

PUBLIC NOTICE
TOWN OF LEEDS

TOWN COUNCIL MEETING & PUBLIC HEARING

The Town Council of Leeds will hold a Town Council Meeting and Public Hearing on, **Wednesday, August 25, 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 July 28, 2004.
5. Public Hearing: (Motion to open and close)
Erick Pitsenbarger – Lot split/minor subdivision at 43 S. Valley Rd.
6. Action on Public Hearing
7. Public Hearing: (Motion to open and close)
Leeds Alcoholic Beverage Control Ordinance #04-04
8. Action on Public Hearing
9. Action on Resolution #04-05 to adopt the new Leeds General Plan.
10. Council Member Darrell Nelson
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 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 24th day of August, 2004. These public places being 1) Leeds Town Hall 2) Leeds Post Office 3) Norma's Country Kitchen & Things.

Becky Welch, Deputy Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council Meeting and Public Hearing
August 25, 2004

1. CALL TO ORDER:

Mayor Pro Tem Darrell Nelson called the meeting to order at 7:01 p.m.

2. ROLL CALL:

Present was Mayor Pro Tem Darrell Nelson, Council Members Gloria Parnell, Dave Harbour and Dale Barnes. Also present was Deputy Recorder Becky Welch. Mayor Norma Gier and Clerk/Recorder Joy Stevens were excused. Attorney Heath Snow arrived prior to item #7.

3. PLEDGE OF ALLEGIANCE:

Dale Barnes

4. APPROVE AGENDA AND MINUTES :

No minutes were available at this time. Motion by Dave Harbour to approve the agenda.. Seconded by Dale Barnes. Passed unanimously.

5. PUBLIC HEARING (Motion to open and close)

Erick Pitsenbarger-Lot split/minor subdivision at 43 S. Valley Road.

Motion by Dale Barnes to open the public hearing. Seconded by Gloria Parnell. Passed unanimously. Town Attorney Heath Snow had not yet arrived. The public hearing will re-open when Snow arrives. Motion by Gloria Parnell to close the public hearing. Seconded by Dave Harbour. Passed unanimously.

6. ACTION ON PUBLIC HEARING:

None at this time.

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

Leeds Alcoholic Beverage Control Ordinance#04-04.

Motion by Gloria Parnell to open the public hearing. Seconded by Dave Harbour. Passed unanimously. This ordinance has been discussed extensively at previous meetings. Attorney Heath Snow stated this is a thorough ordinance and has enforcement provisions. The ordinance is comparable to similar ordinances in other communities. Planning Commission Member Bailey Muir said this ordinance will help to bring more business into Leeds and he is in favor of it. There were no other comments.

Motion by Dave Harbour to close the public hearing. Seconded by Gloria Parnell. Passed unanimously.

8. ACTION ON PUBLIC HEARING:

Motion by Dale Barnes to adopt Leeds Alcoholic Beverage Control Ordinance #04-04. Seconded by Gloria Parnell. Passed unanimously.

REVISIT ITEM # 5 PUBLIC HEARING:

Eric Pitsenbarger-Lot split/minor subdivision at 43 S. Valley Road.

Motion by Gloria Parnell to open the public hearing. **Seconded** by Dave Harbour.

Passed unanimously. The area where the proposed lot is located is zoned R-R-1. The lot is non-conforming as it is only .5 acre. As the lot is in an area that is a 'buffer' zone area between commercial it helps with transition. Pitsenbarger will need to get approval from the adjoining property owners (Keith Steele and Clifford Steele) Pitsenbarger will be requesting a zone change to R-1-20. He will need to go to the Planning Commission first then the Town Council to get approval on the zone change and lot split/minor subdivision.

Motion by Dave Harbour to close the public hearing. **Seconded** by Gloria Parnell.

Passed unanimously.

