

**PUBLIC NOTICE**

**TOWN OF LEEDS**

**TOWN COUNCIL MEETING**

**SCHEDULED FOR JULY 9, 2003**

**HAS BEEN CANCELED**

**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**TOWN COUNCIL MEETING**

The Town Council of Leeds will hold a meeting on, **Wednesday, July 23, 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 25, 2003.
5. Public Hearing (Motion to open and close)  
    Ordinance No. 03-07 to adopt Leeds Outdoor Light Ordinance
6. Action on Public Hearing
7. Public Hearing (Motion to open and close)  
    Ordinance No. 03-08 to adopt Leeds Billboard Ordinance
8. Action on Public Hearing
9. Public Hearing (Motion to open and close)  
    Ordinance No. 03-09 to grant the petition and annex Silver Reef Addition
10. Action on Public Hearing
11. Mayor Norma Gier
12. Council Member Darrell Nelson  
    Planning Commission Items:
  - a) Bert Leany Request Approval of a Lot Line Adjustment
  - b) Silver Reef Highlands Subdivision-Discussion Only
13. Council Member Gloria Parnell
14. Dave Harbour
15. Dale Barnes
16. Adjournment

**POSTED THIS 22ND DAY OF JULY 2003**

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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 JULY 24, 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 Town Hall at 879-2447 at least 48 hours prior to the meeting.

## TOWN OF LEEDS

Minutes of the Town Council Meeting  
July 23, 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 Darrell Nelson, Gloria Parnell, Dave Harbour and Dale Barnes.

### 3. PLEDGE:

Darrell Nelson.

### 4. APPROVAL OF AGENDA AND MINUTES OF JUNE 25, 2003, WORK SESSION AND TOWN COUNCIL MEETING:

Motion by Gloria Parnell to approve the agenda and minutes of June 25, 2003.

Seconded by Dale Barnes. Passed unanimously.

### 5. PUBLIC HEARING (MOTION TO OPEN AND CLOSE):

Ordinance No. 03-07 to Adopt Leeds Outdoor Light Ordinance. Motion by Dale Barnes to open the public hearing. Seconded by Gloria Parnell. Passed unanimously.

Discussion by Council Members. Need verification that lumens specified in ordinance are correct. Correct typo's etc.

Comments from Leeds residents. LeGrand Forsyth concerned that misdemeanor being too severe punishment for infraction. Dianne Houston asked about how the ordinance would affect existing lighting in Town. Council Member Nelson responded that "grandfathering" would apply. Motion by Dave Harbour to close the public hearing. Seconded by Gloria Parnell. Passed unanimously.

### 6. ACTION ON PUBLIC HEARING:

Motion by Dave Harbour to table Ordinance #03-07 until all typo's and lumen amount in paragraph 4.4. B can be cleared up. Seconded by Darrell Nelson. Roll call vote. All aye votes. Motion passed unanimously.

### 7. PUBLIC HEARING: (Motion to open and close)

Ordinance No. 03-08 Leeds Billboard Ordinance. Motion by Darrell Nelson to open the public hearing. Seconded by Dave Harbour. Motion passed unanimously.

Leeds Billboard Ordinance No. 03-08 was read by Darrell Nelson. Council discussed that this ordinance has been worked on and reviewed for several years. No further comments or questions. Motion by Dave Harbour to close the public hearing. Seconded by Gloria Parnell. Motion passed unanimously.

### 8. ACTION ON PUBLIC HEARING:

Motion by Dale Barnes to adopt Leeds Billboard Ordinance No. 03-08.

**Seconded** by Darrell Nelson.. **Roll call vote. All aye votes. Motion passed unanimously.**

**9. PUBLIC HEARING: (Motion to open and close)**

**Ordinance No. 03-09 to grant the petition and annex Silver Reef Addition.** **Motion** by Gloria Parnell to open the public hearing. **Seconded** by Dale Barnes. **Passed unanimously.**

Ordinance No. 03-09 was read. The Council felt annexing Silver Reef would be beneficial to the Town and to Silver Reef residents. **Dave Clements** of Silver Reef made several comments concerning the process they have gone through in order to petition for this annexation. He was asked by Dave Harbour about the order of the process of referring building permit applications to the architectural control committee of Silver Reef after the Town has approved. Harbour expressed that the architectural control committee should approve first, then refer applicant to the Town. Dave Clements said that the architectural control committee is yet to be designated. Presently Silver Reef Special Service District board members serve in that capacity. **Motion** by Dave Harbour to close the public hearing. **Seconded** by Gloria Parnell. **Passed unanimously.**

**10. ACTION ON PUBLIC HEARING:**

**Motion** by Dave Harbour to adopt Ordinance No. 03-09 Annexation of Silver Reef Addition pending the switching of the order of approval of building permits, architectural control committee approval and then the Town approval. (Sixth point on summary) **Seconded** by Gloria Parnell. **Roll call vote. All aye votes. Motion passed unanimously.**

**11. MAYOR NORMA GIER:**

Mayor Gier referred to a newspaper article of July 18, 2003, concerning how St. George handles zoning violations.

Mayor Gier reminded everyone of only one Town Council meeting in August on the 4th Wednesday.

