

PUBLIC NOTICE
TOWN OF LEEDS

The Leeds Town Council Meeting scheduled for June 29, 2005, has been re-scheduled for Wednesday, June 15, 2005, at 7:00 p.m., at the Leeds Town Hall, 218 N Main Street. 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 with Leeds Town limits on this 7th day of June, 2005. These public places being 1) Leeds Town Hall 2) Leeds Post Office 3) Walton Plaza



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, June 15, 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 May 25, 2005.
5. Public Hearing (Motion to open and close)

Public Hearing is being held to receive public comment relative to Resolution #05-02 to open and amend the 2004-2005 budget to balance the accounts, and Resolution #05-03 to adopt the 2005-2006 budget.

6. Action on Public Hearing
7. Leeds Area Special Service District

Discuss collection of LASSD impact fees

8. Council Member Darrell Nelson Planning Commission meeting held on June 7, 2005.

Town Council Action Item:

- a) Alan Roberts-Acting agent for Rick and Teresa Roberts-Request minor subdivision at 376 S Main and 115 Pecan Ave. (Planning Commission recommended approval)
- b) Leeds new Zoning/Subdivision Ordinance #05-02 & Leeds new Animal Control Ordinance #05-03. (Planning Commission recommended adoption of both ordinances)

Planning Commission Tabled these items:

Richard Parry-Request minor subdivision at 450 Silver Hills Road, and Terry Prisbrey-Request permit for a temporary power pole at 98 W Center Street.

Information Items from the Planning Commission meeting on June 7, 2005.

Erik Pitzenbarger-Request amending building plans for a home and garage at 43 S. Valley Road. (Planning Commission denied the request)

Petroleum Wholesale, Inc.-Request Conditional Use Permit for a convenient store with fuel at 400 S. Main Street. (Planning Commission set a work session date for June 28, 2005)

Draft Ordinance #05-04 Leeds Standard Design & Building Specifications. (Planning Commission set a Public Hearing for June 7, 2005)

Hyrum Lefler-Discuss access to property located at approximately 300 N Main. (Planning Commission requested more information by the next meeting)

Jerry Otteson-Discuss establishing a Leeds ATV Ordinance. (Planning Commission suggested a committee to work on this project, and submit an ordinance to them at the next meeting)

9. Tabled Items at the Town Council meeting on May 25, 2005:

- a) Cibolo Estates Development-Subdivision plat amendment.

10. Alice Franks

Discuss weed abatement enforcement.

11. Attorney Heath Snow

Discussion items:

- a) Prosecution of citations issued by the Town.
- b) Conditional use permits for new commercial structures.

12. Council Member Gloria Parnell
13. Council Member Dave Harbour
14. Council Member Dale Barnes
15. Nominate a new Mayor Pro Tem
16. 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 14th day of June, 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
June 15, 2005

1. CALL TO ORDER:

Mayor Pro Tem Darrell Nelson called the meeting to order at 7:10 p.m.

2. ROLL CALL:

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

3. PLEDGE OF ALLEGIANCE:

Darrell Nelson

4. APPROVE AGENDA AND MINUTES:

Motion by Dave Harbour to approve the agenda and the minutes of May 25, 2005.
Seconded by Dale Barnes. Passed unanimously.

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

Public hearing is being held to receive public comment relative to Resolution #05-02 to open and amend the 2004-2005 budget to balance the accounts, and Resolution #05-03 to adopt the 2005-2006 budget.

Motion by Darrell Nelson to open the public hearing. Seconded by Dave Harbour.
Passed unanimously. The Council reviewed the resolutions. Resolution #05-02 is to open and amend the 2004-2005 budget to reflect an increase in fund expenditures in General Government Legislative by \$300.00. Resolution #05-03 to adopt the 2005-2006 budget. There were no further comments or questions from the Council or citizens.

Motion by Dave Harbour to close the public hearing. Seconded by Dale Barnes.
Passed unanimously.

6. ACTION ON PUBLIC HEARING:

Motion by Dave Harbour to adopt Resolution 05-02 to open and amend the 2004-2005 budget to reflect an increase in fund expenditures in General Government Legislative by \$300.00
Seconded by Dale Barnes. Roll call vote. All aye votes. Passed unanimously.

Motion by Dale Barnes to adopt the 2005-2006 budget for the Town of Leeds. Seconded by Dave Harbour. Roll call vote. All aye votes. Passed unanimously.

