

PUBLIC NOTICE

LEEDS TOWN COUNCIL & PLANNING COMMISSION WILL HOLD A WORK SESSION AND TOWN COUNCIL REGULAR MEETING

The Leeds Town Council and Planning Commission will hold a work session and a regular Town Council meeting on , **Wednesday, August 17, 2005**, at the Leeds Town Hall,
218 North Main Street at **6:00 p.m.**
Public welcome to attend.

Agenda

WORK SESSION 6:00 P.M.

1. Call to order
2. Roll call
3. Work session

The work session is being held for updates concerning the new legislative laws.

4. Adjournment

TOWN COUNCIL MEETING 7:00 P.M.

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of the agenda and minutes of July 27, 2005.
5. Public Comments

A Public Hearing was held on July 27, 2005. The action on the Zoning/Subdivision Ordinance #05-02 was tabled so the revisions could be made available for Council and public review.

From 7:05 p.m. to 7:35 p.m. the Leeds Town Council will accept comments from the public. Citizens wishing to comment will be required to fill out a comment form and be limited to 2 minutes. Please do not repeat comments already shared.

6. **7:35 p.m.** Action on the Leeds Zoning/Subdivision Ordinance #05-02.
7. **7:45 p.m.** Council review of the submitted items requested from Triple S Properties concerning a Conditional Use Permit for storage units on Cemetery Road.
8. **7:55 p.m.** CLOSED SESSION

The closed session is being held pursuant to Utah Code Section 52-4-5 (1) (a) (iii) concerning pending litigation.

9. 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 16th day of August, 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 Work Meeting
August 17, 2005

1. CALL TO ORDER:

Mayor Gier called the meeting to order at 6:00 p.m.

2. ROLL CALL:

Present were Mayor Norma Gier, Council Members Dave Harbour, Darrell Nelson, Dale Barnes, and Gloria Parnell. Also present was Town Attorney Heath Snow. Clerk/Recorder Joy Stevens was excused.


3. WORK MEETING:

The work meeting was being held for training purposes concerning Senate Bill 60 which became effective on May 1, 2005.

4. ADJOURNMENT:

The meeting adjourned at 7:00 p.m.

APPROVED AND SIGNED THIS 28th DAY OF SEPTEMBER 2005



Mayor Norma Gier



attest: Joy Stevens Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council Meeting & Public Hearing
August 17, 2005

1. CALL TO ORDER:

Mayor called the meeting to order at 7:00 p.m.

2. ROLL CALL:

Present were Mayor Norma Gier, Council Members Darrell Nelson, Gloria Parnell, Dave Harbour and Dale Barnes. Also present was Attorney Heath Snow. Clerk/Recorder Joy Stevens was excused.

3. PLEDGE OF ALLEGIANCE:

Gloria Parnell

4. APPROVE AGENDA AND MINUTES:

Motion by Gloria Parnell to approve the agenda and the minutes of July 27, 2005.
Seconded by Dale Barnes. Passed unanimously.

5. PUBLIC COMMENTS:

A Public Hearing was held on July 27, 2005, for Zoning/Subdivision Ordinance #05-02. The action on the Zoning/Subdivision Ordinance #05-02 was tabled so the revisions could be made available for Council and public review. Following the meeting on July 27, 2005, the revisions were made available for everyone at Town Hall and Leeds Market.

Mayor Gier turned the time over to the public for comments. Starla Reese at 302 N Main Street stated she wants her zoning to remain the same as it was. She enjoys a farming community. Dave Harbour explained that the zoning on Main Street has not changed and it will remain the same as it was. There were no further comments from the public.

Mayor Gier stated the Council has done everything they can possibly do to get this ordinance to where it is at. According to the new legislative law that is in effect as of May 1, 2005, the zoning ordinance will now be referred to as the land use ordinance.

