



APPROVED

**PUBLIC NOTICE TOWN OF LEEDS
TOWN COUNCIL MEETING**

The Town Council of Leeds will host their regular meeting on

7:00 p.m. Wednesday, July 26, 2006

Leeds Town Hall at 218 North Main Street

THE PUBLIC IS WELCOME TO ATTEND

AGENDA

AMENDED

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of tonight's Agenda
5. Approval of Minutes dated July 12, 2006

Action Items

6. ~~Norma Fielding: Minor Subdivision/Lot-Split located at 352 South Main Street.~~ *scratched - pm*
7. Mayor Trudy Law:
 - a. Resolution #2006-11 to designate one of two monthly Town Council Meetings as a Work Meeting
 - b. Appointment of Chairman and Co-Chairman for Board of Adjustment
 - c. Appointment of Member and Alternate for Board of Adjustment
 - d. Main Street Beautification Grant Review
8. Dave Harbour:
 - a. Ordinance #2006-07, R. New Addition Annexation
 - b. Examples of Signage from Rainbow Signs and Signs Unlimited - information for Amendment to Land Use Ordinance #05-02, Chapter 22, Sign Ordinance
 - c. Land-Use Ordinance Zoning Map Update
9. Frank Lojko:

Report on State Highway Department's findings regarding curb, gutter and sidewalk repairs and area from Vista Avenue up to Roundy Mountain Road; determine Town action.

Discussion Items

10. Alan Roberts: Code Enforcement
11. Jared Westhoff:
 - a. IBI Update
 - b. Trilateral Water Agreement update
 - c. Minimize redundancy in Utility Billing and lower costs to residents
12. Dale Barnes: Landscape Design Architect Services Agreement

13. Mayor Law:

- a. Report of July 4th and 15th breakfasts - Town expenses and net proceeds from both
- b. 2006 Land Use Survey
- c. Burglary/theft issues at Silver Reef's construction sites
- d. Neighborhood Watch Committees
- e. Update on fires
- f. Chamber of Commerce

14. Dave Harbour:

- a. Road measurements
- b. UDOT Grant application for Interchange North of Leeds

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 the 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 on the 21st day of July, 2006, these public places being at Leeds Town Hall and Leeds Post Office.



Karen Markovich, Clerk/Recorder

Book

TOWN COUNCIL MEETING MINUTES Wednesday, July 26, 2006

1. Call to Order by Mayor Law at 7:00 p.m.
2. Roll Call taken with Dale Barnes, Mayor Trudy Law, Dave Harbour, Frank Lojko, Jared Westhoff arrived a few minutes late; Counsel Heath Snow was not in attendance.
3. Pledge of Allegiance led by Frank Lojko.
4. Motion was made by Frank Lojko to accept tonight's Agenda with amendment to scratch Item #6, Norma Fielding Minor Subdivision, seconded by Dale Barnes with all votes aye for unanimous approval.
5. Motion was made by Dave Harbour to approve the minutes of June 12, 2006 Town Council Meeting, seconded by Dale Barnes with all votes aye for unanimous approval.

