

TOWN OF LEEDS

CITIZEN/PUBLIC HEARING COMMENT FORM

One of the most important parts of Town Council meetings is the opportunity for citizens to speak to the Council either as part of a public hearing, where a specific issue is being considered or, during public comments/other business, where any issue may be presented. In an effort to have an orderly meeting and to ensure the rights of others please follow these rules governing public comments at Town Council meetings:

1. This public comment form must be completed and submitted to the Town Clerk/Recorder by anyone wishing to speak.
2. Clearly state your name and address for the record.
3. Observe the stated time limit (3 minutes) given for remarks.
4. Speak only to the Council.
5. Follow directives that may be given by the Mayor. In addition to these rules, speakers are encouraged to be specific in their remarks.

NAME: Greg Palmer DATE: 6-11-03

ADDRESS: Berry Ln

I wish to address the Council during the public hearing regarding: Question about Road

I wish to address the Council during public comments/other business regarding: _____

Note: all citizens attending Council meetings will be expected to respect the rights of others by refraining from any open display of support or opposition to the remarks of any speaker, or open demonstration thereof. Anyone not complying with these rules of procedure may be asked to leave the meeting.

I have read and agree to abide by the rules listed above.

Signed by: [Signature]

(This form is not complete unless signed)

Thank you for taking the time to complete this form. In accordance with Americans with Disabilities Act, the Town of Leeds will make reasonable accommodation to participate in the meeting. Request for assistance can be made by calling 879-2447 at least 48 hours in advance of the meeting to be attended.

TOWN OF LEEDS PUBLIC HEARING
ATTENDANCE SIGN IN SHEET

DATE: 6-11-03

PLEASE PRINT NAME AND ADDRESS

1. Lee Primm 303 MESA VIEW
2. Bill & Nancy Bryant 210 So. Valley Rd.
3. Nate Healy 6110 Spring Canyon Rd.
4. Zach Hartman 1341 S. 1500 E. SLL, UT 84105
5. Windy McLean 515 S. 700 E. SLL UT 84102
6. Jim Raines Brook & Gudgeon, St George
7. Gregory Palmer 58 Berry Ln, Leeds UT 84146
8. Thomas E. Stirling 15 So. main
9. Scott Hayes 67 E Center ST.
10. ~~Gregory Palmer~~ 67 E center
11. Justin Layton 40 south valley road
12. Bailey Muir 201 N. main Leeds ut
13. Eric Earley 120 S. valley Leeds
14. Elaine ~~Christensen~~ Pnsbrey refused to sign
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

21. ~~Ryanne Cole~~

22. ~~MA Star~~

23. ~~Fred R. Linn~~

24. ~~Merlin Sullivan~~

25. ~~Steve Lewis~~

26. ~~Mrs Prishney + Friend~~

27. ~~George~~

28. ~~Becky~~

29. ~~Don Gooden~~

30. ~~Jim Parnell~~

31. ~~Merlin Sullivan~~

11 32. ~~Dave Stirling~~

33. ~~Fred Friesel~~

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*This was
amended on 6-25-03
as consolidated fee schedule*

Town of Leeds

218 N Main Street P.O. Box 460879 Leeds, Ut. 84746

Phone 435-879-2447

FEE SCHEDULE

Notary Service...Leeds Residents \$5.00-Non Residents \$10.00 Per Signature.

Xerox Copies.....\$.15

In-coming Fax..... \$.20/per sheet

Out-going Fax.....\$1.00/1st page.. \$.50 each additional page.

Copy of Police Dept. Reports...\$5.00/1st-7 pages...\$.50 each additional page.

Copy of Traffic Accident Report.....\$5.00

(Courts and Other Police Agencies...No charge)

Fingerprinting.....\$10.00

Dog Licenses.....Neutered \$5.00... Un-Neutered \$25.00

Kennel Fee... (4 dogs).....\$25.00

If you have not licensed your dog by March 1 of the current year a
\$5.00 late fee will be applied.

Business Licenses.....Home Occupation \$20.00

General Commercial \$40.00

Contractors \$50.00

Business License Penalty. A late penalty of \$20.00 will be assessed for the
first month the license is past due, with an additional \$10.00 per month
thereafter, not to exceed an additional \$100.00.

Copy of Town of Leeds Zoning Ordinance.....\$25.00

Copy of Subdivision Ordinance.....\$10.00

Copy of General Plan.....\$20.00

Zone Change Fee..... \$100.00

Conditional Use Permits:

Residential.....\$25.00

Residential Multi-Family.....\$100.00 Per unit.

