

TOWN OF LEEDS

Minutes of the Town Council Special Meeting and Work Session
April 14, 2004

1. CALL TO ORDER:

Mayor Gier called the meeting to order at 6:07 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. SET PUBLIC HEARING DATE:

Set Public Hearing date to grant the annexation petitions and, by ordinance, annex the areas subject to the petitions of Harold Furrow and Clint Peterson. Motion by Dave Harbour to set May 12, 2004, at 7:00 p.m. for the public hearing. Seconded by Darrell Nelson. Passed unanimously.

5. DISCUSSION ITEMS:

a) **Leeds General Plan.** Mayor Gier stated the amended General Plan is now ready for the public hearing process. The Planning Commission has scheduled April 19, 2004, for the first public hearing. Mayor Gier thanked Dave Harbour for single handedly taking on the enormous task of amending the General Plan. *fantabulously*

b) **Leeds Fee Schedule concerning Business Licenses, Conditional Use Permits, and Handbill Permits.** The Council concurred that the \$50.00 fee for all businesses is fair and they will not be making any changes at this time. The Council felt that Conditional Use Permits need to be broken out into categories of permanent and not permanent. Some Conditional Use Permits go with the land and others such as, home occupations and animals, go with individuals. There were also concerns about solicitations. They will be discussing this further at the May 12th meeting.

c) **Code Enforcement. Ordinance #04-01 concerning property owners with code violations.** The Council agreed that a procedure for enforcement needs to be implemented. However, they were in favor of considering approving the ordinance and then deal with the enforcement issue. The Council also discussed signs for businesses. Clerk/Recorder Joy Stevens will be contacting surrounding communities concerning a sign ordinance.

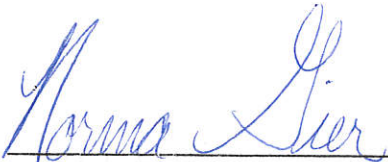
d) **Further Town improvements.** The park needs more concrete, walkways, trees to be planted, swing set put in place, possible basketball court and purchasing adjacent property to expand the park. Improvements to Town Hall were the handicap ramp and the flooring on the covered entry. The CCC Camp needs painting and the windows replaced in all the buildings, signs placed on the buildings indicating what they were used for and to have the property re-surveyed.

Mayor Gier recognized Mrs Prisbrey who is a non-resident of Leeds. It was also noted that she was taping the meeting.

6. ADJOURNMENT:

The meeting adjourned at 8:05 p.m.

APPROVED AND SIGNED THIS 28th DAY OF APRIL 2004



Mayor Norma Gier



attest: Joy Stevens Clerk/Recorder

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on, **Wednesday, April 28, 2004,**
at the Leeds Town Hall, 218 North Main Street at **7:00 p.m.**

Public welcome to attend.

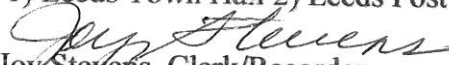
AGENDA

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes of March 31, and April 14, 2004.
5. Mayor Gier will present the new Leeds Princess Royalty
6. Set Public Hearing date for the annexation of "Furrow Addition" and "Peterson Addition."
7. Darrell Nelson
 Planning Commission Items:
 - a) Roxanne Cole
 Request a Conditional Use Permit for a daycare and preschool (Recommended approval)
 - b) Marlene Francis represented by Troy Ellingford- Request approval fo a site plan to build a detached garage at 315 E. Silver Meadows. (Recommended approval)
 - c) Randy and Selinda Stevens- Request approval of a site plan to build a home and garage at 225 N Mesa View. (Recommended approval)
 - d) Bob and Ilene Mackelprang- Request a Conditional Use Permit for a horse at 220 N Mesa View. (Tabled)
8. Tabled Items:
 Ordinance #04-01 An ordinance amending portions of Chapter1, of the Leeds Town Zoning/Subdivision Ordinance concerning property owners with code violations.
9. Mayor Norma Gier
 Report on Mayors Meeting
10. Council Member Gloria Parnell
11. Council Member Dave Harbour
12. Council Member Dale Barnes
13. 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 prior to the meeting.