Action Items

- ~~6. Norma Fielding: Minor Subdivision/Lot Split located at 352 South Main Street. Note Item # 6 scratched.~~
7. Mayor Trudy Law:
 - a. Resolution #2006-11 which allows fourteen days for Council to hold an Action Meeting following a Planning Commission Meeting, thereby, making the first Council Meeting of the month as a Work Meeting. As a work meeting, the Council will be able to review items discussed at the Planning Commission meeting and prepare for action at the next meeting of the Council. Mayor Law stated in the event there are a time-sensitive Action Item [such as annexation, minor-subdivision, subdivision, or zone change] those items would be scheduled at the first meeting of the month. Motion was made by Dave Harbour and seconded by Frank Lojko to accept Resolution #2006-11, which allows fourteen days for Council to hold an Action Meeting following Planning Commission Meetings with all votes aye for unanimous approval.
 - b. Appointment of Chairman and Co-Chairman for Board of Adjustment (BoA) - Mayor Law said the Board of Adjustment nominated Syd Holt as Chair to the BoA and Terry Danielson as Chair Pro-tem. Dave Harbour said the council did not need to approve the appointments of Chair and Chair Pro-Tem, only the appointments when they are made to the Board. Council agreed it was not a requirement.
 - c. Appointment of New Member and Alternate for Board of Adjustment (BoA) - Mayor Law said Brent Hatch, member of the Board of Adjustment, had resigned the previous week and the opening for the position as one BoA member or alternate member was posted. Gloria Parnell, currently Alternate on the Board of Adjustment, expressed interest in becoming a full member. Brenda Lyman expressed interest in filling the Board's seat as alternate member. Motion was made by Frank Lojko and seconded by Dale Barnes to accept Gloria Parnell to fill the BoA vacancy as member and Brenda Lyman as alternate member to the Board of Adjustment, with all votes aye for unanimous approval. Dave Harbour said that when appointees or officers take the Oath of Office to uphold the Constitution of the United States and the State of Utah, they should also take an Oath to uphold the Ordinances of the Town of Leeds. Mayor Law said the Oath of Office would be reviewed.
 - d. Main Street Beautification Grant Review - LoAnne Barnes discussed the recent meeting with Jones and DeMille and the Utah Department of Transportation (UDOT) regarding the Main Street Beautification Grant. The cost of the current proposed plan will exceed the Town's available funds by about \$100,000. UDOT agreed to pay \$80,000 of that cost if Leeds could raise \$20,000. Frank Lojko said he talked with Utah Power and Light, now known as Rocky Mountain Power, and discussed the possibility of them donating funds to Leeds to offset the Town's loss and inconvenience caused by repeated power outages and surges, noting they had adversely impacted businesses and residents of Leeds. Frank said he will follow up with the Power Company. Further discussion suggested mailing flyers or putting up

north entrance of Silver Country Stores, (ii) beginning on the east side of North Main Street at Roundy Mountain Road continuing south to the unfinished area south of Vista Avenue; motion was seconded by Dale Barnes with all in favor for unanimous vote.

Discussion Items

10. Alan Roberts: Code Enforcement – Alan discussed the Code Enforcement Draft he prepared for Council’s review and said that it included examples from surrounding cities’ code enforcement ordinances, including differences between them. We have Codes established in the town but they have no meaning without enforcement and recommended Council establish who would be responsible for enforcement of codes and suggested we consider appointing code enforcer(s) outside of the Council. Alan asked the Council to provide him with honest input on the draft Dave Harbour recommended the Council take no more than one week to complete and return their reviews to Alan so that he could prepare a revised document for the next Council Work Meeting.
11. Jared Westhoff:
 - a. IBI update - Jared said that IBI continues to work with attorneys drafting the legal documentation and noted it was a slow and lengthy process.
 - b. Trilateral Water Agreement update – There is a meeting to be held on Aug 1, 2006, between at least one Board member of the Leeds Domestic Water Association (LDWA), the Leeds Irrigation Water Company (LWC) and two (2) Town Council members to discuss action on a service area for LDWA, with ideas for the Town that will help coordinate services between LDWA and LWC.
 - c. Jared discussed how to minimize redundancy in utility billings and lower costs to residents by having the Town invoice residents for the LDWA and the LWC along with the Town’s current Trash Collection invoices.
12. Dale Barnes: Dale said we now have a Services Agreement with Susan Crook, Landscape Design Architect and will confirm a time for them to meet and begin review for the new park in Silver Reef.
13. Mayor Law:
 - a. Report of July 4th and 15th breakfasts – Mayor Law said we had a great Encore Breakfast on July 15th, with total net proceeds from both breakfasts exceeding \$700.00 which will be put towards upkeep of the park.
 - b. 2006 Land Use Survey – Dave Harbour will discuss the 2006 Land Survey.
 - c. Burglary/theft issues at Silver Reef's construction sites – Mayor Law said that with the recent major thefts that have occurred in Silver Reef on construction sites and with the Town’s limited Law Enforcement coverage, it would be good to establish Neighborhood Watches for each area. Discussion from the public included information from LeGrand Forsythe indicating his storage shed on his property in Silver Reef had been vandalized several times over the past several months. Mayor Law encouraged LeGrand to write down what he could remember and file a police report.
 - d. Update on fires- Mayor Law confirmed that the Town will not have to bear the expense of the Leeds Fire.
 - e. Chamber of Commerce – Mayor Law said Gloria Parnell volunteered to be the Leeds representative to the Hurricane Valley Chamber of Commerce. Gloria will be able to provide the Chamber with information as to what the Town would like to see in Leeds.
 - f. Mayor Law said the Washington County Fair begins August 9, 2006, and that this year it is featuring the Town of Leeds, with Louise and Eldon Stirling as the Grand Marshalls. The Stirlings will be spotlighted in the Spectrum and featured in the Parade. Mayor Law noted that as the Town grows, so will the need for additional space for Town meetings, business and parking, and Council will begin to look at possible options to accommodate the growth.
14. Dave Harbour:
 - a. 2006 Land Use Survey – Dave and Frank Lojko said they completed their copies of the survey and submitted them to Mayor Law.

