal condition by Buyer.

**2.5 SETTLEMENT AND CLOSING.** Settlement shall take place on the Settlement Deadline referenced in Section 2.4(d), or of a date upon which Buyer and Seller agree in writing. "Settlement" shall occur only when all of the following have been completed: (a) Buyer and Seller have signed and delivered to each other or to the escrow/closing office all documents required by this Contract, by the Lender, by written escrow instructions or by applicable law; (b) any monies required to be paid by Buyer under these documents (except for the proceeds of any new loan) have been delivered by Buyer to Seller or to the escrow/closing office in the form of collected or cleared funds; and (c) any monies required to be paid by Seller under these documents have been delivered by Seller to Buyer or to the escrow/closing office in the form of collected or cleared funds. Seller and Buyer shall each pay one-half (1/2) of the fee charged by the escrow/closing office for its services in the settlement/closing process. Taxes and assessments for the current year, rams, and interest on assumed obligations shall be prorated at Settlement as set forth in this Section. Tenant deposits (including, but not limited to, security deposits, cleaning deposits and prepaid rents) shall be paid or credited by Seller to Buyer at Settlement. Provisions set forth in this Section shall be in full effect as of the Settlement Deadline date referenced in Section 2.4(d), unless otherwise agreed to in writing by the parties. Such writing could include the settlement statement. The transaction will be considered closed when Settlement has been completed, and when all of the following have been completed: (i) the proceeds of any new loan have been delivered by the Lender to Seller or to the escrow/closing office; and (ii) the applicable Closing documents have been recorded in the office of the county recorder. The actions described in parts (i) and (ii) of the preceding sentence shall be completed within four calendar days of Settlement.

**2.6 POSSESSION.** Seller shall deliver physical possession to Buyer within: 24 hours  \_\_\_\_\_ days after Closing;  Other (specify) \_\_\_\_\_

**2.7 CONFIRMATION OF AGENCY DISCLOSURE.** At the signing of this Contract

Seller's Initials  Buyer's Initials

The Listing Agent, NA represents  Seller  Buyer  both Buyer and Seller as a Limited Agent;

The Selling Agent, NA represents  Seller  Buyer  both Buyer and Seller as a Limited Agent;

The Listing Broker, NA represents  Seller  Buyer  both Buyer and Seller as a Limited Agent;

The Selling Broker, NA represents  Seller  Buyer  both Buyer and Seller as a Limited Agent.

Page 2 of 6 pages Seller's Initials NA Date 8/5/02 Buyer's Initials MB Date 5/7/02

**TITLE INSURANCE.** At Settlement, Seller agrees to pay for a standard-coverage owner's policy of title insurance insuring Buyer in the amount of the Purchase Price.

**SELLER DISCLOSURES.** No later than the Seller Disclosure Deadline referenced in Section 24(b), Seller shall provide Buyer the following documents which are collectively referred to as the "Seller Disclosures":

- (a) a Seller property condition disclosure for the Property, signed and dated by Seller;
- (b) a commitment for the policy of title insurance;
- (c) a copy of any leases affecting the Property not expiring prior to Closing;
- (d) written notice of any claims and/or conditions known to Seller relating to environmental problems and building or zoning code violations; and
- (e) Other (specify) \_\_\_\_\_

**BUYER'S RIGHT TO CANCEL BASED ON EVALUATIONS AND INSPECTIONS.** Buyer's obligation to purchase under this Contract (check applicable boxes):

- IS NOT conditioned upon Buyer's approval of the content of all the Seller Disclosures referenced in Section 7;
- IS NOT conditioned upon Buyer's approval of a physical condition inspection of the Property;
- IS NOT conditioned upon Buyer's approval of the following tests and evaluations of the Property (specify) \_\_\_\_\_

If any of the above items are checked in the affirmative, then Sections 8.1, 8.2, 8.3 and 8.4 apply; otherwise, they do not apply. The items checked in the affirmative above are collectively referred to as the "Evaluations & Inspections." Unless otherwise provided in this Contract, the Evaluations & Inspections shall be paid for by Buyer and shall be conducted by individual's or entities of Buyer's choice. Seller agrees to cooperate with the Evaluations & Inspections and with the walk-through inspection under Section 11.

**8.1 Evaluations & Inspections Deadline.** No later than the Evaluations & Inspections Deadline referenced in Section 24(b) Buyer shall: (a) complete all Evaluations & Inspections; and (b) determine if the Evaluations & Inspections are acceptable to Buyer.

**8.2 Right to Cancel or Object.** If Buyer determines that the Evaluations & Inspections are unacceptable, Buyer may, no later than the Evaluations & Inspections Deadline, either: (a) cancel this Contract by providing written notice to Seller, whereupon the Earnest Money Deposit shall be released to Buyer; or (b) provide Seller with written notice of objections.

**8.3 Failure to Respond.** If by the expiration of the Evaluations & Inspections Deadline, Buyer does not: (a) cancel this Contract as provided in Section 8.2; or (b) deliver a written objection to Seller regarding the Evaluations & Inspections, the Evaluations & Inspections shall be deemed approved by Buyer.

**8.4 Response by Seller.** If Buyer provides written objections to Seller, Buyer and Seller shall have seven calendar days after Seller's receipt of Buyer's objections (the "Response Period") in which to agree in writing upon the manner of resolving Buyer's objections. Seller may, but shall not be required to, resolve Buyer's objections. If Buyer and Seller have not agreed upon the manner of resolving Buyer's objections, Buyer may cancel this Contract by providing written notice to Seller no later than three calendar days after expiration of the Response Period; whereupon the Earnest Money Deposit shall be released to Buyer. If this Contract is not canceled by Buyer under this Section 8.4, Buyer's objections shall be deemed waived by Buyer. This waiver shall not affect those items warranted in Section 10.

**9. ADDITIONAL TERMS.** There  ARE  ARE NOT addenda to this Contract containing additional terms. If there are, the terms of the following addenda are incorporated into this Contract by this reference:  Addendum No. \_\_\_\_\_  Seller Financing Addendum  RHA/VA Loan Addendum  Assumption Addendum  Loan-Based Patent Addendum (in some transactions this addendum is required by law)  Other (specify) \_\_\_\_\_

**10. SELLER WARRANTIES & REPRESENTATIONS.**

**10.1 Condition of Title.** Seller represents that Seller has fee title to the Property and will convey good and marketable title to Buyer at Closing by general warranty deed, unless the sale is being made pursuant to a real estate contract which provides for title to pass at a later date. In that case, title will be conveyed in accordance with the provisions of that contract. Seller agrees, however, to accept title to the Property subject to the following matters of record: easements, deed restrictions, encroachments (including coverments, conditions and restrictions), and rights-of-way; and subject to the contents of the Commitment

for the insurance as agreed to by Buyer under Section 8. Buyer also agrees to take the Property subject to existing leases affecting the Property and not expiring prior to Closing. Buyer agrees to be responsible for taxes, assessments, homeowners association dues, utilities, and other services provided to the Property after Closing. Except for any loan(s) specifically assumed by Buyer under Section 2.1(c), Seller will cause to be paid off by Closing all mortgages, trust deeds, judgments, mechanic's liens, tax liens and warrants. Seller will cause to be paid current by Closing all assessments and homeowners association dues.

**10.2 Condition of Property.** Seller warrants that the Property will be in the following condition ON THE DATE SELLER DELIVERS PHYSICAL POSSESSION TO BUYER:

- (a) the Property shall be broom-clean and free of debris and personal belongings. Any Seller or tenant moving-related damage to the Property shall be repaired at Seller's expense;
- (b) the heating, cooling, electrical, plumbing and sprinkler systems and fixtures, and the appliances and fireplaces will be in working order and fit for their intended purposes;
- (c) the roof and foundation shall be free of leaks known to Seller;
- (d) any private well or septic tank serving the Property shall have applicable permits, and shall be in working order and fit for its intended purpose; and
- (e) the Property and Improvements, including the landscaping, will be in the same general condition as they were on the date of Acceptance.

