

PUBLIC NOTICE

TOWN COUNCIL AND PLANNING COMMISSION WORK MEETING

WORK MEETING AGENDA

The Town Council and Planning Commission of Leeds will hold a work meeting on, Wednesday April 13, 2005, at the Leeds Town Hall, 218 North Main Street at 6:00 p.m.

The meeting is being held for a presentation by Spec. Industry Waste Water Treatment Systems, and Robert Britzman Professional Planning Services. The Council will also be discussing the possibility of a Town manager/planner, Capital Facilities & Impact Fee study, and possible approval of up to \$1600.00 for Archive Desktop GIS Mapping Data Integration and Analysis Software. The public is welcome to attend.

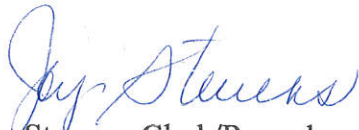
In compliance with the Americans with Disabilities Act, the Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call Town Hall at 879-2447 at least 24 hours prior to the meeting.

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 12th day of April, 2005.

These public places being

- 1) Leeds Town Hall
- 2) Leeds Post Office
- 3) Walton Plaza



Joy Stevens, Clerk/Recorder

TOWN OF LEEDS

Minutes of the Town Council and Planning Commission Work Meeting April 13, 2005

1. CALL TO ORDER:

The meeting was called to order at 6:00 p.m.

2. ROLL CALL:

Present were Mayor Norma Gier, Town Council members Gloria Parnell, Dave Harbour, and Dale Barnes. Planning Commission Chairman Jim Parnell, Planning Commission Members Bailey Muir and Dean Brown.

3. WORK MEETING:

The work meeting was held for:

a) **Presentation by Robert Britzman Professional Planning Services.** Britzman introduced himself and gave a brief background of his job history. Britzman said he has worked in the professional planning field for over 35 years. Britzman said he is not a city manager but he has worked as a consultant, planning director, project reviews, master plans for future streets, subdivisions, conditional use permits, and etc. Britzman said he would be willing to work for the Town part time or on a contract basis.

b) **Presentation by Spec. Industries Waste Water Treatment Systems.** Roger New stated he has been working on a Leeds Town committee concerning wastewater systems. New said there are definite advantages with this system by Spec. Industries. The wastewater can be re-used as irrigation water. You do not have to have one centralized treatment center. The cost is \$2,400.00 per home to build the system and an additional \$1,000.00 with the septic tank. Costs are lower with one large system rather than a system on each lot. Installation of the modules would fall on the developer for his system and then a body politic would maintain the system. New then introduced Roger Owley from Spec. Industries. Owley handed out a booklet titled "How You Can Have Safe Water" explaining the system. (See attached)

Randy Taylor, State of Utah Department of Environmental Quality, stated the first systems will have to have leach fields. Taylor said the technology of the system is reasonable, however, there needs to be a body politic to take the responsibility of the system. The State will monitor the system. Taylor said the State wants to see more specs. rather than design before the first system goes in. The Town of Virgin may have the first system in 2-3 months.

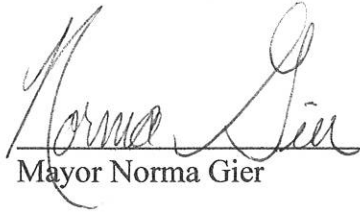
Roger Owley said they do the training and maintenance is once a month 30 minutes per module. Owley said the cost of the system does not include freight, taxes, structure, insurance or site prep.

c) **Discussion.** The possibility of a town manager/planner, Capital Facilities & Impact Fee study, and possible approval of up to \$1600.00 for Archive Desktop GIS Mapping Data Integration and Analysis Software.

4. ADJOURNMENT:

The meeting adjourned at 8:20 p.m.

APPROVED AND SIGNED THIS 27th DAY OF APRIL 2005



Mayor Norma Gier



attest: Joy Stevens Clerk/Recorder

PUBLIC NOTICE

TOWN COUNCIL MEETING AND PUBLIC HEARING

The Town Council of Leeds will hold a regular meeting and public hearing on, Wednesday, April 27, 2005, 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
5. Oath of office to new Board of Adjustment member Frank Lojko.
6. Public Hearing (Motion to open and close)

Resolution #05-01. A resolution to open and amend the 2004-2005 budget to reflect General Property Tax revenue in the amount of \$33,800.00, Police Department revenue in the amount of \$2,500.00, and an increase in expenditures in Culture and Recreation in the amount of \$700.00.

7. Action on Public Hearing

8. Public Works Director George Fridell

Request expenditure of up to \$1,000.00 for Town Hall improvements as suggested by Utah Local Governments and Trust Risk Management.

