

BOOK

PUBLIC NOTICE TOWN OF LEEDS
TOWN COUNCIL WORK MEETING AGENDA

The Town Council of Leeds will host their regular meeting on

Wednesday, August 9, 2006 at 7:30 p.m.

at Leeds Town Hall, 218 North Main Street

PLEASE NOTE TIME CHANGE for this meeting
THE PUBLIC IS WELCOME TO ATTEND



APPROVED

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of tonight's Agenda
5. Approval of Minutes dated July 26, 2006

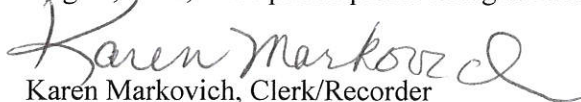
Discussion Items

6. Alan Roberts:
Code Enforcement Ordinance
7. Jared Westhoff:
Sewer update
Water Pooling Agreement update
Trilateral Water Agreement update
Water Service and Washington County Water Conservancy District (WCWCD)
Agreement update
8. Dale Barnes:
Update on Oak Grove Campground
9. Mayor Law:
Update on Cemetery Irrigation and Maintenance
10. Dave Harbour:
Update Land Use Ordinance #05-02 Chapter 22, Sign
Update Ordinance #2000-2 Noise Ordinance
Capital facility Plan for Transportation (roads).
11. Frank Lojko:
Report from Sunrise Engineering
Main Street Beautification grant update
12. Washington County Land Use: Presentation from Washington County Commissioner
Alan Gardner.
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 the Town Hall at 879-2447 at least 24 hours prior to the meeting.

Certificate of Posting

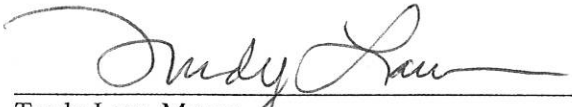
The undersigned Clerk/Recorder does hereby certify that the above notice was posted on the 4th of August, 2006, these public places being at Leeds Town Hall and Leeds Post Office.


Karen Markovich, Clerk/Recorder

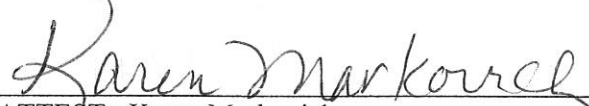
**LEEDS TOWN COUNCIL
WORK MEETING MINUTES
Wednesday, August 9, 2006**

1. CALL TO ORDER: The meeting was called to order at 7:34 p.m. Note: This meeting was scheduled ½-hour later than usual due to Mayor Trudy Law and Councilman Frank Lojko obligation to be in attendance at the Ribbon Cutting Ceremony for the opening of the Washington County Fair.
2. ROLL CALL: Mayor Trudy Law and Council Members Dave Harbour, Jared Westhoff, Dale Barnes and Frank Lojko were in attendance. Sheryl Lee is taking minutes of this meeting.
3. PLEDGE OF ALLEGIANCE: Led by Mayor Trudy Law.
4. APPROVAL OF TONIGHT'S AGENDA AND THE MINUTES DATED JULY 26, 2006: Item #12, County Commissioner Alan Gardner presentation of the Washington County Land Bill tabled until August 30th. It was noted this is a work meeting and the minutes will be approved at the regularly scheduled Town Council meeting held on August 30, 2006.
5. Alan Roberts presented working draft of an ordinance for Code Enforcement, which was written using the St. George Code Enforcement as a basic guideline. Alan received reviews of the draft document from Mayor Trudy Law and Councilman Dave Harbor. There was discussion as to the practicality of how code violation notices could be enforced while working in a positive direction with the community. Alan said he would revise the document and have a second draft ready for Council's review within the next week or two.
6. Jared Westhoff presented an update of the progress of the IBI agreement for a sewer system between the Town and a group of developers represented by Scott Nielson while working directly with the Town. Jared said he and Scott planned to meet by August 23rd to prepare for the next Council Meeting on August 30th. Ian Crowe, landowner and developer, expressed interest and offered to have a lawyer prepare an agreement if needed to expedite the process. Ian stated that the group has expressed a willingness to work with the Town to come to an agreeable consensus, whether it is to join existing Ash Creek sewer system or establish a separate sewer system using the Kubota Treatment System. Issues to be resolved include plant design, radiological studies, water pooling, etc. Ron Thompson of Washington County Water Conservancy District (WCWCD) is a proponent for joining the Ash Creek sewer system and Washington County would like to see two (2) separate systems established, one for the east area and one for the west. Rick Sant stated that two (2) sewer systems for the east and west areas would not be adequate to accommodate and serve the north region. It was noted that a 'scalping station' is needed to capture the extra water for Leeds. The proposed design would have four (4) lift stations to establish the system, and the agreement would not mandate existing residents join the sewer system until such time that their current septic systems fail. Frank Lojko suggested establishing a timeline for developers [by moratorium], with cost increases proportionate to development time schedules and completion dates. It will not be mandatory for the Town to accept IBI's completed study and it was agreed the Council should make their decisions based on what they believe is in the best interest for the Town of Leeds and its present residents.
7. A Trilateral Water Agreement is being established between Leeds Domestic Water Association (LDWA), Leeds Water Irrigation Company (LWC), and the Town of Leeds. LDWA is in the process of defining a service area to exempt existing water users from future impact fees and surcharges if and when an agreement is reached with the WCWCD.
8. Dale Barnes and Frank Lojko met with the Forest Service on August 1st to discuss the options for the Town to oversee maintenance of Oak Grove Campground. Staff at Dixie College would like to establish an Institute based on campus and provide several locations, including Oak Grove Campground, for students to conduct field studies required as a part of their internships. They are proposing a partnership between themselves, Bureau of Land Management (BLM), the Forest Service and the Town of Leeds for use of Oak Grove Campground. This would allow Oak Grove to remain open to the public as well as provide educational programs for students during summer months. There are eight (8) established tent campsites and the added funds could be used for several