**11. WALK-THROUGH INSPECTION.** Before Settlement, Buyer may, upon reasonable notice and at a reasonable time, conduct a "walk-through" inspection of the Property to determine only that the Property is "as represented," meaning that the items referenced in Sections 1.1, 8.4 and 10.2 ("the items") are respectively present, repaired/changed as agreed, and in the warranted condition. If the items are not as represented, Seller will, prior to Settlement, replace, correct or repair the items or, with the consent of Buyer (and Lender if applicable), escrow an amount at Settlement to provide for the same. The failure to conduct a walk-through inspection, or to claim that an item is not as represented, shall not constitute a waiver by Buyer of the right to receive, on the date of possession, the items as represented.

**12. CHANGES DURING TRANSACTION.** Seller agrees that from the date of Acceptance until the date of Closing, none of the following shall occur without the prior written consent of Buyer: (a) no changes in any existing leases shall be made; (b) no new leases shall be entered into; (c) no substantial alterations or improvements to the Property shall be made or undertaken, and (d) no further financial encumbrances to the Property shall be made.

**13. AUTHORITY OF SIGNERS.** If Buyer or Seller is a corporation, partnership, trust, estate, limited liability company, or other entity, the person executing this Contract on its behalf warrants he or her authority to do so and to bind Buyer and Seller.

**14. COMPLETE CONTRACT.** This Contract together with its addenda, any attached exhibits, and Seller Disclosures, constitutes the entire Contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties. This Contract cannot be changed except by written agreement of the parties.

**15. DISPUTE RESOLUTION.** The parties agree that any dispute, arising prior to or after Closing, related to this Contract shall (1) MAY (upon mutual agreement of the parties) first be submitted to mediation. If the parties agree to mediation, the dispute shall be submitted to mediation through a mediation provider mutually agreed upon by the parties. Each party shall bear its own costs of mediation. If mediation fails, the other procedures and remedies available under this Contract shall apply. Nothing in this Section 15 shall prohibit any party from seeking emergency equitable relief pending mediation.

**16. DEFAULT.** If Buyer defaults, Seller may elect either to retain the Earnest Money Deposit as liquidated damages, or to retain it and sue Buyer to specifically enforce this Contract or pursue other remedies available at law. If Seller defaults, in addition to return of the Earnest Money Deposit, Buyer may elect either to accept from Seller a sum equal to the Earnest Money Deposit as liquidated damages, or may sue Seller to specifically enforce this Contract or pursue other remedies available at law. If Buyer elects to accept liquidated damages, Seller agrees to pay the liquidated damages to Buyer upon demand. It is agreed that denial of a Loan Application made by the Buyer is not a default and is governed by Section 2.3(b).

**17. ATTORNEY FEES AND COSTS.** In the event of litigation or binding arbitration to enforce this Contract, the prevailing party shall be entitled to costs and reasonable attorney fees. However, attorney fees shall not be awarded for participation in mediation under Section 15.

Page 4 of 5 pages  
Seller's Initials RT Date 8/5/02 Buyer's Initials MLL Date 8/1/02  
Form 825 - Real Estate Purchase Contract - Gen Printing, Inc. 78 - 801-377-9538 (1088)

18. NOTICES. Except as provided in Section 23, all notices required under this Contract must be: (a) in writing; (b) signed by the party giving notice; and (c) received by the other party or the other party's agent no later than the applicable date referenced in this Contract.

19. APPROBATION. Except for the provisions of Sections 10.1, 10.2, 15 and 17 and express warranties made in this Contract, the provisions of this Contract shall not apply after Closing.

20. RISK OF LOSS. All risk of loss to the Property, including physical damage or destruction to the Property or its improvements due to any cause except ordinary wear and tear and loss caused by a taking in eminent domain, shall be borne by Seller until the transaction is closed.

21. TIME IS OF THE ESSENCE. Time is of the essence regarding the dates set forth in this Contract. Extensions must be agreed to in writing by all parties. Unless otherwise explicitly stated in this Contract: (a) performance under each Section of this Contract which references a date shall absolutely be required by 8:00 PM Mountain Time on the stated date; and (b) the term "days" shall mean calendar days and shall be counted beginning on the day following the event which triggers the timing requirement (i.e., Acceptance, receipt of the Seller Disclosures, etc.). Performance dates and times referenced herein shall not be binding upon title companies, lenders, appraisers and others not parties to this Contract, except as otherwise agreed to in writing by such non-party.

22. FAX TRANSMISSION AND COUNTERPARTS. Facsimile (fax) transmission of a signed copy of this Contract, any addenda and counteroffers, and the retransmission of any signed fax shall be the same as delivery of an original. This Contract and any addenda and counteroffers may be executed in counterparts.

23. ACCEPTANCE. "Acceptance" occurs when Seller or Buyer, responding to an offer or counteroffer of the other: (a) signs a copy of the offer or counteroffer where noted to indicate acceptance; and (b) communicates to the other party or to the other party's agent that the offer or counteroffer has been signed as required.

24. CONTRACT DEADLINES. Buyer and Seller agree that the following deadlines shall apply to this Contract:

- (a) Application Deadline 5-7-02 (Date)
- (b) Seller Disclosure Deadline 5-6 (Date)
- (c) Evaluations & Inspections Deadline \_\_\_\_\_ (Date)
- (d) Settlement Deadline 5-31-02 (Date)

25. OFFER AND TIME FOR ACCEPTANCE. Buyer offers to purchase the Property on the above terms and conditions. If Seller does not accept this offer by 5:00 PM Mountain Time on 5-6-02 (Date), this offer shall lapse; and the Brokerage shall return the Earnest Money Deposit to Buyer.

*[Signature]* \_\_\_\_\_ 5/7/02  
(Seller's Signature) (Offer Date) (Buyer's Signature) (Offer Date)

The later of the above Offer Dates shall be referred to as the "Offer Reference Date"

(Buyer's Name) (PLEASE PRINT) 875 W. Red Cliff Dr. #2-129 / 760 5:  
(Notice Address) (Phone) Washington Utah 84780 (Phone) 031  
Wayne

Page 5 of 8 pages

Seller's Initials JS Date 8/5/02 Buyer's Initials MLL Date 5/7/02

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

ACCEPTANCE OF OFFER TO PURCHASE: Seller Accepts the foregoing offer on the terms and conditions specified herein.

COUNTEROFFER: Seller presents for Buyer's Acceptance the terms of Buyer's offer subject to the exceptions or modifications as specified in the attached ADDENDUM NO. \_\_\_\_\_

JS (Seller's Signature) LTB (Date) 8/5/02 3:15 PM (Time) MLL (Buyer's Signature) 8/5/02 3:15 PM (Date) (Time)

Tony Jones (Broker/Title LTR) (Seller's Name) (PLEASE PRINT) 10401 S. 3700 W. South Jordan (Notice Address) UTAH 84095 (Phone) 801-754-4262

REJECTION: Seller Rejects the foregoing offer.

\_\_\_\_\_  
(Seller's Signature) (Date) (Time) (Seller's Signature) (Date) (Time)

\*\*\*\*\*

DOCUMENT RECEIPT

This law requires Broker to furnish Buyer and Seller with copies of this Contract bearing all signatures. (Fill in applicable section below)

A-1 I acknowledge receipt of a final copy of the foregoing Contract bearing all signatures:

MLL (Buyer's Signature) 5/7/02 (Date) (Buyer's Signature) (Date)

JS (Seller's Signature) 8/5/02 (Date) (Seller's Signature) (Date)

I personally caused a final copy of the foregoing Contract bearing all signatures to be  faxed  mailed  hand delivered on \_\_\_\_\_ (Date), postage prepaid, to the  Seller  Buyer.