Mayor Gier asked if there were any further comments from the Council. Gloria Parnell expressed concern about 17.3.13 accessory buildings not being permitted in a commercial zone. In her RV park they have an accessory building to keep lawnmowers in. Certain businesses would require an accessory building for maintenance items to be stored in. Dave Harbour suggested adding size and use of accessory buildings in a commercial zone. Attorney Snow suggested making accessory buildings in a commercial zone a conditional use rather than a permitted use. Discussion went to size and usage of accessory buildings. Attorney Snow suggested changes be made in notice requirements, planning commission powers, and appeal provisions. Suggested changes will be made to the ordinance to incorporate the revisions and map as amended.

6. ACTION ON THE LEEDS ZONING/SUBDIVISION (LAND USE) ORDINANCE #05-02.

Motion by Darrell Nelson to table the approval of Ordinance #05-02 until all suggested

changes are incorporated into the ordinance. **Motion died for lack of a second.**

Motion by Gloria Parnell to approve Ordinance #05-02 with the changes concerning accessory building in a commercial zone, changes in notice requirements, planning commission powers, and appeal provisions. The revisions will be incorporated and the map amended.

Seconded by Dale Barnes. **Roll call vote. Mayor Gier aye. Gloria Parnell aye. Dave Harbour aye. Dale Barnes aye. Darrell Nelson nay. Motion passed.**

7. COUNCIL REVIEW OF THE ITEMS REQUESTED FROM TRIPLE S PROPERTIES CONCERNING A CONDITIONAL USE PERMIT FOR STORAGE UNITS ON CEMETERY ROAD:

The Council felt the letter that was submitted concerning the power pole was somewhat deficient. They discussed the boundary specialist giving an opinion versus a letter from an engineer. Also the company that submitted the opinion is not located in this area. Attorney Snow said he wants to see a letter from a civil engineer not an arbitrary opinion.

Triple S Properties will be notified of the concerns and suggestions.

8. CLOSED SESSION:

The closed session is being held pursuant to Utah Code Section 52-4-5 (1) (a) (iii) concerning pending litigation.

Motion by Gloria Parnell to adjourn and enter the closed session. **Seconded** by Darrell Nelson. **Passed unanimously.**

9. ADJOURNMENT:

The meeting adjourned at 7:55 p.m.

APPROVED AND SIGNED THIS 28th DAY OF SEPTEMBER 2005



Mayor Norma Gier



attest: Clerk/Recorder Joy Stevens

PUBLIC NOTICE

LEEDS TOWN COUNCIL & PLANNING COMMISSION WILL HOLD A WORK SESSION AND TOWN COUNCIL REGULAR MEETING

The Leeds Town Council and Planning Commission will hold a work session and a regular Town Council meeting on , **Wednesday, August 31, 2005**, at the Leeds Town Hall, 218 North Main Street at **6:00 p.m.** Public welcome to attend.

Agenda

WORK SESSION 6:00 P.M.

1. Call to order
2. Roll call
3. Work session-**The work session is being held for updates concerning the new legislative laws.**
4. Adjournment

TOWN COUNCIL MEETING 7:00 P.M.

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of the agenda and minutes.
5. Resolution #05-04 Designating and appointing Election Judges to Serve in the Primary and Municipal Elections.
6. Cibolo Estates Subdivision Plat Amendment
7. Triple S Properties submit for approval the requested items concerning the Conditional Use Permit for mini storage units on Cemetery Road.
8. Action items from the Planning Commission meeting on August 2, 2005:
 - a) Roger & Robyn New petition for annexation of approximately 27 acres located Northeast of Leeds and which is contiguous to the Town of Leeds boundary.
 - b) Richard Parry request a minor subdivision at 450 Silver Hills Road.
9. Council Member Darrell Nelson:

Update on information items from the Planning Commission meeting on August 2, 2005.
10. Mayor Norma Gier
11. Council Member Dave Harbour
12. Council Member Gloria Parnell
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 30th day of August, 2005. These public places being

- 1) Leeds Town Hall
- 2) Leeds Post Office
- 3) Leeds Market


Joy Stevens, Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council & Planning Commission Work Meeting
August 31, 2005

1. CALL TO ORDER:

Mayor Gier called the meeting to order at 6:00 p.m.