7. LEEDS AREA SPECIAL SERVICE DISTRICT:

Discuss collection of LASSD impact fees. Leeds Area Special Service District Chairman Roger New said the district would like the town to collect their impact fees for them. The fee is .2 % of the new building permit valuation. Attorney Heath Snow responded that the fees should be collected when the fire chief signs off and then a receipt could be issued to show the town that the fee has been paid. Contractor Craig Sullivan said that he has been required to have the fire chief sign off before a plan review with the Planning Commission. With the new impact fee collection, he would have to go back to the fire chief a second time. After much

discussion it was determined a proposed resolution will be made by LASSD authorizing the town to receive and remit to LASSD the impact fees collected, and waiving any liability for the town.

Motion by Dave Harbour to approve the town collecting impact fees for LASSD providing the district passes a resolution waiving the town's liability. Checks will be made out to the district and the district will pick up the checks during town business hours. No collection fee will be imposed. **Seconded** by Dale Barnes. **Passed unanimously.**

8. COUNCIL MEMBER DARRELL NELSON:

1. Planning Commission Items from the meeting on June 7, 2005.

Town Council action items:

a) Alan Roberts-Acting agent for Rick and Teresa Roberts-Request a minor subdivision at 376 S. Main Street. The Planning Commission recommended approval of the minor subdivision for the Roberts. There is currently a home on the property at 376 S Main. The remainder of the property runs parallel to I-15 and then fronts Pecan Lane. The Roberts have requested splitting the property and create another lot fronting Pecan. The Planning Commission found the minor subdivision would meet the requirements of the ordinance.

Motion by Dave Harbour to approve the minor subdivision request by Rick and Teresa Roberts at 376 S Main Street. **Seconded** by Dale Barnes. **Passed unanimously.**

b) Leeds new Zoning/subdivision Ordinance #05-02 and Leeds new Animal Control Ordinance #05-03. The Planning Commission recommended approval. Dave Harbour gave a brief recap of why the Zoning/Subdivision Ordinance needed to be revised. Copies of both proposed ordinances have been available for review at Leeds Town Hall since October 2004. Attorney Heath Snow pointed out that Leeds Planning Commission meetings, Town Council meetings and work sessions have been properly noticed and posted.

Comments from the public: Trudy Law felt that public awareness of public meetings has been low and that postings never specifically stated that a new animal control ordinance was being introduced. Jared Westhoff said the change in zoning from RR to Residential in the Main Street and Valley Road area will impact owners of lots that were not notified of this proposed change. As a property owner, he was required to notify other property owners when he requested a zone change. Mayor Pro Tem Darrell Nelson commented that a notice could go out with the next trash bill requesting comments in writing prior to the next council meeting. Brant Jones suggested that the ordinance changes are too much to digest at one time and should have been done more slowly.

Motion by Dave Harbour to table action on Ordinance #05-02 and Ordinance #05-03 until the next council meeting on July 27, 2005, in order for a notice in the July trash bills requesting comments in writing. Comments should be in by Wednesday July 20, 2005, 5:00 p.m. Copies of ordinances and zoning maps will be available in the town hall for public viewing. **Seconded** by Dale Barnes. **Passed unanimously.**

Planning Commission tabled items:

The Planning Commission tabled a request by Richard Parry for a minor subdivision at 450 Silver Hills Road. The Commission also tabled a request by Terry Prisbrey for a temporary power pole. Both requests were tabled for more information and clarification.

Planning Commission information items:

The Planning Commission denied a request by Eric Pitzenbarger to amend his building plans so he could build a garage now and the home at a later date.

The Commission set a work session meeting for June 28, 2005 for Petroleum Wholesale Inc. They have requested a conditional use permit for a convenient store with fuel.

The Commission set a public hearing date for June 7, 2005 for Ordinance #05-04 Leeds Standard Design & Building Specifications.

9. TABLED ITEMS AT THE TOWN COUNCIL MEETING ON MAY 25, 2005.

a) Cibolo Estates Development-Subdivision plat amendment. Cibolo Estates representatives requested this item be tabled.

Motion by Darrell Nelson to table Cibolo Estates Development request to amend their subdivision plat. Seconded by Dale Barnes. Passed unanimously.

10. ALICE FRANKS:

Discuss weed abatement enforcement. Franks inquired about enforcement of weed abatement. She expressed concern about the vacant lots that are full of dry weeds and the fire hazard potential they impose. Franks stated she has approached the fire chief about offering weed burning service for a fee.

