

PUBLIC NOTICE

TOWN COUNCIL MEETING AND PUBLIC HEARING

The Town Council of Leeds will hold a regular meeting and public hearing on, Wednesday, May 25, 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 of April 27, 2005.
5. Proposed budget for the 2005-2006 year.
6. Set public hearing date for the adoption of the 2005-2006 budget and amend the 2004-2005 budget to balance the accounts.
7. Public Hearing (Motion to open and close)
 - Ordinance #05-01 to amend Ordinance #03-06 the Consolidated Fee Schedule as follows:
 - a) Cemetery internment from \$150.00 to \$180.00.
 - b) Special meetings \$50.00.
 - c) Planning & Development
 1. Subdivision filing fee \$50.00
 2. Cash deposits-in lieu of bonds-A bookkeeping fee of 1% of the total amount deposited with the Town.
 3. Inspection fee to cover the cost of inspections in the subdivision \$100.00. If the fund is exhausted before completion of all improvements, the developer shall pay the Leeds Town Clerk an amount estimated by the Leeds Engineer/Inspector to be sufficient to cover completion.
 4. Filing plats office checking fee \$50.00
8. Action on Public Hearing
9. Council Member Darrell Nelson
 - 1. Planning Commission Items from the meeting on May 3, 2005.**
Town Council Action Item:
 - a) Joseph Beesley building and site plans for an addition on existing home at 9 N Main Street. The Planning Commission recommended denial of the request since the addition would not be in compliance with the ordinance that requires homes to be 10' from the property line on a side yard.
 - b) Cibolo Estates Development plat amendment. The Planning Commission recommended denial of the request since this item was tabled in January, February, March and April. No one representing Cibolo has been to a Planning Commission meeting since the item was first tabled on January 4, 2005.
 - c) Don Fuller application for an encroachment permit on Babylon and Mountain View Road. The Planning Commission recommended denial of the encroachment permit application with the recommendation Fuller petition to annex his property into the town before proceeding with encroachments.

Information Items:

The Planning Commission approved building and site plans for the following:

Terry and Mary Jane Bleak for a home at 1284 N Silverado Court.

Brad and Jennifer Wilson for a home at 70 E Center Street.

Scott Hall for a work and hobby shop at 320 S Main Street.

Don Fawson to close in a breeze way, add a front porch, and the addition of a bedroom and garage.

Draft of the Sexually Oriented Business Ordinance was given to the members for review.

Tabled Items:

a) Draft of the new Zoning/Subdivision Ordinances.

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 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 24th day of May, 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
May 25, 2005

1. CALL TO ORDER:

Mayor Pro Tem Darrell Nelson called the meeting to order at 7:00 p.m.

2. ROLL CALL:

Present was Mayor Pro Tem Darrell Nelson, Council Members Gloria Parnell and Dave Harbour. Mayor Gier and Council Member Dale Barnes were excused.

3. PLEDGE OF ALLEGIANCE:

Gloria Parnell

4. APPROVE AGENDA AND MINUTES:

Motion by Dave Harbour to approve the agenda and the minutes of April 27, 2005.

Seconded by Gloria Parnell. Passed unanimously.

Clerk/Recorder Joy Stevens administered the oath of office to the new Board of Adjustment Member Frank Lojko.

5. PROPOSED BUDGET FOR THE 2005-2006 FISCAL YEAR:

The Council was given the tentative budget for the 2005-2006 fiscal year for their review and to note any changes before the budget hearing.

6. SET PUBLIC HEARING DATE TO ADOPT THE 2005-2006 BUDGET AND AMEND THE 2004-2005 BUDGET TO BALANCE THE ACCOUNTS.

Motion by Darrell Nelson to set June 29, 2005 as a tentative date for the Public Hearing to adopt the 2005-2006 budget and amend the 2004-2005 budget to balance the accounts.

Seconded by Dave Harbour. Passed unanimously.

7. PUBLIC HEARING:

Ordinance #05-01 to amend Ordinance #03-06 the Consolidated Fee Schedule.

Motion by Dave Harbour to open the public hearing. Seconded by Gloria Parnell. Passed unanimously. Leeds citizens at the public hearing were; Frank Lojko, Jerry Otteson, Donna Nelson, Joseph Beesley and Russ Howard.

Council Member Dave Harbour reviewed the fees associated with Planning & Development. The four new fees associated with Planning & Development are mentioned in the Zoning/Subdivision Ordinance and haven't been assessed. The Town will now be able to abide by the fee explained in the ordinance. The fee for Special Meetings will be amended to \$50.00. Mayor Pro Tem Darrell Nelson explained the need to increase cemetery internment from \$150.00 to \$180.00 due to rising costs for backhoe operators.