Sent/Delivered by (specify) Signature

ADDENDUM NO. 1  
TO  
REAL ESTATE PURCHASE CONTRACT

[ ] ADDENDUM [ ] COUNTEROFFER to the REAL ESTATE PURCHASE CONTRACT (the "REPC") with  
since Date of MAY 7 2002 including all prior addenda and counteroffers, between  
MARYBELLE L.C. as Buyer, and HUNGER HOLE LTD. as Seller,  
Property located at A-90A-1, LEEDS UTAH, 7.00 ACRES. The  
s are hereby incorporated as part of this REPC:

LEEDS PLANNING COMMISSION HAS DETERMINED THAT THE  
PROPERTY IS ZONED GENERAL COMMERCIAL, AND IS  
SUSTAIN WITH PROPERTY USED FOR A SYNG CAR  
SALITY.

FOR THE MUTUAL BENEFIT OF BOTH PARTIES, THE  
BUYER AND SELLER AGREE TO EXTEND ESCROW  
TO THE LAST DAY OF JULY 2002 OR SOONER.

the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda  
ters, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not  
the ADDENDUM shall remain the same. [ ] Seller [ ] Buyer shall have until \_\_\_\_\_ [ ] AM [ ] PM  
to accept the terms of this ADDENDUM in accordance with the  
Section 23 of the REPC. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse.

Dean Neilson May 31, 2002  
[ ] Seller Signature Date Time [ ] Buyer [ ] Seller Signature Date Time  
DEAN NEILSON ANDERSON, FOR MARYBELLE L.C.  
ACCEPTANCE/COUNTEROFFER/REJECTION

[ ] PTANCE: [ ] Seller [ ] Buyer hereby accepts the terms of this ADDENDUM.

TEROFFER: [ ] Seller [ ] Buyer presents as a counteroffer the terms of attached ADDENDUM NO. \_\_\_\_\_

(Date) (Time) (Signature) (Date) (Time)  
JONES, FOR HUNGER HOLE LTD.  
CTION: [ ] Seller [ ] Buyer rejects the foregoing ADDENDUM.

(Date) (Time) (Signature) (Date) (Time)



ADDENDUM NO. 2  
TO  
REAL ESTATE PURCHASE CONTRACT

This is an Addendum No. 2 to the Real Estate Purchase Contract ("REPC") signed May 7, 2002, by Mary Jean Anderson for P.T.N. Marybelle, L.C., including all prior addenda and counteroffers between P.T.N. Marybelle, L.C., as Buyer, and Hunger Hole, Ltd., as Seller, regarding property located at L-4-A-1 of Leeds, Utah. The parties hereby agree that the following terms shall be incorporated as part of the REPC:

**Closing:** The closing shall proceed as a two-step process, with a first closing wherein physical possession of the property will be delivered to Buyer, and a second closing wherein legal title will be conveyed to Buyer. The first closing shall occur on the 5th day of August, 2002, at which time the full financial settlement shall occur, including all prorations and amounts due and payable accounted for as originally contemplated in the REPC, with the full amount payable from Buyer due on the date of the first closing. The title company acting as escrow agent shall disburse to Seller 50% of the proceeds due and owing to Seller at the time of the first closing and shall reserve the remaining balance in escrow until the date of the second closing. The second closing shall occur at a later date upon notice to Buyer from Seller, at which time Seller will convey clear title to the property by warranty deed, and all remaining proceeds held in escrow shall be delivered to Seller on the second closing date. The purpose of this two-step closing is to allow Seller to remain title holder of the property to prosecute a quiet title action against AAA Fencing for a lien appearing against the property.

**Possession:** Buyer shall have full and complete rights of possession of the property within one hour of the first closing and may make any improvements or changes thereto as it may desire. Buyer will be fully responsible for any and all liabilities that may arise after it takes possession of the property at the first closing, will bear and assume the full risk of any loss associated with its physical possession of and/or any improvements to the property, and will indemnify Seller regarding the same.

Seller shall immediately pursue a claim against AAA Fencing for quiet title to the property and diligently prosecute such claim to its completion without any unreasonable delay. Seller shall do so at its own cost and expense, including its attorney's fees and costs of court incurred therein.

If the terms of this Addendum No. 2 modify or conflict with any provision of the REPC, including all prior addenda and counteroffers, the terms of this Addendum No. 2 shall control. All other terms of the REPC, including all prior addenda and counteroffers not affected by this Addendum No. 2, shall remain the same.

Dated: August 8/5, 2002.

Dated: August \_\_\_\_\_, 2002.

SELLER:  
HUNGER HOLE, LTD.

BUYER:  
P.T.N. MARYBELLE, L.C.