13. Sunrise Engineering is in the process of completing a preliminary study of the cost needed to correct drainage issues on Main Street. Frank Lojko expects to receive the report within the next few weeks and presentation will be made to Council.
14. The Town has received approximately half of the \$21,000.00 in matching funds necessary to receive 100% of the UDOT grant for the Main Street Beautification Project. Numerous pledges have been received, including a substantial sum from Rocky Mountain Power.
15. Mayor Law said unscheduled discussion items brought up at tonight's meeting would be added to the September 13 Work Meeting Agenda.
16. The meeting was adjourned at 10:25 p.m.



Trudy Law, Mayor



ATTEST: Karen Markovich
Clerk/Recorder

**LEEDS TOWN COUNCIL
WORK MEETING MINUTES
Wednesday, August 9, 2006**

1. CALL TO ORDER: The meeting was called to order at 7:34 p.m. Note: This meeting was scheduled ½-hour later than usual due to Mayor Trudy Law and Councilman Frank Lojko obligation to be in attendance at the Ribbon Cutting Ceremony for the opening of the Washington County Fair.
2. ROLL CALL: Mayor Trudy Law and Council Members Dave Harbour, Jared Westhoff, Dale Barnes and Frank Lojko were in attendance. Sheryl Lee is taking minutes of this meeting.
3. PLEDGE OF ALLEGIANCE: Led by Mayor Trudy Law.
4. APPROVAL OF TONIGHT'S AGENDA AND THE MINUTES DATED JULY 26, 2006: Item #12, County Commissioner Alan Gardner presentation of the Washington County Land Bill tabled until August 30th. It was noted this is a work meeting and the minutes will be approved at the regularly scheduled Town Council meeting held on August 30, 2006.
5. Alan Roberts presented working draft of an ordinance for Code Enforcement, which was written using the St. George Code Enforcement as a basic guideline. Alan received reviews of the draft document from Mayor Trudy Law and Councilman Dave Harbor. There was discussion as to the practicality of how code violation notices could be enforced while working in a positive direction with the community. Alan said he would revise the document and have a second draft ready for Council's review within the next week or two.
6. Jared Westhoff presented an update of the progress of the IBI agreement for a sewer system between the Town and a group of developers represented by Scott Nielson while working directly with the Town. Jared said he and Scott planned to meet by August 23rd to prepare for the next Council Meeting on August 30th. Ian Crowe, landowner and developer, expressed interest and offered to have a lawyer prepare an agreement if needed to expedite the process. Ian stated that the group has expressed a willingness to work with the Town to come to an agreeable consensus, whether it is to join existing Ash Creek sewer system or establish a separate sewer system using the Kubota Treatment System. Issues to be resolved include plant design, radiological studies, water pooling, etc. Ron Thompson of Washington County Water Conservancy District (WCWCD) is a proponent for joining the Ash Creek sewer system and Washington County would like to see two (2) separate systems established, one for the east area and one for the west. Rick Sant stated that two (2) sewer systems for the east and west areas would not be adequate to accommodate and serve the north region. It was noted that a 'scalping station' is needed to capture the extra water for Leeds. The proposed design would have four (4) lift stations to establish the system, and the agreement would not mandate existing residents join the sewer system until such time that their current septic systems fail. Frank Lojko suggested establishing a timeline for developers [by moratorium], with cost increases proportionate to development time schedules and completion dates. It will not be mandatory for the Town to accept IBI's completed study and it was agreed the Council should make their decisions based on what they believe is in the best interest for the Town of Leeds and its present residents.
7. A Trilateral Water Agreement is being established between Leeds Domestic Water Association (LDWA), Leeds Water Irrigation Company (LWC), and the Town of Leeds. LDWA is in the process of defining a service area to exempt existing water users from future impact fees and surcharges if and when an agreement is reached with the WCWCD.
8. Dale Barnes and Frank Lojko met with the Forest Service on August 1st to discuss the options for the Town to oversee maintenance of Oak Grove Campground. Staff at Dixie College would like to establish an Institute based on campus and provide several locations, including Oak Grove Campground, for students to conduct field studies required as a part of their internships. They are proposing a partnership between themselves, Bureau of Land Management (BLM), the Forest Service and the Town of Leeds for use of Oak Grove Campground. This would allow Oak Grove to remain open to the public as well as provide educational programs for students during summer months. There are eight (8) established tent campsites and the added funds could be used for several