Residential Commercial.....\$100.00

Commercial.....\$500.00

Variance Request..... \$25.00

Subdivision Processing Fee..... \$50.00 per lot.

Annexation Processing Fee.....\$500.00

Special Meeting Request.....\$50.00

Reserving Peach Pit Pavilion:

Cleaning Deposit.....\$100.00

Leeds Residents..... \$25.00

for the first 3 hours and \$10.00 per hour thereafter.

Non-Residents..... \$50.00

for the first 3 hours and \$15.00 per hour thereafter.

The Pavilion will not be scheduled for use on Sundays or after 10 p.m. on any day.

Reserving Town Hall (Governing and Taxing Entities Only).....\$30.00

Copies of records in Town files.....\$.50 per page.

Tapes (if available)\$25.00

Search of records.....\$20.00 per hour.

(one hour minimum)

For any compilation of records in a form other than that maintained by the Town, if the Town chooses to provide such compilation.....\$20.00 per hour.

(one hour minimum)

Impact Fees.....\$1400.00

Building Permit Fees are assessed after the Building Inspector has completed the plan check. Fees are based on your plans.

If you require an inspection from the Building Inspector on a service change, when a building permit is not required, you will need to take out a permit prior to the inspection.

Any owner/builder or contractor who uses up the building permit fees on building inspections, before completion of project, will be billed directly for any inspections thereafter.

Service Change Permit.....\$35.00

Right-Of-Way Encroachment Permit..... A \$30.00

inspection fee will be assessed to all work to defray processing and inspecting the work of repaving. A completion *guarantee fee of \$1000.00 for work under 70 square feet or \$15.00 per square foot for work over 70 square feet will be posted with the Town Clerk. The portion not required to complete the work will be returned on final inspection.

*Guarantee fee may be waived for Public Utilities and LDWA.

Cemetery Plots.....Leeds Residents - \$300.00

Non-Residents - \$600.00

Open/Close Plot.....\$150.00

This fee schedule was adopted by Resolution # 03-07 on the
11 day of June 2003.

Mayor Norma Gier

attest: _____
Clerk/Recorder Joy Stevens

Town of Leeds

Governmental Unit

2003-2004

Fiscal Year

GENERAL FUND REVENUES

Account Number	Source of Revenue	Prior Year Actual Revenue <i>19 2002</i>	Current Year Estimate	Ensuing Year Approved Budget Appropriation
	TAXES			
	General Property Taxes - Current	21,122	28,900	28,000
	Prior Years' Taxes - Delinquent	2,754	1,400	1,000
	General Sales & Use Taxes	47,677	42,000	35,000
	Fee-in-Lieu of Property Taxes	8,205	7,200	7,000
	<i>Franchise Taxes</i>	3,635	3,600	2,500
	LICENSES AND PERMITS			
	Business Licenses & Permits	16,539	10,600	8,400
	Professional & Occupational			
	<i>Impact Fees</i>	11,200	8,400	11,200
	INTERGOVERNMENTAL REVENUE			
	Federal Grants	4,538	12,700	2,000
	State Grants	0	11,584	23,416
	State Shared Revenue			
	Class "C" Road Fund Allotment	25,323	26,800	25,000
	Liquor Fund Allotment	207	80	100
	Grants from Local Units:			
	FEMA Reimbursement			
	<i>Court Fines</i>	0	4,800	1,500
	CHARGES FOR SERVICES			
	General Government			
	Cemeteries	1,880	750	900
	Miscellaneous Services:			
	<i>Sanitation</i>	24,146	25,900	25,000
	MISCELLANEOUS REVENUE			
	Interest Earnings	5,273	3,700	2,500
	Rents and concessions	523	900	550
	Sale of Fixed Assets	3,932	0	0
	Other Financing - Capital Lease Obligations			
	<i>Donations + Other Revenues</i>	870	1,900	0
	CONTRIBUTIONS AND TRANSFERS			
	Transfer from: <i>Leeds Area SSD</i>	6,181	6,181	6,181
	Transfer from:			
	Contribution from:			
	Contribution from:			
	Excess Beg. Fund Bal. to be Appropriated		9,740	23,450
	TOTAL REVENUES	184,005	206,865	203,697