11. ATTORNEY HEATH SNOW:

Discussion items concerning prosecution of citations issued by the town and conditional use permits for new commercial structures. Discussion focused on the enforcement of code violations, presently being handled by the county. Attorney Snow proposed that the town find our own prosecutor. Attorney Snow said Leeds needs to designate and appoint a code enforcement officer. A town prosecutor can be hired to prosecute town code and ordinance violations. The prosecutor would file for the town with the courts.

Attorney Snow said conditional use permits will be a requirement for all new commercial structures. This will give the town more control even if a specific use is already permitted. This will be implemented in the new Zoning/Subdivision Ordinance.

12. COUNCIL MEMBER GLORIA PARNELL:

Parnell was excused.

13. COUNCIL MEMBER DAVE HARBOUR:

Harbour informed the Council that a letter has been sent to Leeds Irrigation Company informing them that Leeds Public Works Director can no longer clear out their irrigation channels.

14. COUNCIL MEMBER DALE BARNES:

Barnes stated he has not heard back from Ed Snow yet concerning the property adjacent to the park.


15. NOMINATE A NEW MAYOR PRO TEM:

The Council decided to wait until the Mayor is back in town.

16. ADJOURNMENT:

The meeting adjourned at 8:50 p.m.

APPROVED AND SIGNED THIS 27th DAY OF JULY 2005



Mayor Norma Gier



attest: Joy Stevens Clerk/Recorder

TOWN OF LEEDS
RESOLUTION NO. 05-02

**A RESOLUTION OF THE LEEDS TOWN COUNCIL TO OPEN AND AMEND THE 2004-2005 BUDGET FOR THE TOWN OF LEEDS:
AND**

WHEREAS, the Town Council of the Town of Leeds, has held an open and public hearing on the 15th day of June 2005, to open and amend the 2004-2005 budget for the Town of Leeds: and

WHEREAS, The Town Council of the Town of Leeds, by unanimous vote, opened and amended the 2004-2005 budget to reflect an increase in fund expenditures; and

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, THAT the Leeds Town Council of the Town of Leeds, Utah, held an open and public meeting on June 15, 2005, and by unanimous vote did open and amend the 2004-2005 to reflect an increase in fund expenditures as follows:

General Government Administration:
Legislative-\$300.00.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, THAT, the budget for the fiscal year 2004-2005 is hereby opened and amended.

PASSED THIS 15 DAY OF June, 2005

Darrell Nelson
Darrell Nelson, Mayor Pro Tem

attest: Joy Stevens
Joy Stevens, Clerk/Recorder

The foregoing Resolution was presented at a public hearing of the Town Council of Leeds, Utah, on June 15, 2005.

Whereupon, a motion to pass and adopt said Resolution was made by _____

Dave Harbour, and seconded by _____

Dale Barnes. A roll call vote was taken with the following results:

NAME:

VOTE:

<u>Harrell Nelson</u>	<u>Aye</u>
<u>Dave Harbour</u>	<u>Aye</u>
<u>Dale Barnes</u>	<u>Aye</u>
_____	_____
_____	_____
_____	_____

Motion Passed Failed.

Joy Stevens
Joy Stevens, Clerk/Recorder

TOWN OF LEEDS

RESOLUTION 05-03

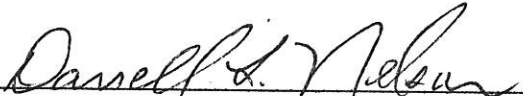
A RESOLUTION OF THE LEEDS TOWN COUNCIL TO ADOPT THE 2005-2006 BUDGET FOR THE FUNDS OF THE TOWN OF LEEDS; AND

WHEREAS, The Town Council of the Town of Leeds has held a duly noticed Public Hearing on the 15th day of June 2005 to adopt the 2005-2006 Budget for the funds of the Town of Leeds; and


WHEREAS, The Town Council of the Town of Leeds, by unanimous vote, adopted the 2005-2006 Budget; and

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, that the Budget for the Fiscal Year 2005-2006 is hereby adopted:

PASSED THIS 15 DAY OF June, 2005



Darrell Nelson, Mayor Pro Tem

attest: 

Joy Stevens, Clerk/Recorder

The foregoing Resolution was presented at a public hearing of the Town Council of Leeds, Utah, on June 15, 2005.

Whereupon, a motion to pass and adopt said Resolution was made by Walt Barnes, and seconded by Dave Harbour. A roll call vote was taken with the following results:

NAME:

VOTE:

<u>Harrell Nelson</u>	<u>Aye</u>
<u>Dave Harbour</u>	<u>Aye</u>
<u>Walt Barnes</u>	<u>Aye</u>
_____	_____
_____	_____
_____	_____

Motion Passed Failed.