4. Sunrise Engineering is in the process of completing a preliminary study of the cost needed to correct drainage issues on Main Street. Frank Lojko expects to receive the report within the next few weeks and presentation will be made to Council.
5. The Town has received approximately half of the \$21,000.00 in matching funds necessary to receive 100% of the DOT grant for the Main Street Beautification Project. Numerous pledges have been received, including a substantial sum from Rocky Mountain Power.
16. Mayor Law said unscheduled discussion items brought up at tonight's meeting would be added to the September Work Meeting Agenda.
17. Meeting was adjourned at 10:25 p.m.

Trudy Law
Mayor

ATTEST: Karen Markovich
Clerk/Recorder

PUBLIC NOTICE TOWN OF LEEDS
TOWN COUNCIL WORK MEETING AMENDED AGENDA
Wednesday, August 16, 2006 at 7:00 p.m.
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND



As a work meeting of the Town Council, issues will be discussed and information shared. Legislative action or decisions on funding will be made at the Town Council Meeting to be held on Wednesday, August 30, 2006. The items that have a summary listed are included for ideas of discussion, and not to be exact or complete in the scope of discussion.

1. Silver Reef Park – Dale: What is happening with this park and the landscape architect.
2. Leeds CCC Camp Eagle Project – Dale: Colton Welch would like to do some improvements to the CCC Camp building on West Mulberry Lane. This would include replacing windows. What do we want to have done? Glass vs. plexiglass? What future do we see for this facility? How do we make sure it is maintained and not vandalized? Family facility? Business office? What options and needs should be considered?
3. Fuller Property/Penny Weston Property - Dale/Trudy: We have been approached by the Fuller's and by Penny Weston to sell or trade property for the use of the Town for offices, etc. Questions that need to be considered are 1) what do we feel are our needs? 2) what traffic impact will this have? 3) that costs for renovation or improvement? How would we pay for these? Is one of these in the best interest of the Town?
4. Historical Society for all of Leeds, not just Silver Reef - Dave/Frank: Could the existing Silver Reef Historical Society be expanded to include all of Leeds? Members, by-laws, terms, etc. Wouldn't it be good to have just one group oversee historical issues for the town, not separate committees?
5. Historical Designation - Trudy/Frank: We talk of the historical part of Town, and the integrity of Leeds. How can we define that? Would the Historical Committee recommend historical blocks or areas?
6. Codification of Ordinances – Trudy: Ordinances are often difficult to find and cross reference. Codification will take approximately 1 year, and will cost \$5000-\$6,000. Once ordinances are codified, they are listed as Codes. This is a much easier way for everyone to know what ordinances we have and provides easy reference and lookup options. Also, works hand-in-hand with code enforcement. There is a yearly maintenance fee of around \$800. Checkout web sites for other towns to see how it works.
7. City Planner - Hire? – Trudy: We have talked about a City Planner. Can we define needs and money available. Trudy will have budget figures for possible money to pull to pay for that position.
