

PUBLIC NOTICE

TOWN OF LEEDS WORK SESSION

Leeds Town Council will hold a Work Session on, Tuesday, February 25, 2003, at the Leeds Town Hall, 218 North Main Street at 6:00 p.m. The work session is being held to discuss the re-models, road survey, annexation plan, zoning ordinances and general plan. Public is welcome to attend.

POSTED THIS 24TH 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 26, 2003. IT 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 for the Town Council Work Session on
February 25, 2003

1. CALL TO ORDER:

Mayor Norma Gier called the meeting to order at 6:00 p.m.

2. ROLL CALL:

Present was Mayor Norma Gier, Council Members Jan Madison, Gloria Parnell, and Darrell Nelson. Alene Cuff was excused. Also present was Clerk/Recorder Joy Stevens.

3. WORK SESSION:

Items Discussed:

1. Police Department Re-Models. Council discussed the progress on the Police Department remodels.

2. Road Survey. Council Member Parnell informed the Council that Jim Raines, of Bush and Gudgell Engineering, will be on the agenda for the meeting on February 26 to discuss the road survey.

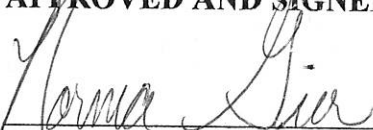
3. Annexation Plan. Council discussed the Leeds Master Annexation Plan. The Planning Commission will have a Public Hearing for the annexation plan on March 4, 2003. The Council discussed several properties located in the county, and included in the annexation plan, that the EPA is concerned about.

4. Zoning and Ordinances and General Plan. Council discussed the Leeds Zoning/Subdivision Ordinances and the General Plan. The Council would like to have the ordinances and general plan updated this year. The Council discussed residents in violation of large animals (horses) in residential zones. Darrell will write letters to those in violation. The Council expressed concerns about residents in single family residential zones renting out their basements. Mayor Gier will meet with Chief Zubal to resolve the violations. It was reported that Robert Campbell is renting out his basement and Jared Westhoff is asking around for possible renters for his basement.

4. ADJOURNMENT:

The meeting adjourned at 7:55 p.m.

APPROVED AND SIGNED THIS 12TH DAY OF MARCH 2003



Norma Gier, Mayor



attest: Joy Stevens, Clerk/Recorder

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING

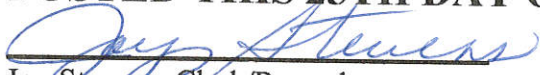
The Town Council of Leeds will hold a Town Council Meeting on, Wednesday, February 26, 2003,
at the Leeds Town Hall, 218 North Main Street at 7:00 p.m.

Public welcome to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes of February 12, 2003.
5. Jim Raines-Bush & Gudgel
Survey Town Roads
6. Mayor Norma Gier
Update on this years Leeds Princess Pageant.
7. Council Member Gloria Parnell
Discuss an ordinance concerning manufactured home aesthetics.
8. Council Member Jan Madison
Consider adopting LaVerkin's low lighting ordinance.
9. Adjournment

POSTED THIS 25TH 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 27, 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 26, 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. Clerk/Recorder Joy Stevens was excused.

3. PLEDGE:

Darrell Nelson

4. APPROVAL OF AGENDA AND MINUTES OF FEBRUARY 12, 2003:

Motion by Gloria Parnell to approve the agenda and minutes of February 12, 2003.

Seconded by Jan Madison. Motion passed unanimously.

5. JIM RAINES-BUSH & GUDGELL:

Survey Town Roads. Jim Raines updated the Council on what he and Council Member Parnell have been working on concerning the road survey. Raines said the biggest problem is the lack of real good maps. Raines referred to the 1877 map of the Leeds Town. Raines stated there are a lot of deed problems in Town. When different surveyors prepare maps you can have deeds that overlap on to their neighbors property. Raines said in 1983 Leeds re-surveyed and adopted a new Town plat. Because this map is different some of the roads have been eliminated. Raines stated there are a lot of mathematical and provisional errors on the map. Raines said since 1983 most surveyors have pulled the 1983 map from the recorders office, and used it to do surveys. Using the 1983 map has compounded the problem. Raines suggested doing a new re-surveyed Leeds townsite map. Which would be adopted through a public hearing. The new survey would include all of Leeds roads. The project may make some property owners question the reasoning behind it. The Council discussed the various roads in Town and the need to have a survey done. Raines said he found some information on West Center Street. Raines presented maps from UDOT when the freeway went through in the early 60's which clearly shows West Center Street. Raines said he can document West Center Street in its current location back to the early 60's. Council discussed the earliest they have been able to document when the road was there. It was determined there are pictures of it in the 50's. Raines said a documented and dedicated road is a definite benefit. Plats and reports of the various roads in Town were discussed. Mayor asked about other communities Bush & Gudgell have recently surveyed that may have had similar problems. Raines said they have re-surveyed Ivins, Santa Clara and Middleton. Mayor asked what the outcome was of those surveys. Raines said they were very positive. Raines said there will always be somebody who will be unhappy. Raines said one of the major issues will be Mountain View Road which is a full 66' road with little or no use. Raines said he did a survey, for a property owner adjacent to Mt. View Rd. and the deeds correspond with the roadway. Raines said the gentleman, he did the survey for, wasn't happy with his survey because it showed Mt. View Road. The gentleman told Raines there isn't a road out there. Raines said he told him there might not be one on the ground but his

deed actually corresponds with the survey that there is a road. Raines presented a map showing Mt. View Road. Mayor asked Raines if the whole Town is basically off or just parts of it. Raines said the whole Town is subject to interpretation. Raines said we are a public land state which means we have mile by mile square sections. In 1877 the original corners were put in and they are the best evidence of where the property lines are. Raines said the way surveying and the law works is that the original corners hold. Raines explained the procedure of adopting the 1983 map and the confusion the map has caused. Raines said it is time to do a new map and clear up the confusion of the roads. Mt. View Road was discussed and the encroachments that now exist. Currently the encroachments are limited to fences and corals. Raines said maybe today Leeds doesn't need Mt. View Road but in 10 years we may. Discussion then went to development standards, requiring developers to put in dry sewer lines, complying with the Leeds General Plan, subdivision ordinances and future annexations. Jim Raines said he will drop by a copy of development standards that the Town may want to adopt. The Council determined because of the growth we are now experiencing the roads need to be surveyed and the sooner the better. The survey will start with the roads on the west side of Town.

6. MAYOR NORMA GIER:

Update on this years Leeds Princess Pageant. Mayor Gier informed the Council that the processes and their mothers are working on the upcoming pageant.

7. COUNCIL MEMBER GLORIA PARNELL:

Discuss an ordinance concerning manufactured home aesthetics. The Council felt this would be a good ordinance to have in place. The Council will refer this to the Planning Commission.

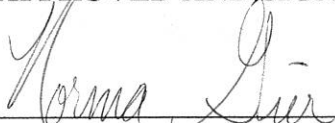
8. COUNCIL MEMBER JAN MADISON:

Consider adopting LaVerkin's low lighting ordinance. The Council reviewed the ordinance and will forward it to the Planning Commission.

9. ADJOURNMENT:

The meeting adjourned at 8:07 p.m.

APPROVED AND SIGNED THIS 12TH DAY OF MARCH 2003



Norma Gier, Mayor



attest: Joy Stevens, Clerk/Recorder