

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING


The Town Council of Leeds will hold a Town Council Meeting on, **Wednesday, February 12, 2003,**
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. Pledge
4. Approval of Agenda and Minutes of January 8, & 22, 2003.
5. Appoint Committee Member to the Hurricane Valley ATV Trail.
6. Rescind Ordinance No. 03-01 an ordinance amending the zoning/subdivision ordinance.
7. Adopt a Policy concerning zone changes and variance requests.
8. Adopt a Policy concerning all agenda material being submitted five days before the Town Council Meeting in which it is to be considered.
9. Chief Robert Zubal
 - Approve expenditure of approximately \$1300 for garage door and openers.
10. Mayor Norma Gier
11. Council Member Alene Cuff
12. Council Member Darrell Nelson
 1. Freeway interchange and re-design and submission
 2. Planning Commission Items
 - A. Sheneman & Ludlow-Request a zone change for Leeds Business Complex. The property is currently zoned General Commercial and the request is to change the zone to R-M-7 for multi-family dwellings.
 - B. Alberta Pace-Request a zone change for property located in the vicinity of the Leeds Fire Station. The property is currently zoned General Commercial and the request is to change the zone to R-M 7 for multi-family dwellings.
 - C. Brant Jones-Request a zone change on Wonder Land to allow for mini storage units.
 - D. Jared Westhoff of South Pine Rentals LLC-Request preliminary plat approval for a subdivision at approximately 162 E. Vista.
 - E. Roger New-Request a minor subdivision on property located at approximately 320 N Main Street.
 - F. Conditional Use Permits-Lewis Bailey for a home occupation taxidermy business and Clifford Steele for a home occupation barber shop.
 - G. Report on "affected entities" input concerning the Master Annexation Policy Plan.
 - H. Update on El Dorado Hills Homeowners request for compliance of property.
13. Council Member Gloria Parnell
 - Discuss road signs and projects
14. Council Member Jan Madison
 - Discuss park improvements
15. Adjournment

POSTED THIS 11TH DAY OF FEBRUARY 2003


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 13, 2003. IS AGAINST UTAH STATE LAW TO REMOVE BEFORE 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 of the Town Council Meeting
February 12, 2003

1. CALL TO ORDER:

Mayor Norma Gier called the meeting to order at 7:00 p.m.

2. ROLL CALL:

Present was Mayor Norma Gier, Council Members Jan Madison, Gloria Parnell and Darrell Nelson. Council Member Alene Cuff was excused. Attorney Heath Snow arrived late.

3. PLEDGE:

Gloria Parnell

4. APPROVAL OF AGENDA AND MINUTES OF JANUARY 8 & 22, 2003:

Motion by Jan Madison to approve the agenda and minutes of January 8 & 22, 2003.
Seconded by Gloria Parnell. Motion passed unanimously.

5. APPOINT COMMITTEE MEMBER TO THE HURRICANE VALLEY ATV TRAIL:

Mayor Gier asked if anyone on the Council would be interested in serving on Hurricane Valley ATV Trail Committee. Jan Madison volunteered for the position. Motion by Gloria Parnell to appoint Jan Madison to the Hurricane Valley ATV Trail Committee. Seconded by Darrell Nelson. Motion passed unanimously.

6. RESCIND ORDINANCE NO. 03-01 AN ORDINANCE AMENDING THE ZONING/SUBDIVISION ORDINANCE:

This item will be revisited when Town Attorney Heath Snow arrives.

7. ADOPT A POLICY CONCERNING ZONE CHANGES AND A POLICY FOR VARIANCE REQUESTS:

Mayor Gier asked the Council if they have reviewed the policies concerning zone change and variance requests. All Council Members indicated they have read the policies. Mayor Gier asked if Council had any questions or comments. There were no questions or comments from Council. Motion by Jan Madison to adopt the policy for zone changes and the policy for variance requests. Seconded by Gloria Parnell. Roll call vote. All aye votes. Motion passed unanimously.

8. ADOPT A POLICY CONCERNING ALL AGENDA MATERIAL BEING SUBMITTED FIVE DAYS BEFORE THE TOWN COUNCIL MEETING IN WHICH IT IS TO BE CONSIDERED:

Mayor Gier asked the Council if they have reviewed the policy concerning agenda material being submitted five days before the Council meeting in which it is to be considered. The Council Members indicated they have reviewed the policy. There were no comments or questions. Motion by Darrell Nelson to adopt the policy concerning agenda material. Seconded by Jan Madison. Roll call vote. All aye votes. Motion passed unanimously.