8. Forms and Applications – Karen: Karen has been working on making our applications more informative, complete, and up-to-date. The Home Occupations is ready for comments. What other application forms do we need to update? Karen will provide information on what she deals with for our review.
9. Reading Program – Trudy: There is a ready program being sponsored in Washington County. There will be festivities in the fall at the Stahlei Maze. Information on this program will be provided. This does not require much discussion, but an awareness of what is happening.
10. LDWA Office Space – Trudy: Maurice Hall, President of the LDWA, is interested in acquiring some office space for LDWA in the town. He is looking at the option of some space at Town Hall. They would have business hours for LDWA that would match the Town...so the public could know when they could transact business. What terms, options, availability?
11. Bricks from Pat Earley - Trudy: Pat Earley has some decorative bricks she is willing to donate to the Town if we have a use for them. Is there something we could use these for? They are decorative, not fired. Thus, they cannot be used for walkways.
12. Benches for Town Park - Trudy/Dale: We received money from the Ladies of Leeds for Town Benches. We also raised money from the 4th of July Breakfast for the Park. What is available and what are the costs for benches? We need to have something ordered and put in place thanks to these fund raiser activities.

13. Code Enforcement - Alan Roberts: The 2nd draft document will be ready for review and comment. Alan...please drop a copy off at Town Hall asap. And, everyone, PLEASE take some time to review this document before the meeting. I know it can be lengthy, and take some time and thought. But, it is important that you provide comments. As we are going through this process, we all need to be involved and really know what we are legislating, before it goes to the Planning Commission for a Public Hearing. Again, THANKS for all you do!!!!

14. John Darger Development Agreement – Dave Harbour. Discussion of rough outline draft written by Council.

15. Impact Fees for Roads - Dave Harbour: Capital Facility Plan Approval Process, Final Document that will be given to the Planning Commission for the Public Hearing in September. Any final comments/concerns.

16. Signs Ordinance – Dave Harbour: We need to have a follow up to the discussion held at the Work Meeting on August 9. Off-site signs, off-premise signs. Should we increase the maximum sign from 16 sq. ft.? What about directional signs? What is the feeling on the types of signs we want to have. Are we ready to move this to a Public Hearing?

17. Oath of Office – Dave Harbour. Discussion of revision to wording of the current Oath of Office.

18. Sunrise Engineering updates – Frank

19. Johanson (sp?) Construction and unfinished projects – Frank

20. Reserve Police Officers – Trudy.

21. Police Safe – Trudy. The purchase of a police gun safe for the Police Department is needed to be discussed with expenditure as Action Item at the next Council Meeting on Aug 30, 2006.

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 12 hours prior to the meeting.

Certificate of Posting

The undersigned Clerk/Recorder does hereby certify that the above notice was posted on the 15th of August, 2006, these public places being the Leeds Town Hall, the Leeds Post Office and the web site at www.leedsutah.us.

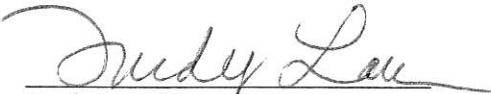
Trudy Law, Mayor
Town of Leeds

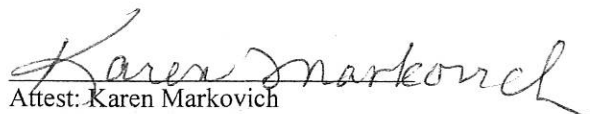
TOWN OF LEEDS
Minutes of the Town Council Work Meeting
Tuesday, Aug 16, 2006