Town of Leeds

Governmental Unit

2003-2004

Fiscal Year

GENERAL FUND EXPENDITURES

Account Number	Nature of Expenditure	Prior Year Actual Expenditures <i>19 2002</i>	Current Year Estimate	Ensuing Year Approved Budget Appropriation
GENERAL GOVERNMENT				
	Administration	33,744	46,300	46,700
	Professional Services (Accounting, Legal, Engineering, etc.)	15,882	19,300	25,500
	Elections	561	0	0
	Other: <i>Legislative + Planning</i>	707	1,700	1,200
	<i>Liability Insurance</i>	8,303	8,600	9,000
PUBLIC SAFETY				
	Police Department	8,009	23,500	16,700
	<i>Fire Department - Remodel Building</i>	0	20,000	0
HIGHWAYS AND STREETS				
	Construction	0	21,900	20,000
	Repair and Maintenance	8,788	6,900	7,000
	Other: <i>Wages</i>	10,635	13,100	14,000
	SANITATION (Garbage Collection)	20,194	22,900	20,000
HEALTH AND WELFARE				
CULTURE & RECREATION				
	Recreation	1,458	1,500	1,700
	Parks	0	2,300	10,000
	Cemetery	1,426	1,100	2,000
	<i>Historical Society</i>	0	0	300
	<i>Other: Various Sundry</i>	185	0	0
COMMUNITY & ECONOMIC DEVELOP.				
	CAPITAL OUTLAY (Purch. of fixed assets)	30,945		
TRANSFERS AND OTHER USES				
	Transfer to: <i>Leeds Area SSN</i>	6,181	6,181	6,181
	Transfer to: <i>CDBG Grant (Eng. Fees)</i>	0	11,584	23,416
	Budgeted Increase in Fund Balance	36,987.00		
	TOTAL EXPENDITURES	184,005.00	206,865	203,697

PUBLIC HEARING
TOWN OF LEEDS

The Leeds Town Council will hold a Public Hearing to adopt the 2003-2004 Budget and Fee Schedule. Also to amend the 2002-2003 Budget to balance the accounts. The Public Hearing will be held during the regular Town Council meeting on Wednesday, June 11, 2003 at 7:00 p.m., at the Leeds Town Hall, 218 N Main Street. Public is welcome to attend.

POSTED THIS 2ND DAY OF JUNE 2003



Joy Stevens, Clerk/Recorder

Posted in the following public places:

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

THIS NOTICE MUST BE POSTED UNTIL JUNE 12, 2003. 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
218 N. Main P.O. Box 879
Leeds, Utah 84746**

NOTICE OF PUBLIC HEARING

Town of Leeds Town Council will hold a public hearing on Wednesday June 11, 2003, at 7:00 p.m. at the Leeds Town Hall, 218 N Main Street. The public hearing will be held to accept comments on Ordinance #03-05 amending the Leeds Townsite survey and adopting the Leeds Townsite re-survey. The public is encouraged to attend.

POSTED THIS 28TH DAY OF MAY 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 JUNE 12, 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 accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call Town Hall at 879-2447 at least 48 hours prior to the meeting.

TOWN OF LEEDS

Minutes of the Town Council Meeting and Public Hearing June 11, 2003

1. CALL TO ORDER:

Mayor Norma Gier called the meeting to order at 7:08 p.m.

2. ROLL CALL:

Present was Mayor Norma Gier, Council Members ~~Darrell Nelson~~, Dave Harbour and Dale Barnes. Gloria Parnell and Darrell Nelson were excused. Parnell was out of Town and Nelson was ill. Also present Attorney Heath Snow.

3. PLEDGE:

Dave Harbour led the Pledge of Allegiance.

Mayor Gier reminded everyone since this is a public hearing we need everyone to sign in on the attendance sheet. Also, anyone wishing to speak will need to fill out the public hearing comment form and all comments will be limited to 3 minutes.

Mayor Gier asked anyone with cell phones to please turn them off. Also everyone is welcome to take notes and use recording devices. Mayor Gier asked if anyone is using recording devices to please disclose that at this point. No one disclosed they were recording.

4. APPROVAL OF AGENDA AND MINUTES OF MAY 14, 22, 28, 2003:

Mayor Gier said she would like to state that in the matter of, Planning Commission item number 1 Gordon Casey Subdivision, Inc.-Eric Early, there will be no discussion tonight. Mayor Gier asked if Mr. Early was here yet. He was not. Mayor Gier said since she must declare a conflict of interest, on this item, there would not be a quorum. The item was tabled for discussion only. The Planning Commission set a public hearing date for July 1, 2003, on this item.

Motion by Dave Harbour to approve tonight's agenda and the minutes of May 14, 2003. Seconded by Dale Barnes. Passed unanimously. Motion by Dave Harbour to approve the minutes of May 22, 2003. Seconded by Mayor Gier. Passed unanimously. Motion by Mayor Gier to approve the minutes of May 28, 2003. Seconded by Dave Harbour. Passed unanimously.