REVISIT ITEM NO. 6 TO RESCIND ORDINANCE NO. 03-01 AN ORDINANCE AMENDING THE ZONING/SUBDIVISION ORDINANCE:

Attorney Heath Snow arrived and was recognized. Mayor Gier asked Attorney Snow to explain why the ordinance is being rescinded. Attorney Snow explained that at the last Council meeting Ordinance No. 03-01 was approved. Attorney Snow stated it was an oversight by the Council that the Planning Commission did not have the opportunity to review and recommend this ordinance before the Council adopted it. Attorney Snow recommended that the Council rescind the ordinance and re-instate the old ordinance. This will give the Planning Commission time to review and give a recommendation at their next planning meeting. **Motion** by Darrell Nelson to rescind Ordinance No. 03-01 and re-instate the old ordinance. **Seconded** by Jan Madison. **Roll call vote. All aye votes. Motion passed unanimously.**

9. CHIEF ROBERT ZUBAL:

Request approval of an expenditure of approximately \$1300 for 1 garage door and 2 door openers. Chief Zubal stated the garage door on the police department building is falling apart. Chief Zubal said the money can come from the PD budget using the funds they received when the old police vehicle was sold. **Motion** by Jan Madison to approve the expenditure of approximately \$1300 for a garage door and 2 door openers. **Seconded** by Gloria Parnell. **Roll call vote. All aye votes. Motion passed unanimously.**

10. MAYOR NORMA GIER:

Nothing at this time.

11. COUNCIL MEMBER ALENE CUFF:

Alene was excused.

12. COUNCIL MEMBER DARRELL NELSON:

1. Freeway interchange and re-design and submission.

Darrell said he has spoken with Scott Munson concerning a diamond interchange at exit 23. Munson suggested eliminating the exit 22 ramp and have one interchange. Darrell said this type of request sometimes takes 10 years before acted upon. As Leeds continues to grow the community definitely needs an on and off ramp at one end of Town for South and North bound traffic.

2. Planning Commission Items:

A. Sheneman and Ludlow requested a zone change for Leeds Business Complex.

Darrell informed the Council that Pat Sheneman requested a zone change for the Leeds Business Complex currently owned by Janet Ludlow. The complex is zoned General Commercial and the request is to re-zone to R-M-7 for multi-family dwellings. The Planning Commission recommended approval of the zone change contingent upon the applicant showing proof he has the authority to act as the property owners agent and secondly the use of the property as was proposed. Mayor Gier stated since we are required by law to allow 14 days noticing for a zone change public hearing the hearing would need to be set for a later date than the next Council meeting. **Motion** by Jan Madison to set the public hearing date for Sheneman & Ludlow for March 12, 2003, at 7:00 p.m. **Seconded** by Darrell Nelson. **Motion passed unanimously.**

B. Alberta Pace requested a zone change for property located in the vicinity of the Leeds fire station. Darrell explained that Alberta requested a zone change for property zoned General Commercial to R-M-7 multi-family dwellings. Alberta indicated she would leave some of the property commercial and the rest would be for apartments. The Planning Commission recommended Alberta come back to the next Planning Commission meeting since her paperwork was incomplete.

C. Brant Jones requested a zone change on Wonder Lane to allow for mini storage units. Darrell explained that the Planning Commission recommended Brant come back to the next Planning Commission meeting since his paperwork was incomplete. Brant was in the audience and asked to approach the Council concerning his request. Brant stated he would like to get a feel if the Council would even be in favor of his mini storage units before he spends a lot of money on survey's and plat maps. Brant explained the property is currently zoned Open Space and he would like to zone it Commercial for the units. Brant said the entire frontage strip along Wonder Lane and 275' deep would be zoned Commercial. There was a general consensus from the Council that they would be in favor of the zone change and mini storage units.

D. Jared Westhoff of South Pine Rentals LLC requested preliminary plat approval for a subdivision at approximately 162 E. Vista. Darrell said the Planning Commission recommended approval of the preliminary plat with the stipulation that he get a second access. Darrell asked Jared if he has the second access. Jared approached the Council table with a new map of his subdivision. Jared stated that Carlyle Stirling is still considering his dedication. Jared said he has scaled back his subdivision plan to meet and be in accordance with the ordinances. Darrell said this is a new proposal and must go back through the Planning Commission. Jared continued by saying he has scaled this back to meet the subdivision ordinance and wanted to know if the Council had any questions. Once again Darrell said any time you change the plans it has to go back before the Planning Commission. Jared said he has been trying to work on the second road issue and is trying to work on it with Carlyl. Jared said he is not trying to change the plan but he has had to scale back to the 800' in the cul-de-sac. Attorney Heath Snow asked Jared for clarification if he is withdrawing his application as presently proposed to the Planning Commission with a through street. Jared's legal counsel asked Attorney Snow to repeat his question. Attorney Snow said when Jared came to the Planning Commission he had a subdivision plat which was reviewed and at the end of his presentation the recommendation was based upon a second access. Now Jared is presenting to the Town Council a second option. Attorney Snow said what he is asking is if Jared is withdrawing his application as it was initially presented to the Planning Commission. Jared said yes as it was approved. Attorney Snow said any changes you make to the initial plan would have to go back to the Planning Commission. Jared and his legal counsel agreed to take the changed plat back to the Planning Commission.