By: Amy Jones  
Amy Jones

By: \_\_\_\_\_  
Mary Jean Anderson

PROPOSED PTN MARYBELLE  
MINOR LOT SUBDIVISION

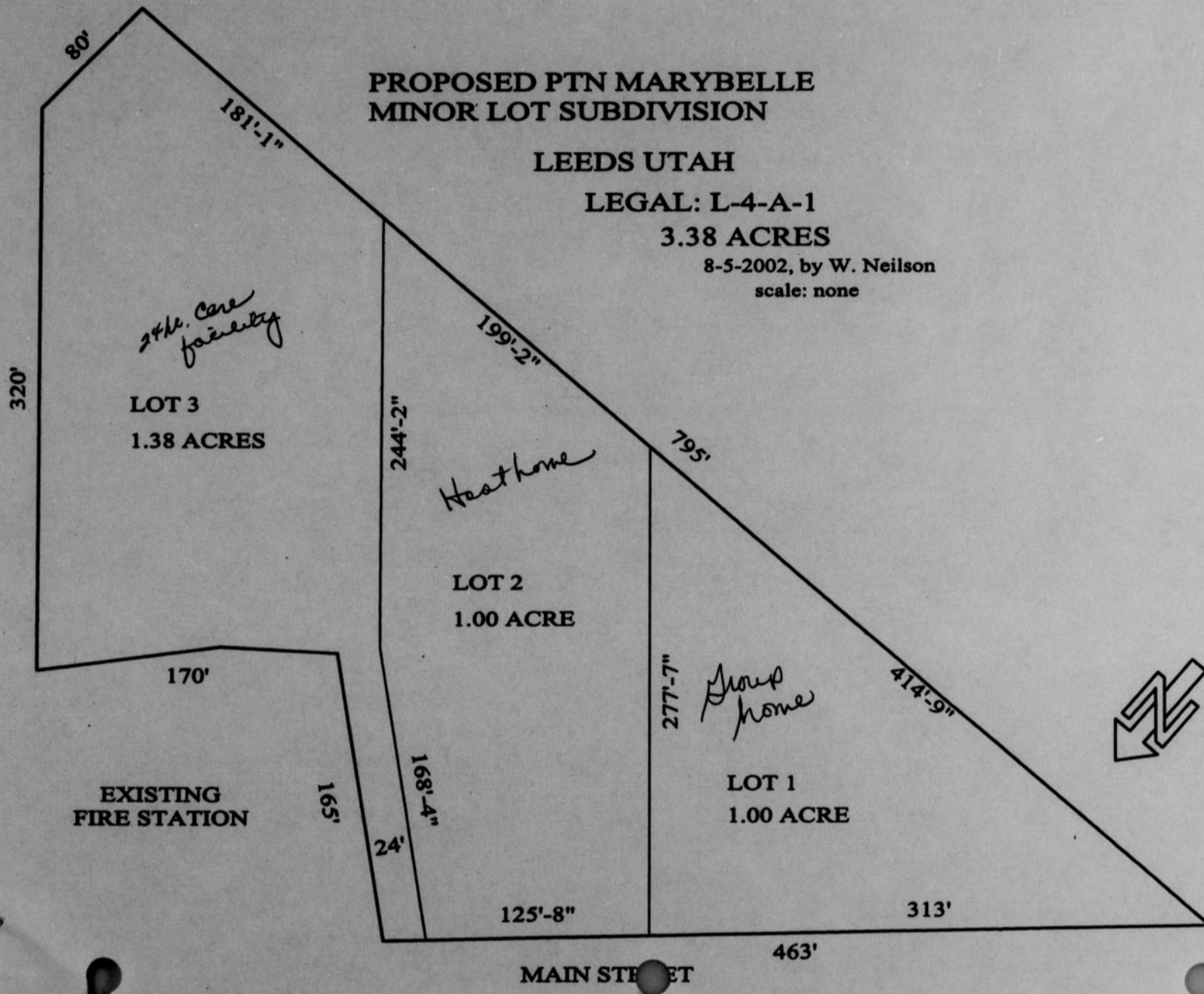
LEEDS UTAH

LEGAL: L-4-A-1

3.38 ACRES

8-5-2002, by W. Neilson

scale: none



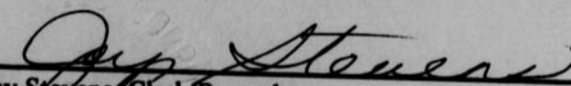
**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Tuesday September 3, 2002, at the Leeds Town Hall, 218 North Main Street at 6:00 P.M. Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes of August 6, 2002
5. Michael Kelley  
    New Business License Approval
6. Commission Members  
    Discuss Leeds Town Annexation Master Plan
7. Town Council Member Darrell Nelson  
    Update Commission on Town Council Items
8. Open Discussion
9. Adjournment

**POSTED THIS 27H DAY OF AUGUST 2002**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL SEPTEMBER 4, 2002. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 48 hours prior to the meeting.

**TOWN OF LEEDS**

Minutes for the Planning Commission Meeting  
on September 3, 2002

**1. CALL TO ORDER:**

The meeting was called to order at 6:25 p.m.

**2. ROLL CALL:**

Present were Planning Commission Chairman Pat Sheneman, members Jim Parnell, Dave Clements, and Roger New. Also present was Town Council Member Darrell Nelson.

**3. PLEDGE:**

Pat Sheneman

**4. MICHAEL KELLEY:**

**New business license approval.** Mr. Kelley proposed a new business for pest control. Kelley stated his business would be located at his home and performed from the back of his truck. No signs will be on the property. Diazinon will be the main chemical used. **Motion** by Dave Clements to recommend approval of the business license request. **Seconded** by Darrell Nelson. **Motion passed unanimously.**

**5. COMMISSION MEMBERS-LEEDS TOWN ANNEXATION MASTER PLAN:**

Planning Commission Member Roger New gave a summary of the annexation plan. Town Council Member Darrell Nelson and Roger are working on updating the 1984 annexation declaration.

**6. OPEN DISCUSSION:**

**Kathryn and Mat Frampton.** Kathryn Frampton would like a Conditional Use Permit for a beauty salon at her home. She stated she would have 1 customer at a time. Parking space in her driveway will be adequate for up to 3 cars without needing to park in the street. She is licensed by the State of Utah. No action was taken since it was not on the agenda. The Frampton's will be on the agenda for the next meeting.

**Mary Krueger.** Mary informed the Commission that she is a real estate agent. She recently sold two lots that were previously owned by the Roundy's. She is now experiencing a right of way issue with the neighbors. The Commission did not see this as an issue for the Planning Commission or the Town Council.

**Dolores Dicks.** Delores requested a permit for enclosing her spa. The Commission informed Delores she needs to see Joy for a building permit.

**Scott Hayes.** Scott stated he wants to remodel his home on Main Street. Since the Planning Commission is not involved in remodels they referred him to the building inspector.

**7. ADJOURNMENT:**

The meeting adjourned at 8:23 p.m.

**APPROVED AND SIGNED THIS 1ST DAY OF OCTOBER 2002**

*Patrick K. Sheneman*

Patrick Sheneman, Planning Commission Chairman

*Joy Stevens*

attest: Joy Stevens, Clerk/Recorder

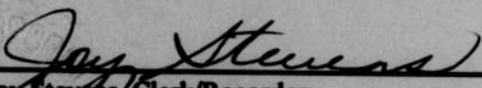
**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, **Tuesday October 1, 2002**, at the Leeds Town Hall, 218 North Main Street at **6:00 P.M.** Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes
5. Mat and Kathryn Frampton  
Request a Conditional Use Permit for a Beauty Salon at 235 S Main Street.
6. Brant and Tiffany Jones  
Discuss Plans for a Commercial Business-Mini Storage Units.
7. Planning Commission Chairman Pat Sheneman
8. Open Discussion
9. Adjournment

**POSTED THIS 30TH DAY OF SEPTEMBER 2002**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL OCTOBER 2, 2002. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 48 hours prior to the meeting.

**TOWN OF LEEDS**  
Minutes for the Planning Commission Meeting  
on October 1, 2002

**1. CALL TO ORDER:**

The meeting was called to order at 6:00 p.m.

**2. ROLL CALL:**

Present were Planning Commission Chairman Pat Sheneman, members Jim Parnell, Dave Clements, and Roger New. Also present was Town Council Member Darrell Nelson.

**3. PLEDGE:**

Pat Sheneman

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

Motion by Dave Clements to approve the agenda and minutes of August 6, and September 3, 2002. Seconded by Jim Parnell. Motion passed unanimously.

**5. MAT AND KATHRYN FRAMPTON:**

Request a Conditional Use Permit for a Hair Salon at 235 S. Main Street. Mat and Kathryn Frampton requested a Conditional Use Permit for a hair salon. The Frampton's stated they will be putting an addition on to their garage for the hair salon. Kathryn said she will have 1 customer at a time. Parking space in her driveway will be adequate for up to 3 cars without needing to park in the street. She is licensed by the State of Utah. Motion by Dave Clements to recommend approval of the Conditional Use Permit subject to their building plans being completed. Seconded by Jim Parnell. Motion passed unanimously.

**6. BRANT AND TIFFANY JONES:**

Discuss Plans for a Commercial Business-Mini Storage Units. Brant explained to the Commission his plans for two (2) mini storage buildings on his property on Wonder Lane. Discussion went to questions concerning the Open Space zone, the size of water lines, fire hydrant compliance and the need for a Conditional Use Permit. Brant will meet with the fire chief to work out some of these issues. No action taken.

**7. PLANNING COMMISSION CHAIRMAN PAT SHENEMAN:**

Chairman Sheneman had nothing at this time.

**8. OPEN DISCUSSION:**

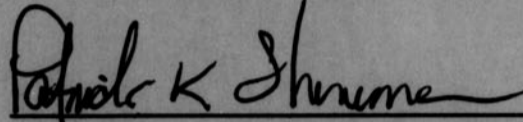
Leeds Town Annexation Master Plan. Roger New summarized the annexation master plan. The Commission Members discussed the annexation plan and thanked Roger and Council Member Darrell Nelson for the work they have done preparing it. It was recommended the annexation master plan be sent to the Town Council for review and possible approval.

The Planning Commission reviewed and discussed draft Ordinance #02-03 an ordinance establishing regulations and requirements for residential facilities for persons with a disability and for juvenile group homes. It was recommended the ordinance be sent to the Town Council for review and possible approval.

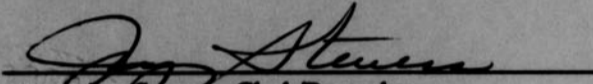
**9. ADJOURNMENT:**

The meeting adjourned at 7:55 p.m.