5. PUBLIC HEARING (Motion to open and close)

Motion by Dave Harbour to open the public hearing. Seconded by Dale Barnes. Passed unanimously.

Leeds Townsite Re-survey Ordinance #03-05.

Jim Raines was introduced and the time was turned over to him. Raines gave a background of why the Town undertook this project. The survey was done to better define the Town's property and right of ways. The Town was surveyed in 1877. It was re-surveyed in 1983. The problem with the 1983 survey was it had several map and positional errors. At one time Babylon Road was a 66 ft road. It was deeded off and the road was moved to the north and is currently 33 ft wide. Raines said what this survey doesn't do is create new roads, move roads

or circumvent any individual property owners rights. Comments from Council. Dale Barnes asked about Mountain View being a road. Jim Raines said Mountain View is a Town road and is 33 ft wide.

Comments from the citizens in the audience. **Greg Palmer** asked for clarification on the road going by his property which is Berry Lane. Raines said they have looked at Berry Lane and it is a 33 ft wide road. However, at this time it is about a 20 ft lane. It follows the fence line to the South East boundary. One fence does encroach on the road. Raines said there are numerous encroachments by people on Town roads mostly with fences and landscaping.

Mayor Gier read Ordinance No. 03-05. **Motion** by Dave Harbour to close the public hearing.

Seconded by Dale Barnes. **Passed unanimously.**

6. ACTION ON PUBLIC HEARING:

Motion by Dale Barnes to adopt the Leeds Townsite re-survey by Ordinance No. 03-05. **Seconded** by Dave Harbour. **Roll call vote. All aye votes. Motion passed unanimously.**

7. PUBLIC HEARING (Motion to open and close)

Motion by Dale Barnes to open the public hearing. **Seconded** by Mayor Gier. **Passed unanimously.**

Resolution No. 03-06 to Open and Amend the 2002-2003 Budget to balance the accounts.

Resolution No. 03-07 to Adopt the 2003-2004 Budget and Fee Schedule.

Mayor Gier turned the time over to Town Treasurer Becky Welch to address Ordinance No. 03-06 to Open and Amend the 2002-2003. Welch explained the increase in expenditures. (See attached). Welch read Ordinance No. 03-07 to adopt the 2003-2004 budget and fee schedule. (See attached).

Dave Harbour asked if there has been money budgeted for engineering. Welch said yes it is included in Professional Services.

Mayor asked if there were any questions from the citizens in the audience. Jared Westhoff said he would like a copy of the budget. There were no other comments or discussion.

Motion by Dave Harbour to close the public hearing. **Seconded** by Mayor Gier. **Passed unanimously.**

8. ACTION ON PUBLIC HEARING:

Motion by Dave Harbour to adopt Resolution No. 03-06 to open and amend the 2002-2003 budget. **Seconded** by Dale Barnes. **Roll call vote. All aye votes. Passed unanimously.**

Motion by Dale Barnes to adopt Resolution No. 03-07 to adopt the 2003-2004 Budget and Fee Schedule. **Seconded** by Dave Harbour. **Roll call vote. All aye votes. Passed unanimously.**

9. COUNCIL MEMBER DARRELL NELSON:

Draft Billboard Ordinance. Mayor Gier informed everyone that Darrell Nelson is ill tonight. Mayor said Darrell Nelson has been working on a billboard ordinance for quite some time. Discussion on the draft ordinance. The billboard ordinance has been in the making for

years and was given to the Planning Commission at their last meeting for review. This item will be on the Planning Commission agenda at their next meeting for possible recommendation. Windy McLean asked if she could have a copy of the draft. Attorney Snow said yes when it is an agenda item before the Planning Commission she can come in and do a GRAMMA request. McLean asked why she has to do a GRAMMA request. Attorney Snow said any public document you have to do a GRAMMA request. McLean said even a public hearing. Snow said yes, you have to comply with the GRAMMA statute and state your purpose why you are requesting it.

Planning Commission Items:

1. Gordon Casey Subdivisions, Inc. and Eric Early requested amending the Leeds General Plan to remove the proposed road between Mesa View and Silver Meadows Road.

Mr. Early was now present and the Mayor informed him there would be no discussion on this item since she has to step down and there is no quorum. Mayor Gier said they would be doing nothing on this item other than recognizing that the Planning Commission has scheduled a public hearing on July 1, 2003.

2. Zachary Hartman/Windy McLean/Kurt Horan requested a conditional use permit for two (2) 14' x 48' billboards to be located on the north and south side of Walton's Plaza.