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 April, 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
April 28, 2004

1. CALL TO ORDER:

Mayor 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. Also present Attorney Bill Kimball who was filling in for Town Attorney Heath Snow. Clerk/Recorder Joy Stevens was excused.

3. PLEDGE OF ALLEGIANCE:

Dale Barnes

4. APPROVE AGENDA AND MINUTES OF MARCH 31, AND APRIL 14, 2004:

Motion by Darrell Nelson to approve the agenda and amended minutes of the March 31, and April 14, 2004, meetings. Seconded by Gloria Parnell. Passed unanimously.

5. MAYOR GIER TO PRESENT THE LEEDS PRINCESS ROYALTY:

Mayor Gier announced the new Leeds Princess Royalty. Madalyn New is the 2004 Leeds princess and Cassidy Dewall is Leeds attendant. Debbie Beaver was thanked for all of her efforts this past year as pageant director.

6. SET PUBLIC HEARING DATE FOR "FURROW ADDITION" AND "PETERSON ADDITION" ANNEXATION:

Motion by Dave Harbour to set May 26, 2004, at 7:00 p.m., for the public hearing to consider "Furrow Addition" and "Peterson Addition" annexation. Seconded by Darrell Nelson. Passed unanimously.

7. COUNCIL MEMBER DARRELL NELSON:

Planning Commission Items:

a) Roxanne Cole-Request a Conditional Use Permit for a daycare and preschool.

Recorder Stevens read from the minutes of the Planning Commission. The Planning Commission expressed concerns about dropping off and picking up the children. Cole stated they will be using the driveway to her property south of her residence. Ages of the preschool children will be between 3-5 years and daycare children up to age 5. Cole said she is regulated by the State of Utah and will be limited to 10 children. She would like to have a sign in her yard. The Planning Commission determined the size of the sign will be reviewed according to the zoning ordinance. The Planning Commission recommended approval of the Conditional Use Permit to be reviewed in 1 year. Council Member Nelson said he feels the size of the sign allowed in her zone is ridiculous. Nelson said the size of the allowable sign according to the zoning ordinance is 2' x 2'. Nelson stated he isn't prepared to charge \$600 for a conditional use permit and then allow only a two foot sign. Parnell stated that is an ordinance, and the ordinance would have to be changed to do otherwise. Nelson said the size of the allowable signs needs to

be reviewed. Cole said she would like to have an easel sign she can take in and out. Mayor Gier suggested, since it is getting dark, that they consider the Conditional Use Permit and review the sign issue at another date. (A terrible wind storm hit the Town at 7:00 p.m. and knocked out the power.) **Motion** by Dave Harbour to approve the Conditional Use Permit for Roxanne Cole for the preschool and daycare to be reviewed in 1 year. The size of the sign will be reviewed at a later meeting. **Seconded** by Gloria Parnell. **Passed unanimously.**

b) Marlene Francis represented by Troy Ellingford-Request approval of a site plan to build a detached workshop at 315 E. Silver Meadows. Nelson stated the Planning Commission approved the site plan, however, Chairman Parnell requested that they get approval from the architectural committee for the workshop. Council Member Barnes said Ellingford has met with Mr. Densley of the architectural committee.

c) Randy and Selinda Stevens-Request approval of a site plan to build a home and garage at 225 N. Mesa View. Nelson said the Planning Commission approved the site plan for the Stevens. The site plan and building plans will be forwarded to Leeds Building Inspector.

d) Bob and Ilene Mackelprang-Request a Conditional Use Permit for a horse at 220 N Mesa View. The Mackelprangs were not present. The request was tabled.

8. TABLED ITEMS:

Ordinance #04-01. An ordinance amending portions of Chapter 1, of the Leeds Town Zoning/Subdivision ordinance concerning property owners with code violations. Mayor Gier stated this was discussed at the last meeting. It was highly suggested by the Town Attorney that we have such an ordinance. Enforcement of the ordinance was a concern at the last meeting. The attorneys are suggesting the ordinance be in place first and then address concerns of enforcement. The council reviewed the ordinance again.

Motion by Gloria Parnell to adopt Ordinance #04-01 an ordinance amending portions of chapter 1, of the Leeds Town Zoning/Subdivision Ordinance concerning property owners with code violations. **Seconded** by Dave Harbour.

Roll call vote.