1. CALL TO ORDER: Mayor Trudy Law called the meeting to order at 7:08 p.m.
2. PLEDGE OF ALLEGIANCE: Led by Dave Harbour.
3. ROLL CALL: Present were Mayor Trudy Law, Dave Harbour and Frank Lojko. Jared Westhoff and Dale Barnes were excused.
4. Finalized planning [of the new park located in Silver Reef] with landscape design architect Susan Crook is on hold until issues regarding water have been resolved. CLG Grant will receive additional funds following a required mediation on Leeds Historic Ditch to be completed by UDOT. UDOT Archaeologist Betsy Skinner, Dave Harbour and Martha Ham met on August 3 to discuss how the Silver Reef Park representatives might help in the mediation. Martha Ham will draft a letter that will be available for the Aug 30th Town Council Meeting.
5. Uses of the Civilian Conservation Corp Camp (CCC Camp) were discussed, including costs to bring power and water to the building. The Boy Scouts of America would like to complete their service project at the CCC Camp to attain rank of Eagle Scout.
6. Possible purchase or trade of the two separate properties presently owned by The Fullers and Penny Weston, with the buildings to be used for future Town/City Offices. Mayor Law assigned Jared Westhoff to meet with the Fullers, although it probably is not feasible to acquire the building(s) at this time.
7. Discussion was heard on expanding the current Historical Society Committee to include buildings outside of Silver Reef area. Presently, only the federally-owned Rice Bank, Wells Fargo Museum and the Cosmopolitan Restaurant buildings are overseen by the Committee. The buildings in downtown Leeds such as the CCC Camp, Tithing House and Town Hall are not owned by the federal government and therefore may need to be headed up by a separate committee. Mayor Law asked Frank Lojko to discuss it with the Historical Society Committee and Dave Harbour suggested talking with Susan Savage, Carol Goddard LoAnne Barnes or other individuals who might want to start a separate committee.
8. Mayor Law discussed the costs of codification of the Town Ordinances. Quotes include length of time ranging from six months to one year and expenses of \$5,000 – 8,000. Resident Rick Carson offered to review the existing ordinances to determine the quotes where reasonable.
9. Hiring a City Planner was discussed and given the current Budget, it does not appear to be feasible at this time. Councilman Dave Harbour and resident Jim Vasquez are willing to review Building Plans presented to the Town prior to being presented to the Planning Commission.
10. Karen Markovich has been revising and updating office forms and applications in addition to establishing a cross-reference with the ordinance(s) associated with them. Karen said that in order to have correct documents, the ordinances needed to be approved prior to completing the project. Rick Carson suggested creating indices to create a Forms Pool and it was agreed to include that in the project.
11. Mayor Law talked about the Reading Program with the proceeds of purchases of books going to the Children's Reading Program.
12. Discussion with Maurice Hall of LDWA and Council was heard regarding possibility of using a portion of Town Hall as an office for the LDWA. Terms, options and availability were discussed with note to post space availability to the public.
13. Mayor Law said Pat Early offered to give the Town a large amount of bricks if they could be used and suggestions included putting a brick skirt around the front of Town Hall.

14. Purchase of benches for the Town Park was discussed and included various means to pay for them, including the Ladies of Leeds Donations and the proceeds from the July 4th and July 15th breakfasts.
15. Dave Harbour discussed the Development Agreement he had written for the future John Darger Annexation and Zone Change Subdivision. As of today, John Darger is no longer involved in the project because the owner of the property, Dave A. Self, will work directly with the Town of Leeds. There was miscommunication between the developers and land owner and as such, details of the Development Agreement were not discussed. The residents again voiced while they had no objection to annexation of the property into the Town of Leeds, their opposition to the proposed reduced lot sizes by zone change still stood.
16. Attorney Heath Snow comments were not submitted in time to discuss the draft of the Impact Fees Ordinance written by Dave Harbour and therefore was not discussed. It will be reviewed at the September 27 Council Meeting, with the final copy provided to Town Clerk/Recorder no later than September 10 to meet the time-frame for notification of a Public Hearing.
17. Revision to the Sign Ordinance is in the process of being completed and will be discussed at the next Council Work Meeting on September 13, 2006.
18. Dave Harbour suggested revising the Oath of Office to include oath to support the Ordinances of the Town of Leeds. It was noted to be added on the Council Meeting scheduled September 27, 2006.
19. Mayor Law talked with Police Chief Crouse and it was agreed to hire three alternate officers to work in the event the town's Officers are not available to work the hours allocated. Chief Crouse requested the approval of a gun safe for the Police Station; it is to be scheduled for approval at the next Council Meeting, August 30, 2006.
20. The meeting adjourned at 10:38 p.m.