Mayor Gier informed everyone that the Planning Commission has recommended denial. Windy McLean was introduced. McLean said she represents Simmons Media. McLean said she did go before the Planning Commission and her request for billboards was denied. McLean handed out a picture of billboards of similar type, and Leeds Ordinance. McLean asked if Leeds has a policy on staff recommendations. McLean said she doesn't understand what the basis for denial was. Attorney Snow said since Leeds has only 1 member of staff we do not have staff meetings and recommendations. McLean said it is hard for her to present this to the Town Council when she doesn't know what the Commissions basis for denial was. McLean said from her understanding it was denied because it wasn't aesthetically pleasing, which she feels doesn't meet the criteria in the conditional use application. Chairman Parnell stated the Commission felt the signs are not aesthetically pleasing and the Town will not benefit from these signs. Parnell said it was obvious to all the members that the signs are oversized and we do have an ordinance stating there are limitations on how big signs can be. McLean said that is right, for on premise signs, but according to the ordinance it says all other signs may be approved through a conditional use permit. Parnell said he supposed you could re-define signs all you want. McLean said you are currently working on a billboard ordinance, obviously, since it is on the agenda tonight. McLean said what they are requesting is a standard size billboard 14' x 48' and it will be illuminated. The pole will be 36" in diameter in the ground. McLean stated they have never been told their billboards have been kept in decrepit order. McLean said she is going on what our ordinance says and feels she meets all the criteria and there is no basis for denial. McLean said either you regulate or prohibit billboards and Leeds does neither. Attorney Snow said he would have to disagree with that. Snow said we are talking about a Commercial Zone and it tells us specifically what permitted uses are and specifically what conditional uses are. Snow said if it doesn't say they are permitted or conditional then they are a non permitted use. Snow said it doesn't say billboards but it does talk about signs and conditional use permits for business signs

not billboard signs. Snow clarified business signs are on building signs and on premise signs. Snow said billboards are not a permitted use and not even a conditional use. Snow said in any zone it will clearly state what uses are permitted and what uses are conditional, if it is not stated as permitted or conditional use then they are not permitted. Snow stated that he thinks any court of higher jurisdiction would go with that, too. McLean said but it says all other signs may be permitted by conditional use. Snow said it is talking about business signs not billboards. Snow said it is pretty clear. McLean stated unfortunately their counsel doesn't read it that way. Mayor Gier said another point under conditional uses it says, "other uses similar to the above and judged to be in harmony with the character and intent of this zone". Mayor Gier said she doesn't believe this request to be in harmony with the character and intent of the zone. **Motion** by Dave Harbour to deny the conditional use permit for billboards. **Seconded** by Dale Barnes. **Passed unanimously.** McLean then asked how to appeal to the Board of Adjustments. Attorney Snow said she has 30 days to appeal and she needs to do it in writing to the Town Clerk.

3. Lee G. Primm requested a conditional use permit for a home occupation business-Waterless Car Wash training and recruiting meetings at his home on Mesa View. Mr. Primm explained that the business is a multi level business where he does training and recruiting at his home on Mesa View. Mayor Gier said the Planning Commission had recommended approval with the condition that Primm get the neighbors approval. Primm presented a letter of approval from his neighbors. Mayor Gier asked about parking. Primm said all parking will be in his driveway. Mayor Gier suggested that this be reviewed in 6 months and if there are any complaints his conditional use permit will be withdrawn. **Motion** by Dave Harbour to approve the conditional use permit with the condition that it be reviewed in 6 months, if there any complaints, it will be reviewed sooner. All parking will be on Primm's property. **Seconded** by Dale Barnes. **Passed unanimously.**

4. Ordinance #03-05 to amend and adopt the re-survey of the Leeds Townsite Map. See item No. 5, public hearing.

5. Draft Aesthetic Zoning Ordinance. This Ordinance will be reviewed at the next planning meeting.

6. Town of Leeds Lighting Ordinance. The Planning Commission set a Public Hearing date for July 1, 2003.

7. Quality Wholesale Homes building permit request. The Planning Commission had recommended denial due to non compliance of several violations by Quality Wholesale Homes. Mayor Gier went over the violations and schedule of compliance that Quality Wholesale Homes had agreed to. Since they have not complied with these violations they will not be given a permit based on these findings.