E. Roger New requested a minor subdivision on property located at approximately 320 N. Main Street. Darrell said Roger isn't here however Roger had all of his paperwork turned in except his letter of approval from the property owner stating that Roger was an acting agent. Mayor Gier asked Attorney Snow if there was any other form of proof that a person might submit when they are not the property owner. Attorney Snow said in some of the other communities he represents they have a policy that if you are not the owner of the parcel of land that you are applying for the zone change, conditional use permit, subdivision plat, etc., you have to have written authorization from the owner or show proof of a fully executed contract for the sale of the property to the applicant. Attorney Snow suggested to the Council if they want they can re-open the agenda item on the zone change policy and add the second option to the policy that was just approved. Roger New had now arrived at the meeting. Realtor Krueger said Roger has an executed contract with the property owner subject to

his being approved for the minor subdivision. The Realtor left the meeting and returned with a fully executed signed contract between Roger and the property owner. Darrell submitted a drawing that was presented to the Planning Commission, by Roger, showing the lot size and how it would be split. Each lot would have 85' frontage, 300' deep and each lot would be a little over 1/2 acre. Darrell said the Planning Commission had recommended approval contingent upon the signed letter from the property owner. Darrell said he couldn't see any problem with the request. Gloria Parnell asked for clarification of the lines running through the map Roger submitted. Roger explained the lines are topographical lines. Gloria asked about the irrigation ditch that runs through the property. Roger said he may have to move the ditch. It would depend on the type of home that goes in. Roger said the Planning Commission had suggested piping the irrigation ditch but it was only a suggestion. Roger said he has not talked to the irrigation company about the ditch. Mayor Gier asked if there are plans for garages for either of the homes. Roger said he has looked at the lot with the ditch running through it as having the driveway go over a culvert and then a garage back in the corner. Roger said with the other lot he could probably work in a garage in the home design. Roger said he will be contacting the Utah Home Builders Assoc. to see if there are any contractors who would be interested in building spec homes on the lots. Roger said right now he is just looking at getting the property split. The Council discussed the driveways, setbacks, and approval from UDOT to have a second entrance on to the property for the second lot. Roger said the property as it currently sits has one entrance off of Main Street. Attorney Snow asked Roger if he has submitted a metes and bounds description. Roger said the property will be surveyed and a survey plat will be prepared and recorded. Attorney Snow said this request will be made contingent upon the minor subdivision plat being prepared and submitted to the Town. **Motion** by Darrell Nelson to approve the request for the minor subdivision contingent upon the following: a) Roger will get approval from UDOT for a second entrance onto the property since Main Street is a Utah State road . b) Roger will have the property surveyed and prepare a minor subdivision plat with the legal descriptions recorded and presented to the Town. **Seconded** by Jan Madison. **Motion passed unanimously.**

F. Conditional Use Permits:

Lewis Bailey for a home occupation taxidermy business. Darrell explained that Mr. Bailey approached the Planning Commission for a conditional use permit for the business. However, Mr. Bailey doesn't own the property and there is no home located on the property. Mr. Bailey indicated he would like to purchase the property from Jared Westhoff but only if he gets approval for the taxidermy business. Mr. Bailey was essentially just looking for information.

Clifford Steele for a home occupation barber shop business. Darrell explained the location of the barber shop. Mr. Steele approached the Council and explained the entrance and parking for the business. Darrell said the Planning Commission recommended approval for the conditional use permit for Mr. Steele. Attorney Snow said the signed permit did have a condition on it and will be subject to a 1 year review by the Planning Commission and the Town Council. Attorney Snow said the Town would prefer directing these business towards our commercial centers. **Motion** by Jan Madison to approve the conditional use permit for a home occupation barber shop for Clifford Steele with the stipulation of a 1 year review. **Seconded** by Gloria Parnell. **Motion passed unanimously.**

G. Report on "affected entities" input concerning the Master Annexation Policy Plan. Darrell said the Planning Commission reviewed the Master Annexation Policy Plan. There were numerous comments at the Commission meeting from residents of Hidden Valley. Darrell said he hoped the Commission had put the fears of those residents to rest. Hidden Valley residents thought

Leeds was going in and do a land grab. Darrell said the plan and procedure was explained to them. The Planning Commission set March 4, 2003, for the public hearing date on the policy plan. Mayor Gier said there has been a lot of misunderstanding concerning this plan. Mayor said this is a state mandated plan and all communities must file an annexation plan. Leeds must appropriate areas that would be considered for possible annexation. This plan must be filed before anyone can be annexed into the Town. Mayor Gier stated this does not mean we have to annex any of the areas in our plan. The Planning Commission and the Town Council must have public hearings so everyone is informed and have the opportunity for input into the plan. Mayor Gier said Leeds has received 2 letter concerning the annexation plan. One letter is from Hurricane City and the other from the Washington County Commission. The letters are available for anyone interested in reading them.

