

PUBLIC NOTICE

TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a meeting on: Wednesday January 28, 2004, at the Leeds Town Hall, at 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 of December 10, and 30, 2003, and January 14, 2004.
5. Consider denial of Quality Wholesale Homes Business License until code violations have been remedied.
6. Bush & Gudgell Engineering
Town of Leeds Grading Permit and GEO Tech letter.
7. Dan Hammond South Leeds Business Complex.
Request turning the motel units into business offices.
8. Resolution No. 04-01 to approve the Mayor signing a binding arbitration concerning West Center Street.
9. Council Member Darrell Nelson
~~Discuss the Historical Cemeteries and Easements~~
Planning Commission Items:
 1. Clint Peterson request a Conditional Use Permit and building plans for mini storage units on Cemetery Road by the south bound on ramp.
 2. Gordon Casey request approval of a preliminary plat for Vista View Estates II Subdivision.
10. Mayor Norma Gier
11. Council Member Gloria Parnell
12. Council Member Dave Harbour
13. Council Member Dale Barnes
14. Adjournment

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 in advance.

Certificate of Posting

The undersigned Clerk/Recorder does hereby certify that the above notice was posted in three public places within Leeds Town limits on this 27th day of January, 2004. These public places being 1) Leeds Town Hall; 2) Leeds Post Office; 3) Norma's Country Kitchen & Things.



Joy Stevens, Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council Meeting
January 28, 2004

1. CALL TO ORDER:

Mayor Norma Gier called the meeting to order at 7:02 p.m.

2. ROLL CALL:

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

3. PLEDGE:

Dave Harbour

4. APPROVAL OF AGENDA AND MINUTES DECEMBER 10, AND 30, 2003, AND JANUARY 14, 2004:

Motion by Dave Harbour to approve the agenda and minutes of December 10, 2003.

Seconded by Dale Barnes. Passed unanimously.

Motion by Gloria Parnell to approve the minutes of December 30, 2003. Seconded by Dale Barnes. Passed unanimously.

Motion by Dale Barnes to approve the minutes of January 14, 2004. Seconded by Gloria Parnell. Passed unanimously.

5. CONSIDER DENIAL OF QUALITY WHOLESALE HOMES BUSINESS LICENSE UNTIL CODE VIOLATIONS HAVE BEEN REMEDIED:

Quality Wholesale Homes gave the Town a time line of when they would comply with the code violations on their property. Some were taken care of and others are still in violation.

Motion by Dave Harbour to deny the renewal of a business license until all violations have been complied with. Seconded by Dale Barnes. Passed unanimously.

6. BUSH AND GUDGELL ENGINEERING:

Town of Leeds Grading Permit and Geotechnical Letter. Jason Tuttle stated that since the Town is doing some grading work on Mountain View Road it is necessary to issue the Town a grading/excavation permit. Tuttle also gave the Council a letter concerning compliance of the hillside ordinance. The Town will have Bush & Gudgell review the final construction and issue a compliance letter. Motion by Gloria Parnell to approve a grading permit for the Town and the Geotechnical letter from Bush & Gudgell. Seconded by Dale Barnes. Passed unanimously.

7. DAN HAMMOND SOUTH LEEDS BUSINESS COMPLEX:

Request turning the motel units into business offices. Hammond said he has 8 motel units. He would like to turn 7 units into business offices and 1 unit for an on site manager.

Motion by Dale Barnes to approve the 7 business offices and 1 on site manager unit subject to review in 6 months. Seconded by Gloria Parnell. Passed unanimously.

8. RESOLUTION NO. 04-01:

To approve the Mayor signing a binding arbitration concerning West Center Street. Mayor Gier stated Terry Prisbrey is not willing for binding arbitration. Therefore the resolution has no practical significance.

9. COUNCIL MEMBER DARRELL NELSON:

Discuss the Historical Cemeteries. Nelson presented a map, warranty deed and quit claim deeds concerning the Historical Cemeteries. Nelson said he would like to request funding to stake the road and verify the survey stakes for the cemeteries. Nelson said he will get bids for the project and request for funding at the next meeting.