10. MAYOR NORMA GIER

Reschedule work session with Ian Crowe. Mr. Crowe apologized for missing the work session that was scheduled for him. Crowe said he would like to set up another work session. The corporation Crowe represents needs a "body politic". The Planning Commission asked Crowe for a letter of intent. Crowe said he is still working with the water company. Crowe said they have issues with LDWA wanting to charge them \$5000.00 per lot where Toquerville will only charge them \$3000.00 per lot. Crowe said Leeds is their choice but they have several issues that need to be worked out. Mayor Gier said she would like to see something in writing from the corporation.

The Council determined they would like to see viability, sewer system and a design including the infrastructure. It was determined the first step Crowe needs to undertake is to annex into Leeds. Crowe said he will meet with Attorney Snow and Engineer Jim Raines to work out some of these issues.

Mayor Gier recognized Dave Clements with a certificate of appreciation for all of his hard work on the Planning Commission and starting a re-cycling program. Mr. Clements had already left the meeting so his certificate will be delivered to him.

Letter from the County Commission concerning a sign on Silver Hills Road. Mayor Gier read a letter the Town received from the County concerning a sign that has been put up by Jared Westhoff. (See attached letter). The sign is advertising a coming soon subdivision, which is located in the County. Westhoff covered the sign rather than taking it down. However, the material he used is tearing and the sign is visible again. The County will be notified of the problem.

July 4th celebration. Mayor Gier said the Town will be hosting a breakfast and parade on the 4th. Gloria Parnell was given the assignment to plan the 4th of July celebration.

11. COUNCIL MEMBER GLORIA PARNELL:

Parnell was not here.

12. COUNCIL MEMBER DAVE HARBOUR:

Harbour said he has nothing at this time.

13. COUNCIL MEMBER DALE BARNES:

Barnes said he has met with the ATV Trails committee. The proposed trail will go past the Danish Ranch. Several other roads have been proposed. The Council discussed liability issues, insurance, state statutes, and a Town Ordinance similar to the one LaVerkin adopted.

Barnes said the BLM is proposing more wilderness areas and will report more on this at the next meeting.

ADJOURNMENT:

The meeting adjourned at 8:45 p.m.

APPROVED AND SIGNED THIS 25TH DAY OF JUNE 2003



Norma Gier, Mayor



attest: Joy Stevens, Clerk/Recorder

FINDINGS AND CONCLUSIONS
IN SUPPORT OF DENIAL OF CONDITIONAL USE PERMIT
For Two (2) 14' x 48' Billboards
to be located on the North and South side of Walton's Plaza, Leeds Utah

The Town Council, Town of Leeds, State of Utah, hereby states the following findings and conclusions after hearing the presentation of the Applicant and statements from the public at the public meeting held June 11, 2003, at 7:00 p.m.

1. Applicant proposes to construct two (2) 14' x 48' billboards to be placed near the rear north and south corners of Walton's Plaza, adjacent to Interstate 15.
2. The parcel where the two billboards would be constructed is located within the Highway Commercial Zoning District (C-H) as regulated by Chapter 18 of the Leeds Zoning Ordinance.
3. Within the Highway Commercial Zone (C-H), all uses allowed under the General Commercial Zone (C-G) as well as accessory uses and buildings customarily incidental to permitted uses are considered "permitted uses".
4. Upon review of Chapter 17 of the Leeds Zoning Ordinance (General Commercial Zone (C-G)), the construction and maintenance of billboards are considered neither a "permitted" nor a "conditional use."
5. Under Chapter 18, Sub-Section 18-3 of the Leeds Zoning Ordinance, the following are conditional uses within the C-H zone:
 - a. Accessory uses and buildings customarily incidental to conditional uses.
 - b. Professional offices.
 - c. Public utilities and essential services.
 - d. Other uses similar to the above and judged to be in harmony with the character and intent of the zone.
6. The Leeds Town Council finds that because there are no other billboards located within any zone (including C-H or C-G) within the Leeds Town boundaries that said use would not be in harmony with the character and intent of the C-H zone, nor any other zone contemplated within the Leeds Zoning Ordinance.
7. During the course of Applicant's presentation, Applicant stated that the billboards would be used to advertise various businesses but probably not those of the businesses located within Walton's Plaza.
8. Under Chapter 18, Sub-Section 18-8 of the Leeds Zoning Ordinance, Applicant's intended billboards are not on-site business signs as contemplated in sub-paragraph 1. Sub-paragraph 1.A. of Sub-Section 18-8 relates to sign proposals for on site businesses, such as wall or free standing signs which would exceed the maximum square footage requirement.