**APPROVED AND SIGNED THIS 6TH DAY OF NOVEMBER 2002**



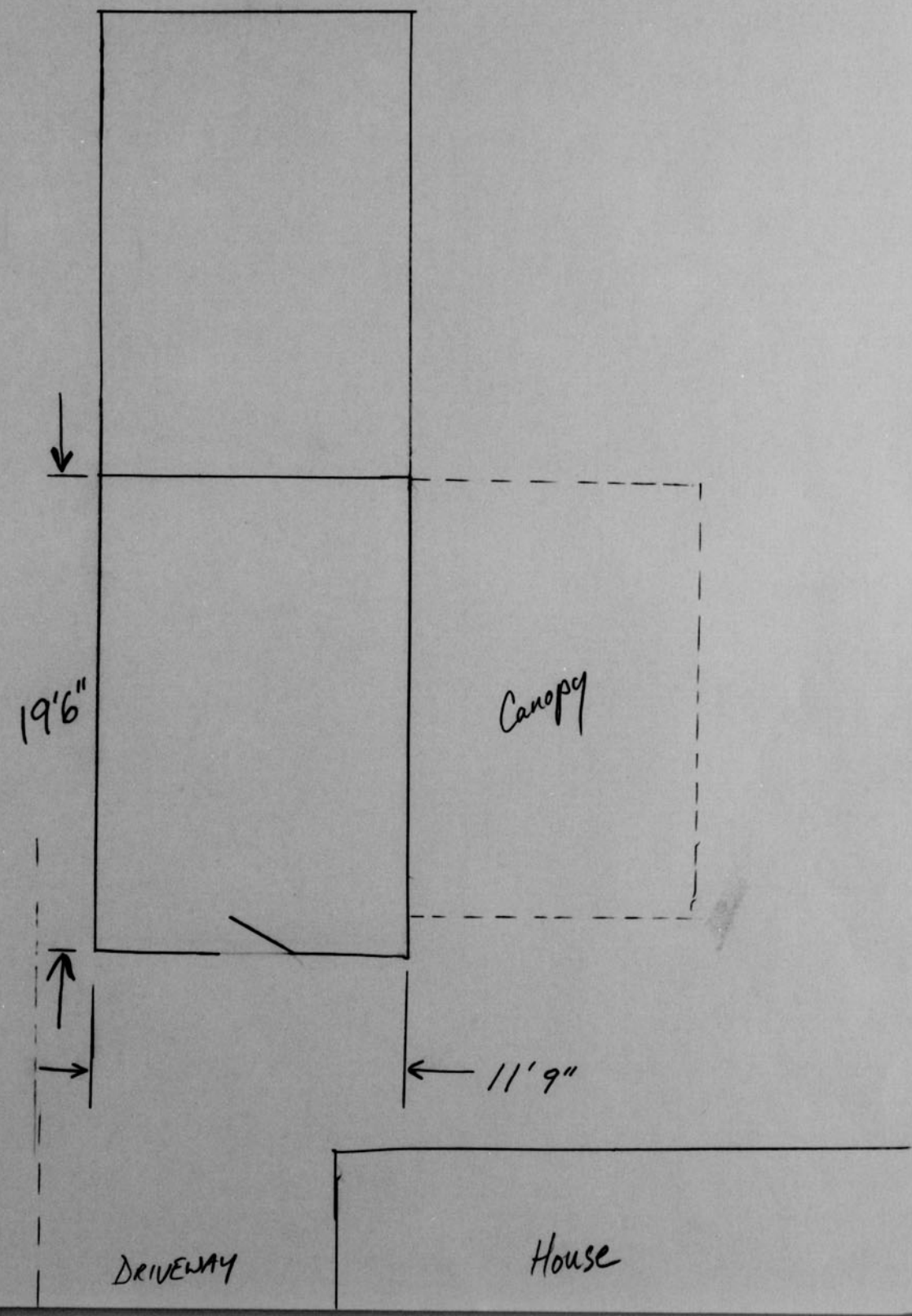
Patrick Sheneman, Planning Commission Chairman



attest: Joy Stevens, Clerk/Recorder



mat + Kathum Frampton



**MASTER POLICY DECLARATION  
FOR THE TOWN OF LEEDS, UTAH  
2003**

This policy declaration is to indicate the projected area of expansion that the Town of Leeds will follow in the ensuing years. The town will not include within the boundaries any other incorporated municipality. It will not create unincorporated islands or peninsulas where it can be avoided for the good of the town, within the boundary of Leeds.

**A. MAP & LEGAL DESCRIPTION:**

1. The legal description of the unincorporated areas proposed for eventual expansion are:

T.40S., R.14W Sec's 1 to 36.  
T.40S., R.13W Sec's 3 to 10, 15 to 21, 29 to 32, and south 1/2 of 33.  
T.41S., R.13W Sec's 4 to 9, 16 to 21, and unincorporated portions of 29, 30, & 31.  
T.41S., R.14W Sec's 1 to 12.  
T.42S., R.14W Sec's 13, 24, & 25.

2. A map showing the proposed areas of expansion and the relationship of the area to the existing town is attached hereto as exhibit "A."

**B. STATEMENTS:**

1. This policy declaration conforms to 10-2-414, Utah Code annotated as follows:
  - a. The collective area of the various sections involved is contiguous to the incorporated Town of Leeds.
  - b. The territory shown in ITEM A (1) is the area projected for expansion. It will be the direction of projected residential and commercial growth as a result of Quail Creek and Ash Creek reservoirs along with controlled development of environmentally sensitive areas.
  - c. The territory is not included within the boundaries of another incorporated municipality.
  - d. The annexation potential will not create any islands or peninsulas, where practical, as the projected areas follow section lines.

- e. Any annexation to be consummated at a future date will not be for the sole purpose of acquiring revenue, but rather to protect the Town of Leeds from encroachment by other entities into its sphere of influence.
- f. The proposed area for the purpose of this declaration includes potential annexations of 50,560 acres bordering around the Town of Leeds as indicated in item "A". Any annexations will, upon development, require a 8" water line with fire hydrants located at 500 foot intervals, after agreement with the Leeds Domestic Waterusers Association or other State approved water systems serving the development area. The developers of any of the territory will be liable for the expense of installation of said line. Upon completion the line will be turned over to the Public Water System free and clear of all encumbrances. All work to be done under supervision of the Public Water System and Utah State D.S.Q. while concurring with State specifications.
- g. Part of the projected area could possibly qualify for Urban development according to definition found in 10—1—104 (11) U.C.A.
- h. The boundaries of the projected areas may not always conform to natural topography such as rivers and highways but rather to full 1/4 sections.
- i. The social, economic, and land use characteristics will be projected in an updated Master Plan for the Town of Leeds. Any land use will depend on the circumstances surrounding any individual annexation of a given portion of the projected land mass.
- j. Said additions are unurbanized and unincorporated. In accordance with legislative policy, the occupants of any future annexed land will have a voice in the selection of their government and will be able to secure the needed utilities, upon confirmation and agreement with the individual companies.

2. THE CHARACTER OF THE COMMUNITY:

At the present time, Leeds maintains a rural atmosphere with 1/2 to 1 acre lots within the township. Continued growth will continue at low density. Growth in each direction, as noted, in the commercial industrial and residential or farming vanes is anticipated as a result of Quail Creek and Ash Creek reservoirs within the foreseeable future. It is also anticipated new residents will be moving to the area to be near the recreation to be offered at the reservoirs in a scenic natural setting.