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING

The Town Council of Leeds will host their regular meeting on
Wednesday, July 12, 2006, at 7:00 p.m.
Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND



APPROVED

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of tonight's Agenda
5. Approval of Minutes dated June 28, 2006

Action Items

6. **Bobbie Stafford**: Business License for Bobbie's Barber "n" Beauty Salon
7. **John Darger**: Petition for Annexation of 67 acres north of Silver Meadows Road from Washington County into the Town of Leeds **and Zone Change** from Washington County Open Space (AG) 20-acre parcels in Washington County to ~~Residential 1/4-acre parcels~~ Residential 1 acre L-30 parcels (R-1-1 L-30) defined as Residential 1-acre minus 30% equals 7/10th (.7)-acre parcels. Reference OR#05-02, Chapter 12.2.2 'Lot Size (L-X)'. [pen & ink changes to agenda]
8. **Mayor Trudy Law**:
 - a. Approval of wage increase for employees
 - b. Designation of the first monthly Town Council Meeting as a Work Meeting and 2nd monthly Town Meeting as a Public Meeting

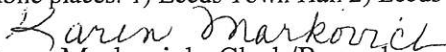
Discussion Items

9. **Mayor Trudy Law**:
 - a. Responsibilities, needs, directions of responsibilities per Utah League of Cities and Towns (ULCT)
 - b. 4th of July breakfast (July 15 breakfast)
 - c. Noise Ordinance
10. **Dave Harbour**:
 - a. Public discussion on amendment to Ordinance # 05-02, Chapter 22, Signage.
 - b. Status of Billing Statement Review for Main Street curbs, sidewalks and gutters.
 - c. Capital Facility Plan and Impact Fee for roadways.
 - d. Fee Schedule for Engineering Review.
11. **Frank Lojko**: Possibility of Town of Leeds joining the Hurricane Chamber of Commerce
12. **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 the Town Hall at 879-2447 at least 24 hours prior to the meeting.

ertificate of Posting

The undersigned Clerk/Recorder does hereby certify that the above notice was posted on the 7th day of July, 2006 at three public places: 1) Leeds Town Hall 2) Leeds Post Office and 3) Leeds website: www.leedsutah.us.