9. Applicant's proposed billboard signs do not meet any of the intended sign types contemplated in Chapter 18, Sub-Section 18-8 (2), because said proposed signs are not a) development signs, b) civic signs, c) real estate signs, or d) residential/personal name plate signs.
10. The Leeds Town Staff, at the request of Leeds Planning Commission, had begun preparing a proposed draft billboard ordinance prior to Applicant's conditional use application was submitted.
11. That said draft of the billboard ordinance had been submitted to the Town Staff to be reviewed by the Town's attorney and placed on future planning commission's agenda for review and recommendation to the Leeds Town Council.
12. That said pending billboard ordinance directly relates to and affects Applicant's conditional use application.
13. That under the pending ordinance doctrine recognized by Utah Appellate Courts (*See Western Lands Equity, Inc. v. City of Logan* 617 P. 2d 388 (Utah 1980)). The Town Council has the right to table or deny approval of a land use application until said pending ordinance has been approved or denied as long as the time for tabling is not unreasonably long.

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting and Public Hearing on, **Wednesday, June 11, 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 May 14, 22, 28, 2003.
5. Public Hearing. (Motion to open and close)
 Leeds Townsite Re-survey Ordinance #03-05
6. Action on Public Hearing
7. Public Hearing (Motion to open and close)
 Resolution #03-06 to Open and Amend the 2002-2003 Budget to Balance the Accounts.
 Resolution #03-07 to Adopt the 2003-2004 Budget and Fee Schedule
8. Action on Public Hearing
9. Council Member Darrell Nelson
 Draft Billboard Ordinance
 Planning Commission Items:
 1. Gordon Casey Subdivisions, Inc. and Eric Early requested amending the Leeds General Plan to remove the proposed road between Mesa View and Silver Meadow Road.
 2. Zachary Hartman/ Wind MeLean/Kurt Horan requested a conditional use permit for two (2) 14' x 48' billboards to be located on the north and south side of Waltons Plaza.
 3. Lee G. Primm requested a conditional use permit for a home occupation business-Waterless Car Wash training and recruiting meetings at 303 Mesa View.
 4. Public Hearing-Ordinance #03-05 to amend and adopt the re-survey of the Leeds Townsite Map.
 5. Draft Aesthetic Zoning Ordinance
 6. Town of Leeds Lighting Ordinance
 7. Update on building permit request for Quality Wholesale Homes
10. Mayor Norma Gier
 Re-schedule work session with Ian Crowe
 Letter from the County Commission concerning signage on Silver Hills Road.
 4th of July breakfast and parade
11. Council Member Gloria Parnell
12. Council Member Dave Harbour
13. Council Member Dale Barnes
14. Adjournment

POSTED THIS 10TH DAY OF JUNE 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 JUNE 12, 2003. IT IS AGAINST UTAH STATE LAW TO REMOVE BEFORE DATE INDICATED.

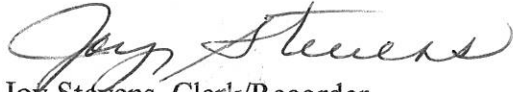
In compliance with the Americans with Disabilities Act, the Town of Leeds will make reasonable accommodation for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 48 hours prior to the meeting.

PUBLIC NOTICE
TOWN OF LEEDS

TOWN COUNCIL WORK SESSION

Leeds Town Council will hold a work session on, Wednesday, June 25, 2003, at the Leeds Town Hall, 218 North Main Street at **6:00 p.m.** The work session is being held to work on Council assignments and summer plans. Public welcome to attend.

POSTED THIS 24TH DAY OF JUNE 2003



Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Norma's Country Kitchen & Things

THIS NOTICE MUST BE POSTED UNTIL JUNE 26, 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 Work Session
June 25, 2003

1. CALL TO ORDER:

Mayor Norma Gier called the meeting to order at 6:05 p.m.

2. ROLL CALL:

Present was Mayor Norma Gier, Council Members Darrell Nelson, Gloria Parnell and Dave Harbour. Dale Barnes was excused.

3. WORK SESSION:

The Council discussed the Council members summer vacation schedules and decided to have one meeting in July and one meeting in August.

Additional assignments were made as follows:

Dale Barnes - Town Parks.

Darrell Nelson - Mosquito Abatement Committee

Becky Welch - Washington County Solid Waste Committee

Robert Zubal - 911 Dispatch Committee

4. ADJOURNMENT:

The meeting adjourned at 7:00 p.m.