REVISIT ITEM #6 ACTION ON PUBLIC HEARING:

Motion by Dave Harbour to deny the request for a lot/split minor subdivision based on the non-conforming size lot. **Seconded** by Gloria Parnell. **Passed unanimously.**

Motion by Dave Harbour to set a public hearing on September 8, 2004, for a zone change and lot split/minor subdivision for Pitsenbarger. **Seconded** by Dale Barnes. **Passed unanimously.**

9. ACTION ON ORDINANCE #04-05 TO ADOPT THE NEW LEEDS GENERAL PLAN:

Motion by Dave Harbour to table until the Mayor can be present. **Seconded** by Gloria Parnell. **Passed unanimously.**

10. COUNCIL MEMBER DARRELL NELSON:

Nelson asked the Council to consider approval for Treasurer Elaine Murphy to attend training at Treasurer's Fall Institute. Also to consider audit vs. review for this year.

11. COUNCIL MEMBER GLORIA PARNELL:

Leeds resident Roy Brewer is concerned about a safety issue. His property is bordered in the rear by Babylon Road. There is an old abandoned building and dead cottonwood trees on Town owned property. Brewer is concerned about the old trees falling onto his property. Attorney Snow recommended looking at the County plat to confirm ownership of the area. Verify if it is dedicated to the Town. Parnell will verify what data Bush and Gudgell Engineering used to perform the recent grading survey.

Parnell would like to post a sign on Town property at the West Center Street tunnel indicating it is open.

Parnell would like to have the road surveyed between the old Protestant and Catholic Cemeteries.

12. COUNCIL MEMBER DAVE HARBOUR:

Harbour said of the 7 elements for zoning ordinances to be effective "permit evaluation criteria" is an area that needs some attention and clarification

Harbour encouraged the Council to review zoning ordinances including the map, criteria for conditional use permits, and the criteria for approving zone changes. Harbour also strongly emphasized that the Town should have the ordinances re-codified.

Harbour still needs input from the Planning Commission and Town Council members for the sign and animal control ordinances.

13. COUNCIL MEMBER DALE BARNES:

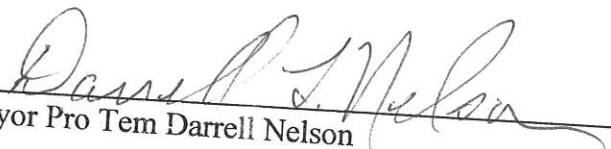
Barnes informed the Council the basketball court is not done yet.

Barnes reminded the Council that the Town has 2 years to use the funds for the Silver Reef Highlands park or they are returned. Attorney Snow said the Town needs to open a PTIF account for the \$9,600.00 designated park funds.

14. ADJOURNMENT:

The meeting adjourned at 8:50 p.m.

APPROVED AND SIGNED THIS 8th DAY OF DECEMBER 2004



Mayor Pro Tem Darrell Nelson



attest: Joy Stevens Clerk/Recorder

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING,
PUBLIC HEARING & WORK SESSION

The Town Council of Leeds will hold a Town Council Meeting, Public Hearing and Work Session on, **Wednesday, September 15, 2004**, at the Leeds Town Hall, 218 North Main Street at **6:00 p.m.** Public welcome to attend.

AGENDA

Town Council Meeting & Public Hearing:

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes of August 25, 2004.
5. Public Hearing: (Motion to open and close)
Erick Pitsenbarger – Zone change from RR-1 to R-1-20 and lot split/minor subdivision at 43 S. Valley Rd.
6. Action on Public Hearing
7. Action on Resolution #04-05 to adopt the new Leeds General Plan.
8. Adjournment

Work Session:

1. Water Conservancy District – Water pipeline project on Main Street
2. Elaine Murphy -- Capital Investment Plan and ADA compliance of Town Hall building
3. Mayor Norma Gier
Updates on committees:
 - Culinary Water Committee
 - Funding/CIP Committee
 - Sewer Systems Committee
 - Growth Management Committee
4. Council Member Darrell Nelson
Revisions to Consolidated Fee Schedule
5. Council Member Gloria Parnell
6. Council Member Dave Harbour
Planning Commission/Town Council collaboration on Zoning Ordinances of General Plan
7. Council Member Dale Barnes

Closed Executive Session:

1. Personnel Issues
2. Adjournment

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Becky Welch, Deputy Clerk/Recorder