3. THE INTEREST OF THE AFFECTED CITIZENS AND ENTITIES IN THE PROJECTED EXPANSION:

- a. Those citizens who live in Leeds could be impacted by future annexations. Utility Companies are expected to provide needed services as the land is developed at a developers expense. The Town will be obligated to maintain any improved and dedicated streets created by developers upon acceptance by the Town Council.
- b. The area will, by virtue of criteria previously set, receive the benefit of fire protection, Planning, Zoning and potential availability of irrigation water for future development as a result of the projected and bonded Ash Creek reservoir.
- c. To the extent that there are people in the area who have agricultural interests, there are at present adequate agricultural zones available within the Town of Leeds boundary plus potential agricultural land within the scope of this policy declaration. However, much of the potential annexations will be used for other purposes such as commercial, industrial, residential, open space, recreational, and environmental protection as the area is annexed.
- d. If Leeds cannot have an area set aside for future potential expansion, it will as a town, stagnate and other entities and municipalities could close in on our present city limits, leaving Leeds nowhere in which to expand as the potential population growth in this area increases as a result of the recreational possibilities projected by the Quail Creek and Ash Creek reservoirs. Leeds will need to expand in all directions as illustrated, for purposes mentioned in 3c. above.
- e. The area concerned with in this Declaration could conceivably run into the millions of dollars, which eventually would substantially increase the tax base of the community.
- f. The area provides substantial possibilities for development which will benefit Leeds by generating— tax revenue, sales tax potential and franchise tax from utilities.
- g. Any culinary water to be provided at developer's expense, either from a private source or agreement with the Leeds Domestic Waterusers Association or other approved Water System.
- h. A public sewer system which is not economically feasible at this time may be considered in the future with an expanded service base.
- i. Services such as electricity, fire, Law Enforcement protection, garbage pick-up, etc., will not be significantly impacted by the individual annexations. The only possible impact could be experienced by Utah Power and Light, as the expansion moved to the southwest. There would be little impact to the north and east. Qwest Telephone Co. could be impacted as the needs of lines develops.

4. A GENERAL DESCRIPTION OF THE LAND USE THROUGHOUT THE PROPOSED AREA FOR EXPANSION:

a. The area proposed for future annexation has various uses:

(1) A substantial portion of the area is open space consisting of arid ground, rocks, and sage brush. There are various owners consisting of private land owners, BLM land, National Forest, and State lands.

(2) The density of the area in the foreseeable future would approach high density only in association with public sewer, otherwise, low density development would continue.

5. HOW THE PROPOSED EXPANSION FITS THE GENERAL PLAN OF THE DEVELOPMENT OF THE TOWN:

a.. The town's ability to expand in a commercial or industrial mode and thereby giving employment to the local professional and the non-professional residents may be enhanced by outside influences such as Quail Creek and Ash Creek reservoirs. Leeds can accommodate medical offices, movie studios, office space for other entities such as a grocery store or restaurant. Manufacturing and warehousing could also be accommodated with sensible zoning and land use.

6. THE NEED OF MUNICIPAL SERVICES IN THE PROPOSED EXPANSION:

a. Contact with the various utility companies would be required and agreements made before the developer could continue.

b. There is no sanitary sewer within the area proposed for expansion. The commercial and residential would have to rely upon the Utah Health Dept. approved Septic tanks and installation. As the area develops the cost of any other services will have to be borne by the individual property owners.

c. Pursuant to the present agreement between the Leeds Town and Utah Power of Light, any electrical power needs will be provided by the Utah Power and Light Co. In the event that Leeds should go municipal on the power, Leeds will then provide all power.

d. Street construction will be according to Leeds specifications with all initial expense being paid by the developer. At the conclusion of any project, the street will be turned over to the Town of Leeds free and clear of all encumbrances. The Town of Leeds will be obligated henceforth to maintain said street.

- e. Present police protection is provided by the Leeds Police Department.
- f. Fire protection is presently available through the Leeds Area Special Services District and is rated for insurance purposes as ISO 6. This protection would be afforded any area annexed as described under Section A, Item 1 of this declaration.
- g. Telephone service will be the responsibility of Qwest Telephone Co. Sufficient lead time would be required as there is no cabling supplied to the area and easements would need be negotiated with land owners.
- h. Should any future resident or occupants of the area described in Section A, Item 1 desire other municipal services or improvements, which have not been mentioned herein, such as street lights, curb and gutter, etc., the cost would be borne by the requesting individual or with the help of a special improvement district.

7. A PLAN AND TIME FOR EXPANSION OF MUNICIPAL SERVICES AND HOW THE EXTENSION OF SERVICE WILL BE FINANCED:

- a. In the area where municipal services are not presently extended, services will be extended and financed by the individual developer or property owner.
- b. In the event the town is liable for any service it will be financed by Block Grants or by low interest loans when available.

8. AN ESTIMATE OF THE TAX CONSEQUENCES OF THE PROPOSED EXPANSION TO THE RESIDENTS IN THE AREA:

- a. The residents within the area to be annexed-the owners:
  - (1) The present mill levy is .089 mills. Accordingly a person with property assessed ~~at \$10,000.00~~ would be taxed for \$89.00 for town purposes. It is hard to estimate the final money value because of the variables involved; but it could eventually mean several thousand dollars of added tax revenue for the Town of Leeds.
- b. Residents of the Town of Leeds:
  - (2) The Town does not anticipate at this time an increase in the mill levy as a result of any annexation, as any new capital assets will be paid for by the developer and the assets will all be new.

9. PROPOSED SOLUTIONS AND A PLAN OF FINANCIAL SOLUTIONS TO ANY SPECIAL PROBLEMS WHICH MAY BECOME EVIDENT WITH CHANGE IN LAND USES THAT MAY RESULT FROM ANNEXATIONS, BUT NOT LIMITED TO:

a. IRRIGATION WATER:

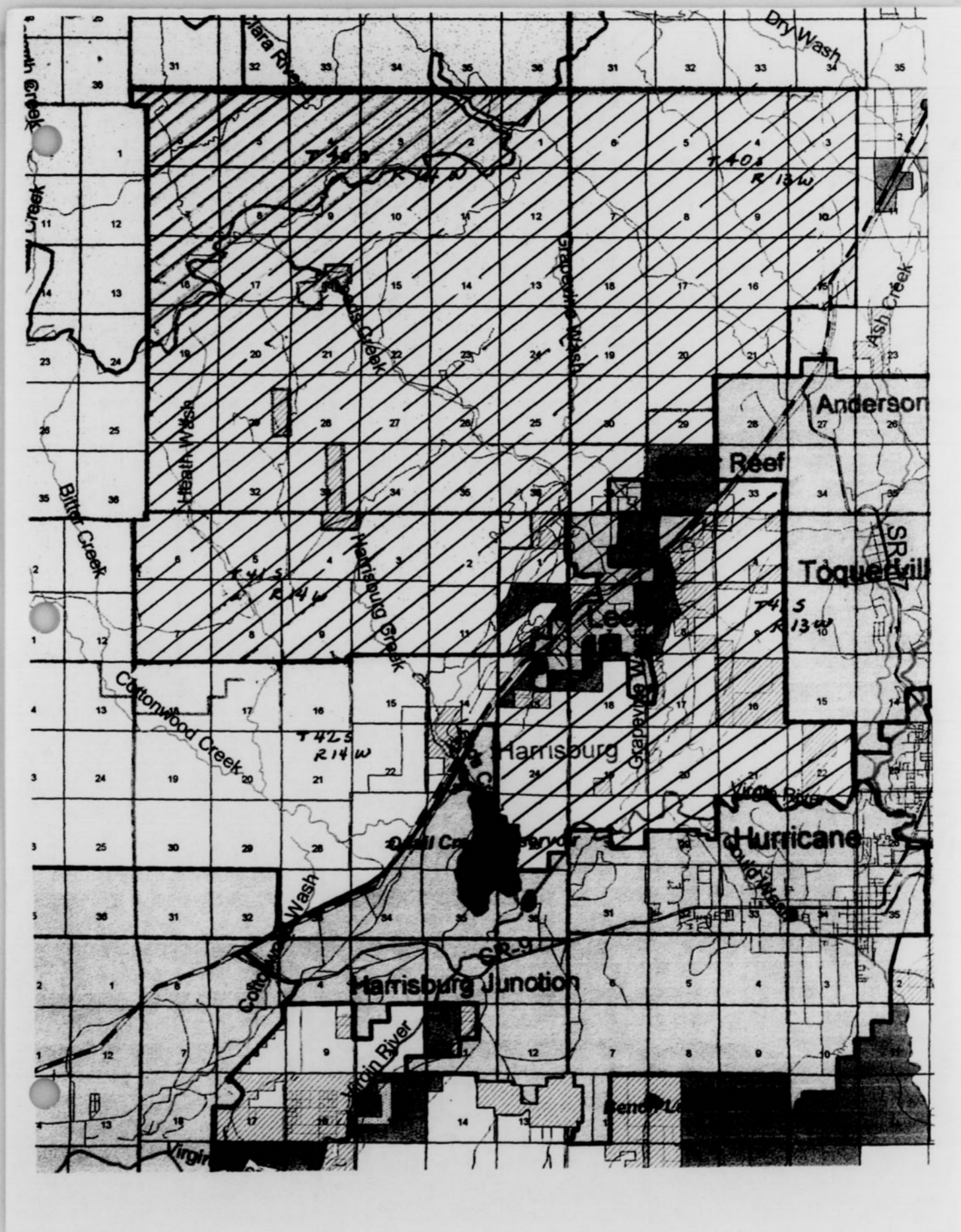
- (1) Irrigation water is presently provided by the Leeds Water Co. However, any chance to buy would be extremely marginal at this time as the supply is limited. The best chance of water in the foreseeable future would be if the ASH CREEK project were to become a reality. Being near the point of diversion would give Leeds the needed water for development.