APPROVED AND SIGNED THIS 23RD DAY OF JULY 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 meeting on, **Wednesday, June 25, 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 June 11, 2003.
5. Amend the yearly meeting schedule to having one meeting in July and August.
6. Set public hearing date for July 23, 2003, for the annexation of Silver Reef.
7. Ordinance No. 03-06 to adopt a Consolidated Fee Schedule.
8. Resolution No 03-08 to Open and Amend the 2002-2003 Budget
9. Approval for a Deputy Clerk/Recorder
10. Mayor Norma Gier
11. Council Member Darrell Nelson
 Discuss Sexually Oriented Business Ordinance
12. Council Member Gloria Parnell
 Update on July 4th celebration
13. Dave Harbour
14. Dale Barnes
 Report on BLM wilderness areas
15. Adjournment

POSTED THIS 24TH DAY OF JUNE 2003


Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Norma's Country Kitchen & Things

**THIS NOTICE MUST BE POSTED UNTIL JUNE 26, 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
June 25, 2003

1. CALL TO ORDER:

Mayor Norma Gier called the meeting to order at 7:07 p.m.

2. ROLL CALL:

Present was Mayor Norma Gier, Council Members Darrell Nelson, Gloria Parnell, and Dave Harbour. Dale Barnes was excused.

3. PLEDGE:

Gloria Parnell.

4. APPROVAL OF AGENDA AND MINUTES OF JUNE 11, 2003:

Motion by Dave Harbour to approve the agenda and minutes of June 11, 2003 with the correction to the minutes that Darrell Nelson was not present and to amend the minutes to include the findings of the denial for the conditional use permit request for billboards by Simmons Media-Windy McLean.

Seconded by Darrell Nelson. Passed unanimously.

5. AMEND THE YEARLY MEETING SCHEDULE TO ONE MEETING IN JULY AND AUGUST:

Motion by Gloria Parnell to amend the yearly meeting schedule to 1 meeting in July and 1 meeting in August. The meeting on July 9, and August 13, 2003 will be canceled. Seconded by Darrell Nelson. Passed unanimously.

6. SET PUBLIC HEARING DATE FOR JULY 23:

The Council discussed hearing dates for several ordinances. Motion by Gloria Parnell to set the date of July 23, 2003, at 7:00 p.m.. Seconded by Dave Harbour. Passed unanimously.

7. ORDINANCE NO. 03-06 TO ADOPT A CONSOLIDATED FEE SCHEDULE:

The Council discussed the fee schedule and made several changes. Motion by Dave Harbour to approve the Consolidate Fee Schedule Ordinance No. 03-06 as amended. Seconded by Gloria Parnell. Roll call vote. All aye votes. Passed unanimously. (See attached ordinance)

8. RESOLUTION NO. 03-08 TO OPEN AND AMEND THE 2002-2003 BUDGET:

Motion by Gloria Parnell to approve Resolution No. 03-08 to open and amend the 2002-2003 budget to balance the accounts. Seconded by Darrell Nelson.. Roll call vote. All aye votes. Passed unanimously. (See attached resolution)

9. APPROVAL FOR A DEPUTY CLERK/RECORDER:

Clerk/Recorder Joy Stevens expressed her frustration in trying to keep up with all of the various jobs she has to do. Stevens stated the Town is growing and so are all of the duties she alone is required to fulfill. Stevens requested a deputy to take and prepare the minutes, and on occasion other duties. Stevens said she won't need help until September since there is only one meeting in July and one meeting in August but she asked the Council to at least think about the possibility. The Council discussed the possibility of the position being volunteer. This item will be on the agenda again in September.

10. MAYOR NORMA GIER:

Mayor Gier thanked everyone for their hard work and understanding while she was so busy after her mother's accident and Granddaughters diabetes. Mayor had nothing to discuss at this time.

11. COUNCIL MEMBER DARRELL NELSON:

Discuss Sexually Oriented Business Ordinance. Nelson said he is taking over where the late Mel Evans left off working on this ordinance. Nelson said he will present a draft of the ordinance to the Planning Commission as soon as he has it finished.

12. COUNCIL MEMBER GLORIA PARNELL:

Update on 4th of July celebration. Parnell said she needs more volunteers to help with the cooking. The breakfast will be from 8 to 10 p.m. and cost is \$3.00 per person or \$12.00 per family.

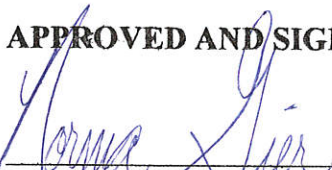
13. COUNCIL MEMBER DAVE HARBOUR:

Harbour said he had nothing at this time.

14. ADJOURNMENT:

The meeting adjourned at 8:10 p.m.

APPROVED AND SIGNED THIS 23RD DAY OF JULY 2003



Norma Gier, Mayor



attest: Joy Stevens, Clerk/Recorder