**12. COUNCIL MEMBER DARRELL NELSON:**

**Planning Commission items:**

a) **Bert Leany request approval of a lot line adjustment.** Bert Leany has requested a lot line adjustment on his property. The Planning Commission has recommended approval. **Motion** by Gloria Parnell to approve the lot line adjustment for Bert Leany. **Seconded** by Dave Harbour. **Passed unanimously.**

b) **Silver Reef Highlands Subdivision-Discussion Only.** This was a discussion only item at the Planning Commission meeting. Council Member Dave Harbour expressed concern about the open space area and recommended 2 acre zoning so that the open space areas are actually owned by the homeowners. Also, this subdivision may landlock an area to the north that may one day be developed.

**13. COUNCIL MEMBER GLORIA PARNELL:**

Parnell informed the Council there has been vandalism of the park restrooms. Officer Nelson recommended signs be posted stating "no overnight camping, no loitering, no alcohol, violators will be prosecuted." Parnell said she is looking into re-painting the

faded center line on Silver Reef Road.

**14. COUNCIL MEMBER DAVE HARBOUR:**

Harbour said he is working on updating the Town road map. Harbour said the flood plain map was rescinded in 2/2/84 and Leeds is classified zone C, so there is no flood plain issue here.

Harbour presented a summary of the resident surveys that were sent out the first of this month. So far he has received back 39 surveys. (See attached survey summary).

**15. COUNCIL MEMBER DALE BARNES:**

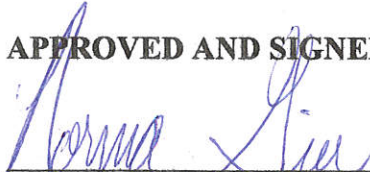
Barnes discussed park landscaping and possibly adding some rocks. Barnes said he was able to contact the owner of the property bordering the park. The owner said he gave the Town 30ft. along the property line and later gave access to connect Valley Road to Babylon.

Barnes said a map of Hurricane ATV trails, both established and proposed, could be posted at Town Hall for the public to view and to solicit suggestions.

**16. ADJOURNMENT:**

The meeting adjourned at 9:10 p.m.

**APPROVED AND SIGNED THIS 27TH DAY OF AUGUST 2003**

  
\_\_\_\_\_  
Norma Gier, Mayor

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



TOWN OF LEEDS PUBLIC HEARING  
ATTENDANCE SIGN IN SHEET

DATE: 7/23/2003

PLEASE PRINT NAME AND ADDRESS

1. DAVE & JANET CLEMENTS 2071 SILVER REEF DR.
2. WALLY & KAREN MARION 931 N. BONANZA RD.
3. Bert Leany 9555 BODE ST-Geo.
4. LeGrand Forsyth 97 S. Wally Rd #10 - Leeds
5. Robert H. Weight 195 So. Main
6. Charlotte Weight "
7. MIKE EMPY 140 N. MAIN
8. Colleen C. Empey "
9. Bill BRYANT 210 So. Valley Rd.
10. Laurelle Dalton 2031 Silver Reef Rd.
11. Glenn Dalton " "
12. John Pilong Leeds RV Park
13. Dianne Houston " " "
14. Nancy Bryant 210 S. Valley Rd.
15. Eric Earley 1205 VALLEY Rd
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_

## 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: DAVE CLEMENTS DATE: 7/23/2003

ADDRESS: 2071 SILVER REEF DR.

I wish to address the Council during the public hearing regarding: ANNEXATION OF SILVER REEF

I wish to address the Council during public comments/other business regarding: ANSWER any questions about the annexation

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: Dave Clements

(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.



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NAME: Dianne Houston DATE: 7/23/05

ADDRESS: Leeds RR Park

I wish to address the Council during the public hearing regarding:

Lighting Public Hearing

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

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NAME: LeGrand Torrey DATE: July 3-03

ADDRESS: 97 S Valley Road #10

I wish to address the Council during the public hearing regarding: Lighting Ordinance

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

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

Signed by: LeGrand Torrey

(This form is not complete unless signed)

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**PUBLIC NOTICE**  
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The Town Council of Leeds will hold a meeting on, **Wednesday, August 27, 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 July 23, 2003.
5. Tabled items at last meeting:
  - Ordinance No. 03-07 Leeds Outdoor Light Ordinance
6. Public Works Director George Fridell
  - Approval to purchase a weed eater and sign posts
  - Concerns about the pavilion and rest rooms
7. Stacey Eaton
  - Update on rock removal operation at Silver Reef Mine
8. Council Member Darrell Nelson
  1. Update and revise the Animal Control Ordinance
  2. Change meeting schedule for Town Council
  3. Planning Commission Items:
    - a) Susan Huter- Home Occupation Business License for fuel delivery service
    - b) Silver Reef Highlands submit preliminary plat for approval
    - c) Etienne St. Laurent-Request approval for a retaining wall with fence  
(St. Laurents have since withdrawn the request)
    - d) Gary Simonson-Home Occupation Business License for trash dumpster business.
    - e) Mike Kelley-Conditional Use Permit for horses.  
( This item was tabled)
    - f) Alberta Pace-Request approval of grading permit.  
(This item was refered to engineering)
    - g) Fire Chief Steve Lewis-International Fire Code Adoption  
(This item was tabled)
9. Mayor Norma Gier
  - Discussion on workshops, training sessions, and increasing building permit fees.
10. Council Member Gloria Parnell
  - Approval to re-stripe Silver Reef Road
11. Adjournment

**POSTED THIS 26TH DAY OF AUGUST 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 AUGUST 28, 2003. IS AGAINST  
UTAH STATE LAW TO REMOVE BEFORE DATE INDICATED.**

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