Karen Markovich, Clerk/Recorder

BOOK

**PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING MINUTES
Wednesday, July 12, 2006**

1. Call to Order by Mayor Law at 7:00 p.m.
2. Roll Call taken with Jared Westhoff, Dale Barnes, Mayor Trudy Law, Dave Harbour, Counsel Heath Snow present; Frank Lojko was excused from the meeting.
3. Pledge of Allegiance was led by Dave Harbour.
4. Motion was made by Dave Harbour and seconded by Jared Westhoff to approve tonight's agenda with all votes aye for unanimous approval.
5. Motion was made by Dave Harbour to accept minutes of June 28, 2006 Town Council Meeting with request from Jared Westhoff to make correction to the sentence in Line Item #7 from "Counsel Snow recommended the Town join the water agreement and said that new residential developments will be required to install irrigation water so that when it becomes available they can connect to it rather than use culinary water for irrigation" to "Counsel Snow recommended the Town join the water agreement and said that new residential developments will be required to install secondary irrigation water systems so that when it becomes available they can connect to it rather than use culinary water for irrigation;" seconded by Dale Barnes with all votes aye for unanimous approval.

Action Items

6. Bobbie Stafford: Bobbi Stafford presented her request for business license, location 545 North Main Street, Space #7 and #8 in Walton's Plaza. Fire Chief Steve Lewis stated Space #8 was not presently approved and required inspection by the Building Inspector. Motion was made by Dave Harbour to approve Business License for Bobbie's Barber "n" Beauty Salon in Space #7 only, seconded by Dale Barnes with all votes aye for unanimous approval.
7. John Darger Petition for Annexation and Zone Change: John Darger said he realized the Town's people did not want 1/4-acre lots and that they suggested a 'happy-medium' size lot of .7-acre, zoning of Residential 1-acre lots minus 30%, [R-1-1 L-30]. Mr. Darger said that from an economic standpoint, that would not work for them as the majority of the lots need to be 1/3-acre in size for them to make a profit. John said there will be no fences permitted and that should still maintain the sage brush and natural appearance of open space. They want to get at least 90 homes on the 67-acre parcel, which will include a security gate with guard house, clubhouse, swimming pool, CC&R's and homeowner's dues. Mayor Law asked John to clarify that he was now asking for annexation and a zone change of 1/3-acre lots. John said he can't figure out what that zone change would be, but they want to get at least 90 homes. Jared Westhoff asked Mr. Darger if that meant they wanted to cluster the homes so as to leave some open area, to which Mr. Darger agreed. Mayor Law asked Heath if we could take care of the annexation without making a zone change. Heath stated that it has been done before and in this case we could annex the 67 acres with the current zoning as set forth in the Master Plan, Rural Residential 2-acre (R-R-2) and Residential 1-acre (R-1-1) parcels. Heath said Utah State Statute requires a public hearing to be properly published no less than ten (10) days prior to the hearing. Heath advised that if the Town Council is willing to accept the annexation petition, then we should grant the petition with the condition there be a public hearing regarding zoning and that needs to be completed prior to passing the Ordinance for annexation. Kevin Lee stated that the letter

provided by Bulloch Brothers only states request for zone change and does not address a request for annexation. Karrie Dickson asked what the proper notification process is. Heath said where Zone Changes require a Public Hearing, petitions for annexation do not. Heath suggested that we accept the petition and have them hold another public hearing and provide proper notice of what zone change they are asking for. Adelle Lindow asked if Silver Meadows Rd would become a through street; Mr. Darger said he doesn't know the names of the roads, but that there would be a thru-road at both ends of the development. Mayor Law asked Adelle Lindow to step up and show Mr. Darger what road she referred to. Dave Harbour asked that we not get into the design right now, and stated he and Dale Barnes spent about three (3) hours walking the property this morning. Primarily what they were looking at was the contour of the land and whether or not the homes were buildable. Dave said it appeared they were, and they also looked at the peripheral of that area to see what kind of problems might occur if anyone put rocks, debris or dirt close to an edge; most cases would be prevented by saying that an area on a lot which can be disturbed, and the rest of it cannot and then there should not be any danger caused by what they are doing. Dave stated he had not done nor had anyone done a geological or drainage study, so that could have a factor, but right now it did not appear it would be a danger to the residents. Mary Anderson wants to go on record that she asks the Town to ensure that sewage not drain down on her property as it washes away her top soil. Mayor Law said the Town will add that as a specific point in the requirements to the builders. Roger New asked John Darger if he owned the property where all his proposed roads were planned and Mr. Darger said he thought they did; Roger New stated that they do not own the existing dirt road as it was cut illegally and belongs to another individual.