2. ROLL CALL:

Present were Mayor Norma Gier, Council Members Dave Harbour, and Darrell Nelson. Council Members Dale Barnes and Gloria Parnell were excused. Also present was Attorney Heath Snow.


3. WORK MEETING:

The work meeting was being held for training purposes concerning Senate Bill 60 which became effective on May 1, 2005.

4. ADJOURNMENT:

The meeting adjourned at 7:00 p.m.

APPROVED AND SIGNED THIS 28th DAY OF SEPTEMBER 2005



Mayor Norma Gier



attest: Joy Stevens Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council Meeting
August 31, 2005

1. CALL TO ORDER:

Mayor called the meeting to order at 7:00 p.m.

2. ROLL CALL:

Present was Mayor Norma Gier, Council Members Dave Harbour and Darrell Nelson. Also present was Attorney Heath Snow and Clerk/Recorder Joy Stevens. Council Members Gloria Parnell and Dale Barnes were excused.

3. PLEDGE OF ALLEGIANCE:

Darrell Nelson

4. APPROVE AGENDA AND MINUTES:

Motion by Dave Harbour to approve the agenda. Seconded by Darrell Nelson. Passed unanimously.

5. RESOLUTION #05-04 DESIGNATING AND APPOINTING ELECTION JUDGES TO SERVE IN THE PRIMARY AND GENERAL ELECTIONS:

Resolution #05-04 was read designating election judges for the 2005 election year. The election judges appointed for the 2005 election are : Kelley Johnson as head election judge, Debbie Shakespeare and Donna Nelson as election judges.

Motion by Dave Harbour to approve Resolution #05-04 appointing the election judges. Seconded by Darrell Nelson. Passed unanimously.

6. CIBOLO ESTATES SUBDIVISION PLAT AMENDMENT:

Attorney Heath Snow reviewed the annexation of the SITLA properties. When SITLA was annexed into the Town they had requested no zone designation. Attorney Snow said now during their subdivision process they will need to designate a zone and have a public hearing for the zone designation and plat amendment. This item will need to be presented once again at a Planning Commission meeting. SITLA representative Curt Gordon said they will voluntarily withdraw their request for the plat amendment due to the zone designation.

7. TRIPLE S PROPERTIES:

Submit for approval the requested items concerning the Conditional Use Permit for mini storage units on Cemetery Road. The Council reviewed the information submitted by Ray Stoker. The Council had previously asked for an engineer analysis concerning the power pole at the entry of the storage units. Stoker presented an agreement he has with Utah Power to move the pole to another location. The Council agreed that this is the best solution.

Motion by Dave Harbour to approve the Conditional Use Permit subject to the previous conditions and the power pole is moved according to the plan as submitted. Seconded by Darrell Nelson. Passed unanimously.

8. ACTION ITEMS-THE PLANNING COMMISSION MEETING AUGUST 2, 2005.

a) **Roger & Robyn New petition for annexation of approximately 27 acres located Northeast of Leeds and which is contiguous to the Town of Leeds boundary.** The Planning Commission had recommended approval of the annexation petition subject to legal counsel giving advice concerning conditions #7, #8, and #9 of the agreement. Roger New presented to the Council his petition for the annexation of 27 acres. The Council also expressed concerns with several conditions. The Town Council and Attorney Snow advised New they had concerns with #2, #4, #6, #7, #8, and #9. New said he is working with his attorney on the conditions.

Motion by Dave Harbour to table due to conditions #2, #4, #6, #7, #8, and #9 being reviewed by New and his legal counsel. Attorney Snow informed the Council an annexation petition either needs to be approved or denied. **Dave Harbour withdrew his motion.**

Motion by Darrell Nelson to deny the petition until New and his legal counsel can re-write the conditions of the agreement. **Seconded** by Dave Harbour. **Passed unanimously.**

b) **Richard Parry request a minor subdivision at 450 Silver Hills Road.** The Planning Commission recommended approval of the minor subdivision. The Town Council reviewed the minor subdivision request and plat. Parry has two acres which his home currently sits on and is requesting to split off 1 acre and build another home.