APPROVED AND SIGNED ON THE 30th DAY OF AUGUST 2006.


Trudy Law, Mayor


Attest: Karen Markovich
Town Clerk/Recorder



DRAFT

Town of Leeds

218 North Main Street, PO Box 460879, Leeds, UT 84746-0879

Phone: 435-879-2447 Fax: 435-879-6905

E-mail: leedstownhall@qwest.net // Website: www.leedsutah.us

**BUSINESS LICENSE for HOME OCCUPATION
APPLICATION**

Thank you for choosing Town of Leeds for your business. The following is a check list of requirements needed for a business license. Please keep in mind this list is for your convenience only. There may be additional regulations required depending on the type of business you have.

1. **Fill out all three forms completely and clearly.** Home Occupation Checklist, Business License Application, and Leeds Area Special Services District (LASSD) form.
2. **Include all appropriate registration numbers from State and Federal agencies on the applications.** They are available online at www.utah.gov on the drop-down menu under 'Business' or by contacting the following agencies:
 - a. **Business Name Registration (entity #) from the Utah Department of Commerce at (801) 530-4849.** This is typically required for all businesses.
 - b. **Utah State Tax ID number from the State Tax Commission at (801) 297-2200 or www.tax.utah.gov.**
A withholding tax number is not required for sole proprietorships; a sales tax number is not required if there is no sale of products.
 - c. **Federal ID number (FIN) from the IRS at 1-800-829-4933 or www.irs.gov.** For a Sole Proprietorship, contact to confirm if the Federal ID number is required for your business.
 - d. **Occupational License Office at 1-866-275-3675 or www.dopl.utah.gov.** Applies only to Occupational Businesses regulated by the State of Utah (i.e.: Medical Services, Contractors, Plumbers, etc.).
 - e. **Other applicable permits or licenses:**
 Dept of Public Health at 1-435-673-3528
 Animal Control at 1-435-673-7194
 Community Development (CUP's) 1-435-656-6325

Pay all applicable fees to the Clerk/Recorder at the Leeds Town Hall.

IMPORTANT: Permits are required for signs. Applications for sign permits may be obtained from Clerk/Recorder at Town Hall.

***Return your completed application with all required documents and licenses to the Clerk/Recorder at Town Hall. Write 'Not Applicable' if a question does not pertain to your business. Failure to complete all fields and provide all necessary documents will result in your application being returned to you prior to processing.**

If you have any questions, please contact Town of Leeds Clerk/Recorder at 435-879-2447.

8

Town of Leeds
**Home Occupation Business License
Checklist and Agreement of Terms**

Will there be more than 100 square feet of stock, trade, inventory, or other merchandise to be stored on the premises? If yes, explain: _____

Is there visible evidence from the exterior of the dwelling or building indicating that it is being used for any other purpose than that of the dwelling? If yes, explain: _____

Is the home occupation clearly incidental and secondary to the primary use of the dwelling for residential purposes? If no, explain: _____

Are you going to have customers coming to the business? If yes please explain: _____

Will your home occupation business generate pedestrian or vehicular traffic, or parking problems in excess of what is customarily associated with the zone in which the use is located? If yes, explain: _____

How many visitors/clients will be expected 1) each day? _____ 2) each week? _____

Does this business provide for public assembly or an education facility? If yes, explain: _____

Will there be any vehicle repairs or maintenance conducted at the residence? If yes, explain: _____

Will there be any building alterations or addition(s)? If yes, explain: _____

Other than the business owner's personal transportation, will there be any vehicles or equipment stored on the property? This includes vehicles associated with the business. If yes please explain: _____

NOTICE:

If you do not meet the home occupation criteria, you may apply for a Conditional Use Permit if Conditional Use is authorized and the home of the proposed business is located in an area zoned for Conditional Use.

FAILURE TO COMPLY WITH THE ABOVE CONDITIONS AND LEEDS ORDINANCES CAN RESULT IN SUSPENSION OR REVOCATION OF YOUR BUSINESS LICENSE AND IS A CLASS "B" MISDEMEANOR.

A SITE PLAN SHOWING PARKING, EXISTING BUILDINGS, ACCESS, AND FLOOR LAYOUT SHOWING THE LOCATION OF THE BUSINESS MUST BE INCLUDED.