Mayor:

Norma Gier **aye.**

Council Members:

Darrell Nelson **aye.**

Gloria Parnell **aye.**

Dave Harbour **aye.**

Dale Barnes **aye.**

Motion passed unanimously.

9. MAYOR NORMA GIER:

Report on Mayors Meeting. Mayor Gier said one of the issues discussed at the meeting was to invite the County Commissioners to the Mayors meetings. The Mayors want to be able to ask the Commissioners questions concerning the lack of support from the County. Mayor Gier said she is looking for more concern from the County Commissioners regarding our community. Mayor Gier gave one example as being enforcement of the Hillside Ordinance. At the next Mayors meeting they are going to have the Commissioners there to address some of the mayors concerns. Mayor Gier stated she will be out of town and asked if one of the council members

could attend. Council Member Gloria Parnell said she will attend since the other members will be attending the Leeds Planning Commission meeting that same night

10. COUNCIL MEMBER GLORIA PARNELL:

Parnell said she attended the Leeds Irrigation Water Company meeting. She spoke with David Stirling concerning the Town being able to continue using his irrigation pipe to water the park. Stirling told her the Town can continue to use the pipe. Parnell will write a letter to Stirling, for the Town records, that he is willing to let the Town park continue to use his irrigation pipe. Parnell said it should be in the minutes that David Stirling has donated the use of the irrigation pipe for the park and he may want it back at a future date.

Mayor Gier said she has found out that LDWA has sold one of the shares of irrigation water they were letting the Town use to water the park. Public Works Director George Fridell went to look at the irrigation schedule and found out that the Town no longer has 4 hours of water. The Town has 2 hours of irrigation water to water the park. Mayor Gier said she called LDWA President Scott Hayes. Hayes informed the Mayor the Town never had irrigation water. That the Town used water that LDWA owned. Parnell said at the LDWA meeting she was informed the Town can use the remaining water share. Recorder Stevens said in the 7 years she has been here the Town has had use of 2 shares of irrigation water for the park. Stevens said she feels it wasn't right for LDWA to sell one of the irrigation shares without giving the Town the opportunity to purchase the share. LDWA didn't notify the Town the water had been sold until after the fact. Dale Barnes is going to see if there is someone who will be willing to sell the Town irrigation water.

11. COUNCIL MEMBER DAVE HARBOUR:

Harbour said he spoke with Gene Moser of Utah Local Governments and Trust concerning the proposed amended General Plan. Moser indicated to Harbour that he has read the amended plan. Moser said it was a good plan and he has a few suggestions he will give to Harbour. Stevens said she also spoke with Moser and he told her he was quite impressed with the General Plan and Dave Harbour should be commended.

12. COUNCIL MEMBER DALE BARNES:

Barnes said he spoke with Ed Snow concerning his property adjacent to the Town park. The Town is interested in obtaining a couple of the acres to expand the park. Snow said he wanted to talk with his wife and then would get back to Barnes.

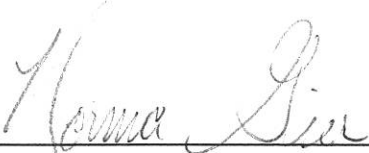
Barnes said Sam Howard's Eagle project for the basketball court has started. The project was discussed concerning balls going into the road and possibly fencing the basketball court. Barnes said Howard will furnish the concrete but would like the Town to furnish the basketball standards. Barnes will check into the cost of basketball standards. Barnes said he has purchased 50 trees for the park for a noise buffer by the basketball court.

Barnes said he will talk to Sandra Browning of LDWA concerning the irrigation water that was sold. Barnes will write a proposal letter to LDWA for the 1 share the Town can use.

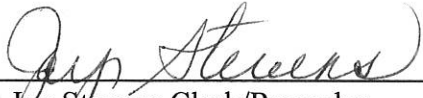
13. ADJOURNMENT:

The meeting adjourned at 8:10 p.m.

APPROVED AND SIGNED THIS 26th DAY OF MAY 2004

A handwritten signature in cursive script, appearing to read "Norma Gier".

Mayor Norma Gier

A handwritten signature in cursive script, appearing to read "Joy Stevens".

attest: Joy Stevens Clerk/Recorder