Request expenditure of up to \$200.00 for a new air compressor.

9. Council Member Darrell Nelson

1. Planning Commission Items from the meeting on April 5, 2005.

Action Item:

- a) Russell Limb-Application for a conditional use permit for a rock crusher at approximately 434 Silver Reef Road.

Information Items:

- a) Ratify the Planning Commission decision and rescind the approval of Cletus Hamilton's request for a steel building at approximately 434 Silver Reef Road.
- b) Set Public Hearing date for Jim Parnell's zone change request from R-R-1 and Open Space to General Commercial in the vicinity of 175 Valley Road
- c) Connie Donohoe-Application for a business license for Connie's Caramelie Classique at 545 N. Main #9 in Walton Plaza.
- d) Brett Comas-Application for a business license for Brett's Backhoe Service *459 Canyon Creek Ct.*
- e) Dean Brown & Kayla Koeber-Submit building and site plans for a home at ~~150 Silver Hills~~ Road.
- f) Aaron Schimbeck-Building and site plan for a home at 150 Silver Hills Road.
- g) Rick Sant-Discuss possible development and annexation of 5 acres adjacent to the Leeds Town boundary in the area of the Silver Reef Estates Subdivision.
- h) Appoint a new Chairman for a 1 year term.

Tabled Items:

- a) Don Fuller-Application for an encroachment permit on Babylon and Mountain View Road.

b) Preliminary plat amendment for the Cibolo Estates Development

c) Draft of the new Zoning/Subdivision Ordinances.

Tabled item: Planning Commission Public Hearing on April 19, 2005

a) Jim & Gloria Parnell request a zone change from R-R-1 and Open Space to General Commercial on property located in the vicinity of 175 Valley Road.

2. Update on Mosquito Abatement Meeting

3. Request approval to increase the fee to open and close cemetery plots from \$150.00 to \$180.00.

4. Discuss "draft" of the Sexually Oriented Business Ordinance

10. Mayor Norma Gier

Discuss Treasurer vacancy

11. Council Member Gloria Parnell

12. Council Member Dave Harbour

Review RV Park with accompanying letter

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 24 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 26th day of April, 2005. These public places being

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



Joy Stevens, Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council
April 27, 2005

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, Gloria Parnell, Dave Harbour, Darrell Nelson and Dale Barnes. Also present was Attorney Heath Snow, Police Chief Brent Nelson, Fire Chief Steve Lewis, Public Works Director George Fridell, Planning Commission member Bailey Muir, and Clerk/Recorder Joy Stevens

3. PLEDGE OF ALLEGIANCE:

Dale Barnes

4. APPROVE AGENDA AND MINUTES:

Motion by Dave Harbour to approve the agenda as corrected, concerning a duplicate address, and the minutes of March 30, 2005, and April 13, 2005. Seconded by Gloria Parnell. Passed unanimously.

5. OATH OF OFFICE TO NEW BOARD OF ADJUSTMENT MEMBER FRANK

LOJKO: Frank Lojko was not present at the meeting.

6. PUBLIC HEARING:

Resolution #05-01. A resolution to open and amend the 2004-2005 budget to reflect General Property Tax revenue in the amount of \$33,000.00, Police Department revenue in the amount of \$2,500.00, and an increase in expenditures in Culture and Recreation in the amount of \$700.00

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

Mayor Gier read Resolution #05-01. Comments were that General Property Tax revenue was more than anticipated, the police department received a donation of \$2,500.00 from the Collister Foundation, and the princess pageant went over the anticipated budget. This year the Town will be holding an actual pageant rather than a princess and judge interview luncheon which has been the case the last few years.

Motion by Dale Barnes to close the public hearing. Seconded by Darrell Nelson. Passed unanimously.

7. ACTION ON PUBLIC HEARING:

Motion by Dale Barnes to adopt Resolution #05-01 to open and amend the 2004-2005 budget. Seconded by Dave Harbour. Roll call vote. All aye votes. Passed unanimously.

ITEM #12 WAS MOVED TO THIS POSITION SINCE THE POLICE CHIEF AND ATTORNEY WERE BOTH CURRENTLY PRESENT FOR THIS ISSUE.

12. COUNCIL MEMBER DAVE HARBOUR:

Review RV Park with accompanying letter. The Council discussed the violations concerning South Leeds RV Park at 241 N. Main Street. The "draft" letter pertaining to each violation was reviewed. A letter of compliance with time frames will be sent to the RV Park owner Dan Hammond. Hammond will be given 30 days to respond to the letter and correct the violations. In the event there is no response or corrections made the Council will not renew the RV Park license and will order a cease and desist of the operation.