Motion was made by Dave Harbour to accept the petition for annexation with the zoning as proposed in the future Land Use Ordinance Map, Rural Residential 2-acre (R-R-2) and Residential 1-acre (R-1-1) parcels, with condition that a second public hearing be held at the first Town Council Meeting following the end of the 30-day review objection period to elicit any changes in that zoning as might be appropriate; seconded by Dale Barnes, all in favor with unanimous approval.

8. Mayor Trudy Law:

a.) Approval of wage increase for employees: Mayor Law proposed a maximum of 6% wage increase with 3% as cost of living and 3% as merit increase. Jared agreed the split made sense as we have good employees who deserve consideration. Dave Harbour said he has a different view in that increases should be based on merit as individuals should earn a cost of living increase rather than be automatic. Mayor Law said she had no problem with revising the split and made a motion to approve a wage increase of up to 6% after the six (6) month performance appraisals for employees this year, seconded by Dave Harbour with all ayes for unanimous approval.

b.) Designation of Town Council and Work Meetings: Mayor Law clarified that both meetings are open to the public and explained the differences between work meetings and action meetings. The Work Meeting will be held the second Wednesday of the month to discuss issues, set goals and establish timelines, allowing time for issues heard at Planning Commission Meetings to be discussed prior to going to council for a determination. Heath said we don't necessarily need to define each second Wednesday as a Work Meeting and suggested writing a resolution stating that issues heard at a Planning Commission Meeting require fourteen (14) days minimum prior to being heard at a council Meeting. Heath noted exception of Annexation Petitions, which have specific deadlines per Utah State law. Heath said because we are a Town, we are not required to hold additional public meetings to address action items, we can hear them once a month at the Town Council Meetings as scheduled.

c.) Mayor Law noted that Brent Hatch had resigned as a Member from the Board of Adjustment and there would be a posting for the position.

Discussion Items

9. Mayor Trudy Law:

a.) Mayor Law discussed the Utah League of Cities and Towns (ULCT) guidelines and responsibilities of Town Officers and employees and set a Training Session to be held on July 25 to address those issues.

b.) Mayor Law said the July 4th breakfast and activities went quite well with an exceptional fireworks show. As there was a good amount of food remaining, a second breakfast was planned for July 15th at 8:00 a.m. at \$2.00 per plate.

c.) Discussion to amend Nuisance Ordinance #2000-02, also referred to as the 'Take Pride in Leeds Ordinance', due to recent complaints regarding construction work at 3:00 a.m. Dave Harbour recommended amending to include specific start/stop times for hours of work, controls for noise (including vehicles and boom box radios), lights, control of dust during construction (water trucks on site), removal and transportation of trash from construction areas, on-site portable toilets and classification of violations as a Misdemeanor Class "B". Heath recommended review of Hurricane and Ivins noise ordinances. Mayor Law said Allen Roberts is working on a Code Enforcement policy, noting that we do not have the resources to enforce all of the Town's codes. Mayor Law noted that our construction Ordinance specifies the stop-work time as 11:00 p.m., but does not specify start-work time. Mayor Law asked Dave Harbour to review the ordinance and make available for a public hearing.