Joy Stevens
Joy Stevens, Clerk/Recorder

TOWN OF LEEDS PUBLIC HEARING
ATTENDANCE SIGN IN SHEET

DATE: 6-15-05

PLEASE PRINT NAME AND ADDRESS

1. Karen Reeve 59 W. Mulberry
2. Vire Gray 880 Bonanza
3. ALAN ROBERTS 376 S. Main
4. Dennis + Jelene Beck 1610 W. 100 N #91 St. George
5. Margaret Bullard 310 So. Main -
6. Jeri Sullivan 325 So Toothill Rd. Leeds.
7. M M Fullmer 122 So Valley Rd Leeds
8. ~~Duff~~ Mark Potential Property owner
9. ~~John~~ 175 East Center
10. Logan Hayes
11. John + Elsie Beck 1155. Main
12. Merlia Sullivan
13. M. Shane Sullivan
14. Stephen Wilson 58 S. Valley Cor'
15. Grant Jones 175 S. Main
16. Keith Sullivan Foothills
17. ~~Rosa~~ Sullivan 705 Mulberry
18. Danielle Stirling 589 E Babylon
19. Paul Stirling 589 E Babylon.
20. ~~Marlene~~ Stirling
21. Marlyze Taylor 140 So Main
22. Judy Law 146 So Main
23. Frank Jackson 840 Jackson Ranch Rd
24. Bailey Meier 501 N. Main
25. Kirk McCullough 255 So Main
26. Vanessa McCullough " " "
27. John Muller 15 South Main.
28. Ron Dwyer 289 E. Babylon Rd
29. Roger A. New 616 E 900 N
30. Alice Franks 40 E Vista Ave
31. Don Franks 40 E Vista Ave
32. Don Goddard 1001 Wonder Zone
33. Paul Wezthoff
- 34.

PUBLIC NOTICE

LEEDS PLANNING COMMISSION WORK MEETING

WORK MEETING AGENDA

The Leeds Planning Commission will hold a work meeting on, **Tuesday June 28, 2005, at 7:00 p.m.** at the Leeds Town Hall, 218 North Main Street. The meeting is being held to discuss the request by Petroleum Wholesale, Inc. for a C-Store with fuel at approximately 400 S. Main Street. The public is encouraged 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 21st day of June, 2005.

These public places being 1) Leeds Town Hall 2) Leeds Post Office 3) Waltons Plaza

Joy Stevens, Clerk/Recorder

TOWN OF LEEDS

PUBLIC NOTICE

The Town of Leeds will accept Declaration of Candidacy for:

Mayor- 4 year term.

Two (2) Town Council Member positions-each a 4 year term.

Qualifications for a candidate are: (1) Be a United States Citizen, (2) Be at least 18 years old, (3) Be a registered voter of the municipality, (4) Be a resident of the municipality or a resident of the recently annexed area for a period of 365 consecutive days immediately preceding the date of the election. Declaration of candidacy forms are available at Leeds Town Hall, 218 N. Main. Qualified persons are to file during office hours and not later than 5 p.m. between July 15 and August 15, 2005. Town Hall is open Monday through Wednesday 1 p.m. to 5 p.m. Thursday from 9 a.m. to 1 p.m. Closed on Friday.

Joy Stevens, Clerk/Recorder

Scheduled a work meeting for July 7, 2005, for the following:

- a) Triple S Properties, L.C.- mini storage units on property previously owned by Clint Peterson on Cemetery Road by the I -15 South bound on ramp.
 - b) Bailey Muir-conditional use permit for a card only fuel pump at the South Leeds Business Center.
10. Tabled Items at the Town Council meeting on June 29, 2005:
- a) Action on new Leeds Zoning/Subdivision Ordinance #05-02 and the new Leeds Animal Control Ordinance.
 - b) Cibolo Estates Development-Subdivision plat amendment.
11. Mayor Norma Gier
Agreement with Town Attorney
12. Council Member Dave Harbour
Discuss violations at the South Leeds RV Park and determine action to be taken.
13. Council Member Gloria Parnell
Request approval to release the \$100,000.00 bond to Progressive Contracting for the Babylon Road project.
Request approval to purchase road signs for Babylon Road.
Request approval to purchase a measuring wheel up to \$300.00
Request approval to pay a portion of the \$265.00 for grading Babylon to David Stirling's property. Grading was requested by the Stirling's.
14. Council Member Dale Barnes
15. 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 July, 2005. These public places being
1) Leeds Town Hall 2) Leeds Post Office 3) Walton Plaza



Joy Stevens, Clerk/Recorder