b. TOPOGRAPHY:

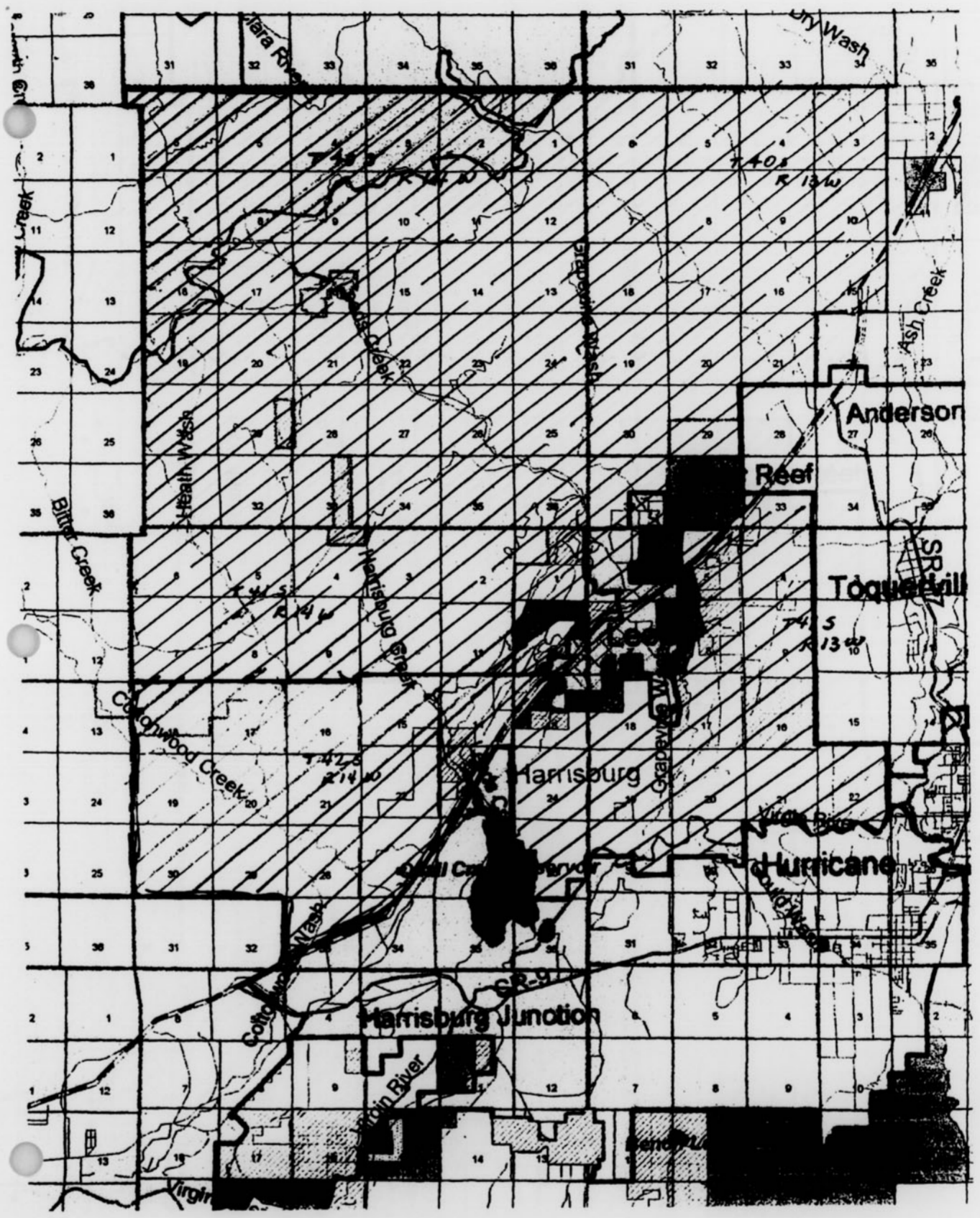
- (1) Any change in topography would be borne by the developer. The topography is generally one of gradual inclines or hills, much of which is undeveloped and arid land.

c. GEOLOGY, SOIL CONDITIONS AND UNDERGROUND WATER TABLES:

- (1) Great variation in geological and soil conditions have been demonstrated throughout this area: Granite boulders, sand, loamy soil, basalt lava flow, shallow alluvial sands over bedrock caliche carbonates and gypsum.  
Density of development will depend on these and other factors.
- (2) A cooperative underground water protection study by Washington County Planning Dept. and Utah State Dept. of Environmental Quality (D.E.Q.) states that development within the Leeds Basin should be restricted to 8 to 10 acres per residence. Annexation would allow for protection of sensitive aquifer recharge areas.







*Updated Copy*

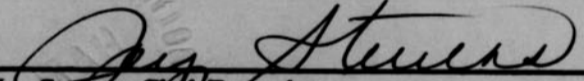
**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**PLANNING COMMISSION MEETING**

The Planning Commission of Leeds will hold a meeting on, Thursday November 6, 2002, at the Leeds Town Hall, 218 North Main Street at 6:00 P.M. Public is welcome to attend.

**AGENDA**

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes
5. Kerry Worthen  
Discuss possible Gas Station, Grocery Store, and etc. at Leeds Business Complex .
6. Eric Early
  1. Request information on a zone change to Highway Commercial for property L-94-A-1. Current zone is R-R-1 and Open Space.
  2. Request annexation of adjacent property with Highway Commercial Zone.
7. Reinhard Vogel  
Information on apartments
8. Planning Commission Chairman Pat Sheneman
9. Darrell Nelson  
Town Council Member
10. Open Discussion
11. Adjournment

**POSTED THIS 4TH DAY OF NOVEMBER 2002**

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL NOVEMBER 7, 2002. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 48 hours prior to the meeting.

**TOWN OF LEEDS**  
Minutes for the Planning Commission Meeting  
on November 6, 2002

**1. CALL TO ORDER:**

The meeting was called to order at 6:00 p.m.

**2. ROLL CALL:**

Present were Planning Commission Chairman Pat Sheneman, members Jim Parnell, and Dave Clements. Roger New was excused. Also present was Town Council Member Darrell Nelson.

**3. PLEDGE:**

Dave Clements

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

Chairman Sheneman requested amending the minutes to include, under open discussion, that the Commission recommended approval of Ordinance # 02-03 establishing regulations and requirements for residential facilities. Motion by Dave Clements to approve the agenda and minutes of October 1, 2002, as amended. Seconded by Darrell Nelson. Motion passed unanimously.

**5. KERRY WORTHEN:**

**Discuss possible gas station, grocery store, and etc. at Leeds Business Complex.** Mr. Worthen presented a sketch of his plans for the complex. The plan is to buy the complex and have the following businesses:

A grocery store, gas station, Pease's garage, laundromat, copy business, motel, rental units, office space, RV park, swap meet area, Allied Fence's storage lot and a day care center.