Motion by Dale Barnes to send the letter citing the violations that exist at South Leeds RV Park and the penalty if not complied with. **Seconded** by Gloria Parnell. **Passed unanimously.**

8. PUBLIC WORKS DIRECTOR GEORGE FRIDELL:

Request expenditure of up to \$1,000.00 for Town Hall improvements as suggested by Utah Local Governments and Trust Risk Management. The Utah Local Governments and Trust conducted a risk management safety survey on March 3, 2005. The ULG&T made a recommendation that a railing be installed with a gated opening which would indicate the edge of the Council platform and a step down. The public will not be going up any steps once the railing is in place.

Request expenditure of up to \$200.00 for a new air compressor. Fridell explained that the motor burned up in the old compressor. To repair the motor would cost nearly as much as a new compressor.

Motion by Gloria Parnell to expend up to \$1,000.00 for the Town Hall improvements as suggested by ULG&T Risk Management and to expend up to \$300.00 for a new air compressor. **Seconded** by Dale Barnes. **Roll call vote. All aye votes. Passed unanimously.**

9. COUNCIL MEMBER DARRELL NELSON:

1. Planning Commission items from the April 5, 2005:

a) Russell Limb-Application for a conditional use permit for a rock crusher at approximately 434 Silver Reef Road. The Planning Commission recommended denial based upon the following findings: The request is for a commercial business in a residential zone. Since this type of business is not a permitted use or a conditional use in a commercial zone it would not be permitted in a residential zone.

Motion by Darrell Nelson to deny the application for a conditional use permit by Russell Limb for a rock crusher business at approximately 434 Silver Reef Road based upon the recommendation of the Planning Commission. **Seconded** by Dale Barnes. **Passed unanimously.**

b) Information items: The Planning Commission ratified the decision and rescinded the approval of Cletus Hamilton's request for a steel building at approximately 434 Silver Reef Road. A public hearing date was set for Jim Parnell's request for a zone change for April 19, 2005, at 6:00 p.m. Business licenses were approved for Connie's Caramelle Classique candy store, and Brett Comas Backhoe service. Site plans for homes were approved for Dean and Kayla Koeber and Aaron Schimbeck. Planning Commission Chairman Jim Parnell was voted in to serve 1 more year.

c) Tabled items: Don Fuller's application for an encroachment permit, Cibolo Estates

Development preliminary plat amendment, and the “draft” of the new zoning/subdivision ordinance.

2. Update on Mosquito Abatement meeting. Nelson stated all surrounding communities are involved in the Mosquito Abatement program except Springdale.

3. Request approval to increase the fee to open and close cemetery plots from \$150.00 to \$180.00. The Council were all in favor of increasing the fee. In order to do so they will need to amend the fee schedule ordinance.

4. Discuss “draft” of the Sexually Oriented Business Ordinance. Nelson stated the Planning Commission will be reviewing the “draft” ordinance at their next meeting.

10. MAYOR NORMA GIER:

Discuss Treasurer Vacancy. Mayor Gier has met with LDWA and they are interested in “sharing” a treasurer. It may be possible for the Town to have a treasurer part time and LDWA to have the same treasurer part time. The possibilities of this is still being reviewed.

Mayor Gier said she received a resignation letter from Leeds Treasurer Elaine Murphy. Mayor Gier went over some of the comments contained in the letter. Mayor Gier wanted clarification on several of the comments. One of the comments by Murphy was “at the Mayors request she was submitting her letter of resignation.” The Mayor clarified that at no time did she ask Murphy to resign and that the decision to resign would be left up to Murphy. Mayor Gier wrote a letter to Murphy which clarified the issues of misunderstanding.

11. COUNCIL MEMBER GLORIA PARNELL:

Parnell informed the Council that east Babylon Road was being surveyed today and Progressive Contracting will be able to start the Babylon Road project anytime after the survey is completed.

RE-VISITED ITEM #12. COUNCIL MEMBER DAVE HARBOUR:

Harbour said he would like to talk to Mr. Moss and see if he would do a Capital Facilities Plan for the Town on a volunteer basis. Harbour stated that there is an impact fee seminar in Phoenix which would be helpful to the Council. Darrell Nelson said he could possibly attend the seminar. Gloria Parnell said she has the information and will get it to Nelson.

14. COUNCIL MEMBER DALE BARNES:

Barnes informed the Council he spoke again with Mr. Ed Snow concerning the property adjacent to the park he is interested in donating. Mr. Snow is preparing a proposal.

15. ADJOURNMENT:

The meeting adjourned at 9:58 p.m.

APPROVED AND SIGNED THIS 25th DAY OF MAY 2005

Darrell L. Nelson

Mayor Pro Tem Darrell Nelson

Joy Stevens

attest: Joy Stevens Clerk/Recorder