Dave Harbour:

a.) Ordinance #05-02, Chapter 22 "Signs"- Dave reviewed the ordinance requirements and recommended the second free-standing sign size be amended from sixteen (16) square feet to eight (8) square feet in total area unless otherwise allowed in the ordinance and a height requirement not to exceed four (4) feet in total height, and to eliminate all pole signs. Mary Anderson said four feet is too low as children will mark it with graffiti. Karen Fuller stated that a sixteen (16) square foot sign would give businesses in their complex a total of one square foot each. Heath said the Planning Commission must hold the public hearing with Town Council having an option to hold the public hearing. Counselor Snow suggested inviting comments from sign companies such as Yesco and Rainbow Signs to present a variety of signs at the next Town Council Meeting on July 26, 2006. Counselor Snow said that when the Ordinance was revised, the public wanted only monument signs and not to have any tall signs as in St. George, noting also that Washington City has gone over to monument signs only.

b.) Dave clarified that the monies from the Main Street grant are to be used only for the work identified in the grant, and not for repairs to curbs, sidewalks and gutters. The two are completely separate from each other.

c.) Roadway Impact Fees – Dave said he initially planned to include results from the IBI Study but thinks it will be best to go ahead and present the Roadway Ordinance as the IBI Study is not completed. There was discussion of future construction with UDOT for a Diamond Interchange at North Main Street. Mary Anderson said her nephew did that study for the Interchange and Mayor Law asked her if she could bring it to Karen at Town Hall.

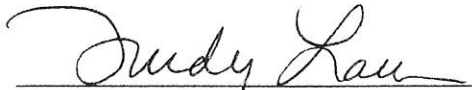
d.) Sunrise Engineering Fee Schedule – Dave handed out their proposed Fee Schedule to the Council and said we can review it as they are open to discussion. Mayor Law asked Jared


Westhoff and Dave Harbour to work together and come up with a dollar figure that is appropriate for each Fee proposed.

Dave also reported on the Flood Plane Mapping Review and the primary area of concern is the Grapevine Wash. The other is Leeds Creek, but it will not be a problem for residents in Leeds.

Frank Lojko: In Frank's absence - John Klodnicki, Director with the Hurricane Valley Chamber of Commerce, presented the pluses of joining the Chamber. Typically, businesses go to the Chamber of Commerce to get information about the cities in the area. If they want to come to the Town of Leeds, they will be referred to Leeds' Representative to the Chamber who can then report to the Town what is proposed. Mayor Law asked that the position be posted for volunteers to apply as representative to the Hurricane Valley Chamber of Commerce.

13.) Adjournment: Motion to adjourn was made by Mayor Law at 8:35 p.m.


Trudy Law, Mayor


Karen Markovich, Clerk/Recorder

TOWN OF LEEDS
218 North Main Street
P.O. Box 460879
Leeds, UT. 84746
435-879-2447 // e: leedstownhall@qwest.net

2006 BUSINESS LICENSE APPLICATION

New Business License

Business License Renewal - please list 2005 Business License Number _____

Business Name as it is registered with the State of Utah Bobbie's Barber "N" Beauty Salon Business Phone 702-306-5697

Business Physical Address

545 N. Main #8 Leeds UT 84746

Business Mailing Address (P.O. Box)

Applicant Name Bobbie Stafford Applicant Phone 435-635-3515

Applicant Address 0414 S. 725 W City Hurricane State UT Zip Code 84737

Type of Business/Profession Barber & Hair Salon

If not a sole proprietorship, attach a list of the names & contact information of other owners. If this is a Corporation or Partnership, list Officers &/or General Partners.

Date Commencing Business 8/1/06 Sales Tax # F61658

If required to be Licensed by State, Indicate Type and Number Cosmetologist/Barber
223025-1101 EXP 7/2007

Is this a Food or Food Preparation Business? NO If yes, attach a copy of Permit to Operate and/or annual Health Permit from Southwest Public Health Department.