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

8. ACTION ON PUBLIC HEARING:

Motion by Dave Harbour to amend Ordinance #03-06 the Consolidated Fee Schedule by Ordinance #05-01. **Seconded** by Gloria Parnell. **Roll call vote. All aye votes. Passed unanimously.**

9. COUNCIL MEMBER DARRELL NELSON:

1. Planning Commission Items from the meeting on May 3, 2005.

Town Council action items:

a) **Joseph Beesley building and site plans for an addition on existing home at 9 N Main Street.** The Planning Commission recommended denial of the request since the addition would not be in compliance with the ordinance that requires homes to be 10' from the property line on a side yard.

Beesley and Russ Howard explained the need for the addition on the home. The addition would come within 6' of the property line. The Council explained the ordinance pertaining to setbacks on the property. The ordinance setback for a side yard is 10'. The Council asked if Beesley couldn't put the addition on the back of the house rather than the side. Beesley said no he can't, it has to go on the side. Beesley explained that he is now in a wheelchair and needs more room in the house. Beesley said he currently lives in Salt Lake but would like to move to Leeds and live in his home here. Beesley stated he has owned the home for 46 years. The home was built in 1880 by the "Mormons" as a tithing house. The Council informed Beesley they couldn't go against one of their own ordinances and allow him to build 6' from the property line.

Motion by Dave Harbour to deny the request for Joseph Beesley due to the setback on the side yard not meeting the 10' requirement. **Seconded** by Gloria Parnell. **Passed unanimously.**

Beesley asked for a variance application and is going to call the Board of Adjustment together to see if he can get a variance.

b) **Cibolo Estates Development plat amendment.** The Planning Commission recommended denial of the request since this item was tabled in January, February, March and April. No one representing Cibolo has been to a Planning Commission meeting since the item was first tabled on January 4, 2005. Drake Howell of Cibolo Estates called prior to the Council meeting tonight and asked that the Council table this item. Howell said they have been working on obtaining water for the project and apologized for not letting the Planning Commission know what has been going on the past several months. Attorney Snow was consulted with, by phone, prior to this meeting. Snow said it is common for a Council to table at the request of the applicant.

Motion by Dave Harbour to table the Cibolo Estates plat amendment request. **Seconded** by Gloria Parnell. **Passed unanimously.**

c) **Don Fuller application for an encroachment permit on Babylon and Mountain View Road.** The Planning Commission recommended denial of the encroachment permit application with the recommendation Fuller petition to annex his property into the town before proceeding with encroachments across town roads.

Motion by Darrell Nelson to deny the request for an encroachment permit by Don Fuller according to the Planning Commissions recommendations. **Seconded** by Dave Harbour. **Passed unanimously.**

Information items: The Planning Commission approved building and site plans for Terry Bleak, Brad Wilson, Scott Hall and Don Fawson.

The Planning Commission was given the draft of the Sexually Oriented Business Ordinance to review and make recommendations. They also tabled the "draft" of the new Zoning/Subdivision Ordinance.

10. COUNCIL MEMBER GLORIA PARNELL:

Parnell informed the Council that east Babylon Road project is underway. Parnell said there are two 36" culverts involved in the project and Contractor Russell Limb told her the engineers left out one of the 36" culverts. Limb wants to put in two 18" culverts instead. The Council agreed that if the 18" culverts provide the water flow they have no problem with putting in the 18" culverts. However, the town engineers should be consulted before giving Limb the okay. Parnell said she will check with the engineer.

Parnell said Public Works Director George Fridell wants to clean the weeds out of the ditch on E Center and Valley Road. The Council determined this is an irrigation company problem and they need to address the weed issue. Dave Harbour said he will write a letter to the irrigation company informing them of the problem.

11. COUNCIL MEMBER DAVE HARBOUR:

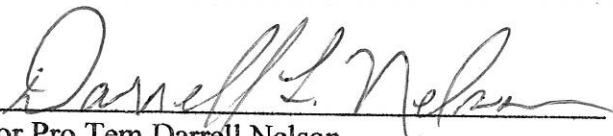
Harbour told the Council the new Zoning/Subdivision Ordinance is completed and ready for action. He will present the ordinance for action at the next Planning Commission meeting.

Harbour is also working on an ordinance for standard specifications for design. Harbour said he has reviewed Washington County and St. George Cities Standard Specs. Harbour said he also asked Scott Ricci and Jay Ellingford to review them. They agreed that St. George's was better than the County's. Harbour said he will try to have a standard spec ordinance ready by the Planning Commission meeting in June.

12. ADJOURNMENT:

The meeting adjourned at 8:35 p.m.

APPROVED AND SIGNED THIS 15th DAY OF JUNE 2005



Mayor Pro Tem Darrell Nelson



attest: Joy Stevens Clerk/Recorder