Motion by Darrell Nelson to approve the minor subdivision. **Seconded** by Dave Harbour. **Passed unanimously.**

9. COUNCIL MEMBER DARRELL NELSON:

Council Member Darrell Nelson updated the Council members on the other items at the Planning Commission meeting on August 2, 2005. These items were informational only and did not require action by the Council.

10. MAYOR NORMA GIER:

Mayor Gier stated she asked LDWA President Curt McCullough to come and speak to the Council concerning the "water pooling" agreement with Washington County Water Conservancy District. McCullough said he wants more information concerning the pooling agreement. He is concerned about the effects the "water pooling" agreement will have on Leeds. McCullough said he is concerned about the problems we could face in a drought year if LDWA is involved in the water pooling. Mayor Gier expressed concerns about signing the agreement and/or not signing the agreement. McCullough said he is going to set up a meeting with WCWCD within the next 30 days. When McCullough sets the meeting date a Council member will accompany him.

Mayor Gier informed everyone the Huntsman Senior Games will be having a bicycle race through Leeds on October 7, 2005. They will meet at the LDS Church parking lot and the race will go from 9 a.m. to 2 p.m.

11. COUNCIL MEMBER DAVE HARBOUR:

Council Member Harbour updated the Council on several issues.

1. Harbour said he and Police Chief Nelson inspected the South Leeds Business Center RV Park. The park has eliminated all but 3 of the previous violations. They are: the requirement of 3 acres, no more than 10 spaces per acre, 10% or ½ acre being set aside for a recreational area. Owner Dan Hammond was present at the meeting. Hammond was again informed of the

violations and corrective steps. Discussion went to applying for a variance, and if the property is separated by a road Hammond needs 5 acres for the RV Park. Hammond was given 30 days to become compliant.

2. Harbour said he will notify the developers in our area concerning adoption of the Standard Specifications for Design and Construction Ordinance.

3. Harbour stated he asked for references concerning Spec. Industries septic systems. He received 2 references. Both of those felt good about the system. The problem they experienced with the system was pumps going out. Harbour said he will continue to work on this and re-activate the committee that was working on this topic.

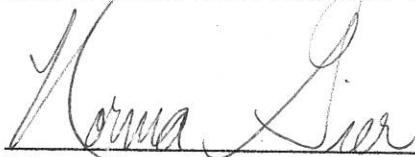
12. COUNCIL MEMBER GLORIA PARNELL:

Parnell reminded the Council about the training in October concerning Senate Bill 60.

13. ADJOURNMENT:

The meeting adjourned at 9:00 p.m.

APPROVED AND SIGNED THIS 28th DAY OF SEPTEMBER 2005



Mayor Norma Gier



attest: Clerk/Recorder Joy Stevens

TOWN OF LEEDS
PUBLIC NOTICE
THE DEPARTMENT OF TRANSPORTATION FEDERAL
AVIATION ADMINISTRATION

NOTICE OF AVAILABILITY

The Draft Environmental Impact Statement and DOT Section 4(f)/303 (c) Evaluation for a Proposed Replacement Airport for the City of St. George, Utah, is available for public review at the Leeds Town Hall, 218 N. Main Street. Town Hall hours are Monday, Tuesday, and Wednesday from 1:00 p.m. to 5:00 p.m and Thursday from 9:00 a.m. to 1:00 p.m.

NOTICE OF PUBLIC HEARING

The public comment period on the DEIS and associated studies will start September 9, 2005 and will end on November 8, 2005. A Public Information Meeting and Public Hearing will be held on October 19, 2005 at the Dixie Center, 1835 Convention Center Drive, St. George, UT 84790. The Public Information Meeting will begin at 3 p.m. (MST) and will last until 7 p.m. (MST). The Public Hearing will be conducted concurrently with an information workshop.

For further information contact:

Mr. David Field, Manager, Planning/Programming Branch, Airports Division, Federal Aviation Administration, Northwest Mountain Region, 1601 Lind Avenue, S.W., Suite 315, Renton, WA 98055-4056, Telephone: 425-227-2610, Fax: 425-227-1600, Email: David.Field@faa.gov



Joy Stevens, Leeds Town Clerk/Recorder