H. Update on El Dorado Hills Homeowners request for compliance of property.

Darrell explained the situation between the homeowners assoc., the property owner Mr. Sundberg and the involvement of the Town. Darrell said Mr. Sundberg has submitted revised plans to the homeowners assoc. of which they sent back to him to make a few corrections.

13. COUNCIL MEMBER GLORIA PARNELL:

Discuss road signs and projects. Gloria said she and Vern have met and will be ordering some signs for certain streets in Town. Gloria said she has checked with UDOT about reflectors for the fire hydrants. UDOT said they do not want the reflectors put in. The reason they gave Gloria was that when they go in to re-do a street they would have to go right over the reflectors. Darrell said he will call UDOT. The reflectors can be put on Town streets. Don Fawson said he is very concerned about the S curve by Glen Beal's property. Don asked if the Town couldn't put in some signs indicating the dangerous curve. Gloria said she will order the signs that are needed. Mayor Gier suggested to Gloria that she might want to check with other communities to see if they have any signs we could use.

14. COUNCIL MEMBER JAN MADISON:

Discuss park improvements. Jan said she met with Sam Howard concerning the basketball court he would like to do for his eagle project. Jan said she would like to have Council and community input as to what they would like done with the park. Jan said they talked about putting the basketball court behind Zundel's home. Jan said she talked with Joy to see if it would affect her property with the bouncing of the balls and the lighting. Joy said she doesn't mind the bouncing balls but she did not want any lights. Devon Howard told Jan he has the equipment to move dirt and tear out any of the dead trees. Devon is willing to work with the Town to do fund-raisers or whatever is needed to get the park improvements done. Jan asked for any ideas anyone has concerning the park. A resident in the audience said he has a home south of the old fire station and he isn't so sure about the bouncing of the balls. He suggested putting the basketball court by the pavilion. Jan said the bouncing balls wouldn't impact the Zundel's house at all because the garage is in the back. Joy said it would probably impact her house more than anyone since her dining room would be fairly close to the court. Joy said the biggest problem she would have is if there are lights. The lights would encourage nighttime basketball which she would not like. Joy said another problem with the lights is that she or Vern would be responsible for turning lights on and off all the time. Don Fawson said in his experience it isn't the bouncing balls that are the nuisance but the boom boxes the basketball players bring with them. Joy said she never thought about boom boxes and the nuisance they would bring. Joy then suggested to move the court by the pavilion. Mayor Gier suggested having Joy and members of the Council walk the park

to find a location for the basketball court. Joy suggested moving the basketball court to the location where the playground is since the playground equipment is going to be replaced anyway. Mayor Gier said that would be a good location so people driving by on the street side could help to monitor the court as well. Also if its next to the street it would help to buffer some of the noise. Gloria asked about the restrooms if they are now completed and open. Jan said because of vandalism they will probably never be open to the public. Water is the biggest concern right now. Right now they are by reservation only. Mayor Gier said we will continue to look for the appropriate place for the basketball court and she reminded Jan about Utah Power's offer for several thousand dollars for playground equipment.

15. ADJOURNMENT:

The meeting adjourned at 8:07 p.m.

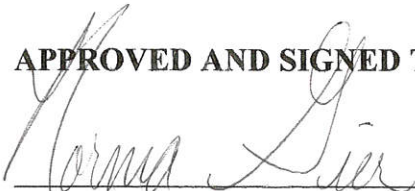
16. THE MEETING WAS RE-OPENED AT 8: 09 P.M.:

Attorney Snow reminded the Council they were going to amend the policy concerning zone changes so the meeting was re-opened. Motion by Jan Madison to amend the zone change policy concerning item F) to accept either a written notarized statement from the property owner giving authority for the applicant to request the change or a signed contract from the property owner that the property is under contract with the applicant. Seconded by Gloria Parnell. Roll call vote. All aye votes. Motion passed unanimously.

17. ADJOURNMENT:

The meeting adjourned at 8:15 p.m.

APPROVED AND SIGNED THIS 26TH DAY OF FEBRUARY 2003



Norma Gier, Mayor



attest: Joy Stevens, Clerk/Recorder