CHECK ONE OF THE FOLLOWING:

Home Occupation Business: A business that is located within a residential (R-R-1, R-R-2, R-1-20, R-1-9, R-M-7, & M-H) zoning district and does not provide for the economic stability of a person or group of persons. Fee-\$50.00

General Commercial Business: A business that is located within a commercial (C-G, & C-H) zoning district or provides for at least half of the economic stability of a person or group of persons. Fee-\$50.00

Contractor Business License: A business located either in a residential or commercial zoning district or provides for at least half of the economic stability of a person or group of persons. Contractors must also submit a copy of their current State License. Fee-\$50.00

TOTAL AMOUNT Due for 2006 Business License: \$ 50⁰⁰

TOWN OF LEEDS
218 North Main Street
P.O. Box 460879
Leeds, UT. 84746
435-879-~~2246~~ // e: leedstownhall@qwest.net
2447

2006 BUSINESS LICENSE APPLICATION

I understand that falsifying any information on this form constitutes sufficient cause for rejection or revocation of my business license. I also understand that the Town Clerk may require additional information as permitted by ordinance, and also agree to supply the same as part of this form.

Authorized Representative Signature: Bonnie Stafford Date 6/20/06

“Authorized Representative” shall mean: a) a responsible corporate officer, if the User is a corporation (i.e. a president, secretary-treasurer, or vice-president of the corporation, or the manager of one or more manufacturing, production or operation facilities, with authority to sign documents); b) a general partner or proprietor if the Industrial User is a partnership or proprietorship respectively; or c) a duly authorized representative (written authorization and written change of authorization are required) of the corporation, general partnership or proprietorship.

PLEASE REMEMBER
THIS IS ONLY AN APPLICATION and NOT A BUSINESS LICENSE

You will receive your business license from the Town Clerk providing you have supplied all the necessary information needed to process your application and that all the information supplied is correct and true.

APPROVALS from the following are required for all new businesses or a new location of the business.

PLANNING & ZONING COMMISSION - 1st WEDNESDAY OF EACH MONTH 7:00
BUILDING INSPECTOR - DENNIS MERTLICH 674-4227
✓ HEALTH DEPARTMENT - 673-3528 - Robert -
FIRE DISTRICT - FIRE CHIEF STEVE LEWIS - 879-~~2220~~ 2881 or 467 2911
MAYOR -- TOWN COUNCIL - 2nd & LAST WEDNESDAY OF EACH MONTH

8 copy

FOR TOWN USE ONLY

Date form was received in office _____

How paid- () Check () Cash Check # _____ Business License # _____

Receipt # _____ Received by _____



Reply to

168 North 100 East, ST GEORGE, UTAH 84770 - (435) 673-3528
708 North 195 West, LAVERKIN, UTAH 84745 - (435) 635-4458
260 E. D.L. Sargent, CEDAR CITY, UTAH 84720 - (435) 586-2437
245 South 200 East, KANAB, UTAH 84741 - (435) 644-2537
P.O. Box 374, 609 N. Main, PANGUITCH, UTAH 84759 - (435) 676-8800
P.O. Box 14, 155 West 100 North, ESCALANTE, UTAH 84726 - (435) 826-4397
75 West 1175 North, BEAVER, UTAH 84713 - (435) 438-2482

June 26, 2006

RE: WALTON COMMERCIAL PLAZA SEPTIC SYSTEM

To whom it may concern:

Apparently, there is some question regarding the septic system that serves the Walton Plaza commercial complex. I am writing to clarify this issue.

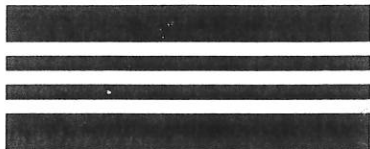
The Southwest Utah Public Health Department approved this septic system on August 19, 1996. The system was designed for a commercial complex that included a post office, a hair salon, a laundromat, a store, an office, and a restaurant. No complaints or records of failure of this system are found in health department files. This on-site wastewater system is currently approved for the usage for which it was initially designed and installed.

Thank you for your attention to this matter. Please contact our office at (435) 673-3528 extension 2580 if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Robert R. Beers". The signature is written in black ink and is positioned above the typed name.

Robert R. Beers, EHS



BARBARA STAFFORD
DBA BOBBIE'S BARBER "N" BEAUTY
SALON

This is a confirmation of tax account numbers issued to you by the Utah State Tax Commission.