Worthen stated the gas pump will have <sup>306</sup> unleaded fuels and diesel. The tank would be located above ground. The tank will hold 15,000 gallons of fuel and be placed on the North East side of Pease's garage. The tank is 8' tall and the current stem wall is 4' tall.

The Commission expressed concern about the situation that exists with Allied Fence's fence being on Mountain View Road. Worthen said he has no problem with moving the fence off the roadway. Dave Clements questioned the condition of the septic system. Realtors Pat Early and Mary Krueger stated there are 11 separate septic systems on the property and they do have a map indicating where they are and the health department report. Early stated the septic systems were all pre-approved when the complex was in business previously. Commission members expressed concerns about lighting. Mr. Worthen said lighting of the complex will be on the facility itself.

Chairman Sheneman stated all of the uses Worthen is requesting is permitted in the General Commercial zone except for the motel and Pease's garage which will require a conditional use permit.

The Commission suggested Worthen talk to the fire chief about the placement of the fuel tank and the building inspector.

**6. ERIC EARLY:**

**1. Request information on a zone change to Highway Commercial for property currently zoned R-R-1 and Open Space.**

**2. Request annexation of adjacent property with Highway Commercial Zone.** Mr. Early presented a map indicating the location of the properties. The property is located west of the South bound I-15 on ramp. The property Early is requesting annexing is approximately 8 acres with 5 acres being flat enough to develop. The property already in the Town limits is approximately 8 acres. Early requested both pieces be zoned Highway Commercial. Jim Parnell asked Early what the property owners intentions are with the Highway Commercial zone. Early stated it would possibly be an RV storage yard, however, he is not sure. The Commission expressed concerns about accessing the back piece of property, water and a fire hydrant. Chairman Sheneman said he would like to see a site plan. Early objected to the request of a site plan. Chairman Sheneman said the Commission would need to see a site plan to examine if the zone change to Highway Commercial is a good use of the property as opposed to a Residential Zone. Chairman Sheneman stated the Commission will not recommend approval of a zone change without a site plan. Early said he will meet with the property owner and see what uses he has in mind for the property. Early said the Town zoning map needs to be updated and is willing to help do it.

**7. REINHARD VOGEL:**

**Information on apartments.** Mr. Vogel presented a plan for several apartment buildings to be located on Main Street. Vogel would like to have two four plex's. The property is 1.14 acres. The Commission questioned the size of the lot and frontage requirements. The Commission said they need to be more accurate on the lot size so the Commission can determine compliance with the requirements. The current zone of the property is R-1-20. Chairman Sheneman said Vogel would need to request a zone change and the only zone in Town that comes close to what he is requesting is R-M-7. The Commission discussed the square footage requirements. Realtor Early asked if Vogel could put one 4 plex and one tri plex on the property with the amount of square footage on the property. The Commission expressed concerns about the irrigation ditch running through the property, parking of vehicles, RV's, boats, etc., and too many residents in such a small space. Vogel's Realtors Early and Krueger asked if Vogel could get a 4 plex and a duplex on the property. Discussion went to considering 2 one story three plex's instead. Chairman Sheneman said then what you are asking for is 6 units with an R-M-7 zone. Chairman Sheneman asked Vogel to prepare a site plan for the Commission to review. Vogel said he will come back to a future meeting with a site plan.

**8. PLANNING COMMISSION CHAIRMAN PAT SHENEMAN:**

Chairman Sheneman had nothing else at this time.

**9. TOWN COUNCIL MEMBER DARRELL NELSON:**

**Town Council Items:** Darrell said the Council is still reviewing the Master Annexation Policy Plan.

The Group Home Ordinance has been approved by the Town Council.

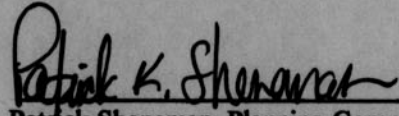
**10. OPEN DISCUSSION:**

None at this time.

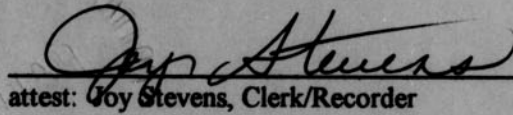
**11. ADJOURNMENT:**

The meeting adjourned at 8:05 p.m.

**APPROVED AND SIGNED THIS 7TH DAY OF JANUARY 2003**



Patrick Sheneman, Planning Commission Chairman



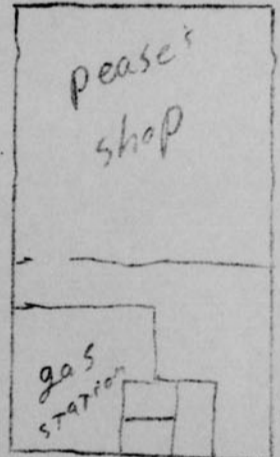
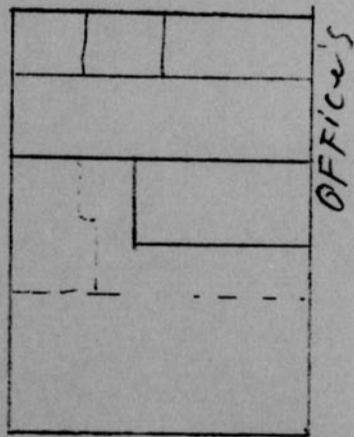
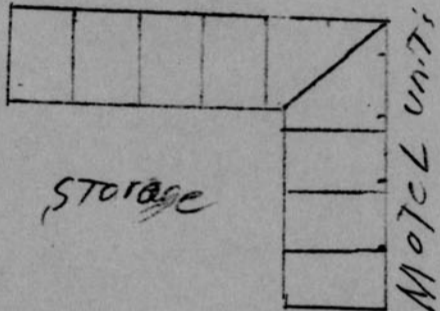
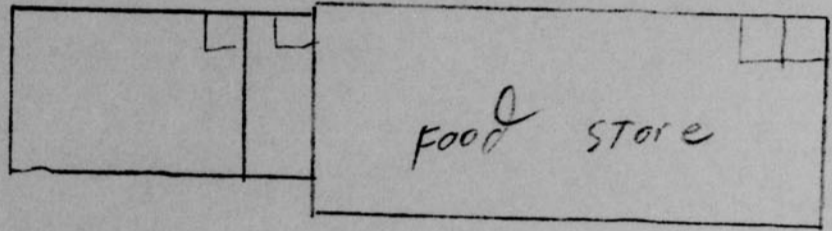
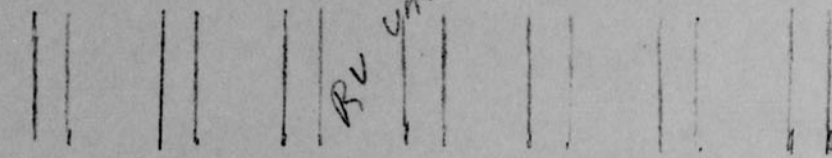
attest: Joy Stevens, Clerk/Recorder

All in fence

SWAP  
meet  
Area



RV UNIT?



- SWAP meet
- garage
- gas/fuel/garage
- Food store
- Day care
- Beauty solar
- storage
- copy room
- office

- Motel
- RV park
- RV game room
- Laundry mat

sign

gas station

Henry Wetters plan  
for Ludlow/Heeds  
Business Complex  
11-6-02



**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**PLANNING COMMISSION MEETING SCHEDULED**  
**FOR DECEMBER 3, 2002, AT 6:00 P.M.**  
**HAS BEEN CANCELED.**

THE MEETING WAS CANCELED DUE TO NO  
AGENDA ITEMS.

POSTED THIS 2ND DAY OF DECEMBER 2002

  
Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL DECEMBER 4, 2002. 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 meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 48 hours prior to the meeting.