Planning Commission Items.

Clint Peterson request a Conditional Use Permit for Mini Storage Units.

Nelson said the Planning Commission still had several concerns with this project. This item was tabled and Peterson will be back to the next meeting to address the concerns.

Gordon Casey Subdivisions Inc. request approval of preliminary plat for Vista View Estates II Subdivision at approximately 162 E. Vista Ave. Nelson stated the Planning Commission recommended approval of the preliminary plat for Vista View Estates II Subdivision subject to these conditions: 1) Subdivisions Inc. obtain ownership and access of the proposed right of way tying into Babylon Road and that no dirt be moved until acquisition. 2) Curb and gutter be installed. 3) The retention basins on the two back lots, #8 and #9, be increased to a size agreeable to the Town Engineer. 4) Street lights be installed.

At the Town Council meeting Mayor Gier declared a conflict of interest and turned the chair position over to Mayor Pro Tem Darrell Nelson. Nelson then turned the time over to Gordon Casey for his presentation to the Council. Casey presented the preliminary plat indicating 14 half acre lots and a road going through Giers and Stirlings property and tying into Babylon Road. Casey indicated drainage retention on each lot however with curb and gutter they will need to increase the retention ponds on the bottom two lots. Casey said they will prepare a soil study before the final recording. Casey said they won't move dirt until they obtain a right of way from the Giers and Stirlings. Motion by Darrell Nelson to accept the Planning Commissions recommendation and approve the preliminary plat of Vista View Estates II Subdivision subject to these conditions: 1) Subdivisions Inc. obtain ownership of the proposed right of way tying into Babylon Road and that no dirt be moved until such acquisition. 2) curb and gutter be installed. 3) The retention basins on the two back lots, #8 and #9, be increased to a size agreeable to Leeds Town Engineer. 4) Street lights be installed. 5) That all of Leeds Ordinances will be complied with. Seconded by Dale Barnes. Roll call vote. 4 aye votes and 1 abstention. Motion passed unanimously.

10. MAYOR NORMA GIER:

Mayor Pro Tem Darrell Nelson turned the chair position back over to Mayor Gier. Mayor Gier thanked Council Member Dale Barnes and everyone else who has helped with the park project. The playground equipment is going up and the sidewalks are getting ready for concrete. This project has been a lot of hard work on all of the volunteers who have been so willing to help.

11. COUNCIL MEMBER GLORIA PARNELL:

Parnell wanted to thank everyone who helped with the cleanup on Mountain View Trail.

Parnell also informed everyone the Jake Brake sign has now been installed on I-15.

12. COUNCIL MEMBER DAVE HARBOUR:

Harbour said he had nothing else at this time.

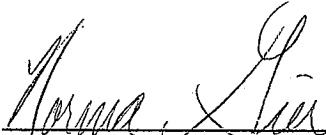
13. COUNCIL MEMBER DALE BARNES:

Barnes said he had nothing else at this time.

14. ADJOURNMENT:

The meeting adjourned at 8:15 p.m.

APPROVED AND SIGNED THIS 25TH DAY OF FEBRUARY 2004



Mayor Norma Gier



attest: Clerk/Recorder Joy Stevens

TOWN OF LEEDS

RESOLUTION NO. 04-01

**A RESOLUTION OF THE LEEDS TOWN COUNCIL FOR BINDING
ARBITRATION CONCERNING WEST CENTER STREET**

WHEREAS, the Town Council of the Town of Leeds, has held an open and public meeting on the 28th day of January 2004, to approve binding arbitration concerning West Center Street; and

WHEREAS, the Town Council of the Town of Leeds, deems it necessary and desirable to approve the Mayors signature on a request for the binding arbitration; and

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, THAT the Leeds Town Council, held an open and public meeting on January 28, 2004, and by unanimous vote, did adopt Resolution No. 04-01 to approve binding arbitration with Terry Prisbrey concerning West Center Street.

PASSED THIS 28TH DAY OF JANUARY, 2004

Norma Gier, Mayor Town of Leeds

attest: Joy Stevens, Clerk/Recorder

 **DRAFT**