If you applied for the DBA/business name printed above and it was rejected by the Utah Department of Commerce, you must notify the Tax Commission of the approved name.

Tax Type	Account Number	Liability Date	Filing Frequency	Tax Return	First Due Date
Sales*	F61658	08/01/06	QUARTERLY	TC61	10/31/06
Withholding					

NOTE: A return is required for each filing period, even if no tax is due.

* In addition to general sales and use tax, you are responsible for the following sales-related taxes and/or fees:

- Transient Room Form TC-61T
- Vehicle Rental Form TC-61F / TC-61FV
- Prepared Food Form TC-61F / TC-61FV
- Waste Tire Recycling Fee Form TC-61W

Yes No You must also file TC-61 Schedule PS and TC-61 Schedule PSD.

Find the current sales tax rate for each of your sales locations online at tax.utah.gov/sales/rates.html.
Check this site at least every quarter, since rates are subject to change on a quarterly basis.

You will receive a copy of all applicable tax licenses within 10-14 days. Other tax accounts or licenses, such as a beer tax license or a sexually explicit business / escort service account number, will be issued under separate cover.

In the event the business closes, changes location or adds additional locations, or if the nature of your business changes, you must notify the Utah State Tax Commission within 10 days of the change(s) and the effective date(s). Send all correspondence regarding account/business changes to the address below.

Master File Maintenance
Utah State Tax Commission
210 N 1950 W
Salt Lake City, UT 84134-3310

(801) 297-2200
1-800-662-4335
Fax: (801) 297-3573
www.tax.utah.gov (information only)

STATE OF NEVADA

KENNY C. GUINN
Governor

STATE BOARD OF COSMETOLOGY

Cosmetologist

004869

July 1
2005

June 30
2007

THE UNDER-NOTED HAVING PAID STATUTORY FEE IS HEREBY LICENSED

UNDER THE PROVISIONS OF NRS 644 STATUTES OF 1931, ADD. 1871, TO
BARBARA ANN THAYER

06/28/2005 24204
P.M.



Barbara Ann Thayer
Signature of Licensee

NONTRANSFERABLE

POST THIS LICENSE PROMINENTLY IN VIEW OF PATRON

Kave Saml
John C. ...
Maureen ...
Shirley ...
William L. ...
Agnes M. ...
Debra ...



Leeds Area Fire and Emergency Services

Leeds Area Special Service District
730 N. Main St. • P.O. Box 460901 • Leeds, UT 84746
Office and Fax: 435-879-2881
lassd@infowest.com

Town of Leeds:

RE: Bobbie Stafford Business License
545 N. Main St. Leeds

I have inspected units # 7 and # 8 at Walton Plaza. Unit # 7 is fine for the use of her business and meets fire code with the exception of the placement of a fire extinguisher. Bobbie has agreed to place a fire extinguisher .

Unit # 8 has been modified, it has a temporary wall on the west side. This unit needs an inspection from the Town Building Inspector. Upon his approval of the structure and in consultation with him, I will give a fire code approval of unit # 8.

Thanks,

Fire Chief Steve Lewis

6/27/06

A handwritten signature in blue ink that reads "Steve Lewis".

PETITION FOR ANNEXATION



RECEIVED
5/15/2006
HSM

We the undersigned owners of real property and the owners of not less than one-third in value of the real property as shown by the last assessment rolls hereby petition the municipality of **THE TOWN OF LEEDS**, Utah, for annexation to the municipality of the property shown on the attached plat as certified by the engineer or surveyor whose name appears thereon.


For a total of 66+ acres.

Date this 12th day of May, 2006

TAX ID 3283-B-1-LS
Parcel#

By: Sponsors name, address and phone number: Alberta Pace
Leeds, UT (435) 879-2260

Signature and address of all petitioners:

Rd D Properties & Holding LLC (801) 567-9105
By David A. Self managing member 
9137 So Monroe St Sandy, UT 84070

Ref: John Dargatzis
cell# 801-231-1169