I have read and understand the Parking Requirements as set forth in Land Use Ordinance #05-02, Paragraph 6.

Print Name _____

Signature _____

Town of Leeds
Home Occupation Business License
Application Filing Fee: \$50.00

Applicant's signature indicates agreement to conduct the business in compliance with listed uses, Zoning Ordinance and all Ordinances that are applicable to the type of business being conducted. Any operations exceeding or not in compliance with Town of Leeds Ordinances require application for a Conditional Use Permit and said Permit will not be issued without prior recommendation from Planning Commission and approval from Leeds Town Council per Chapter 7, paragraph 7.2 of Land Use Ordinance #05-02.

Signature of Applicant Date

Signature or Consent of Property Owner Date

Code Enforcement Officer Date

File the completed Home Occupation Business License with Town of Leeds Clerk/Recorder at:

Leeds Town Hall
218 North Main Street
Leeds, Utah 84746
(435) 879-2447

PLEASE REMEMBER THIS IS ONLY AN APPLICATION AND NOT A BUSINESS LICENSE.
You will receive your business license from the Town Clerk/Recorder given all necessary information has been provided and is correct and true.

FOR OFFICIAL USE ONLY

Non-transferable Non-refundable Filing Fee \$ _____ **BUSINESS LICENSE #** _____

Date Form Received in Office _____

Check _____

Cash _____

Other _____

Received By _____

Dale's notes for Wed. Aug. 16^m Council Work Meeting:

1. Silver Reef Park:

Formalized planning with Susan Crook is on hold until decisions regarding water are completed.

CLG Grant will be receiving some additional funds from UDOT as part of mediation that UDOT is required to do on Leeds Historic Ditch. Betsy Skinner UDOT

Archalegoist, Dave Harbor and Martha Ham meet Aug. 3 to discuss how the Silver Reef Park might help in the mediation. Martha Ham is drafting a letter that will be available for the Aug. 30th Council Meeting concerning this meeting.

2. CCC Panning and Eagle Project (Colton Welch)

Questions: Long Range Planning

Water to CCC Camp (LDWA or another source?)

See Attached: Eagle Project (the reference to \$300.00 in an "Leeds Historic Fund" was made by Becky Welch)

3. Fuller/Weston Property coming to the Leeds?????? Do not have enough information to make a good recommendation at this time. Money is the big question??????

4. Historical Issues:

I am in favor of one Historical Society for all of Leeds. Frank will be able to provide additional information on how best to address is issue.

See attached CLG Grant statement regarding "Preservation Planning"

Minutes from the first meeting held Aug. 1st will be available for TC of Aug. 30th.

5. I am in favor of Codification of Ordinances in principle but would like more information.

6. City Planner will be needed some time in future but would prefer to wait to see what IBI will provide the city.

9. At this time I think the city should proved space to LDWA at NO COST.

10. Benches for Town Park

My suggestion is to hold off on spending the money - until we work more on what is possible at the Town Hall. Town Hall may a good location for additional benches.

The last quote from Sontas (the company from which we purchased the new table) a 6 ft w/back bench was \$327.00 to \$400.00 depending on features.

11 & 12 I have given Allen & Dave my comments.

Eagle Project Outline

Introduction

My name is Colton Welch. I am planning on completing a service project which is required to attain the rank of Eagle in the Boy Scouts of America. The project I have chosen will be to do repair work on the CCC (Civilian Conservation Corps) Co. 585 historical site in Leeds, Utah. My project will include repairing, or if necessary, replacing, the windows of three of the stone structures (a fourth structure is in no need of window repair), clearing the weeds and other plants from the main staircases, paths, and around the buildings, repainting the information sign that is in disrepair, and creating and printing a number of brochures for the visitors that we have to the CCC. The Leeds CCC camp is the only standing CCC in the state of Utah, and has been subject to vandalism repeatedly. The last major repairs to the CCC were over five years ago, and no other repairs or service projects have been done, to the extent of my knowledge.

Financial Assistance

I have been informed by Loane Barnes, Leeds Historic Chairperson, that the Leeds Historical Fund is set aside every year for the maintenance of historic trails and landmarks (approx. \$300.00 a year). I was further told that the CCC is eligible for funds set aside for park improvement. The funds would be required to purchase the materials needed for new windows (wood, nails, glass, and green paint), the cost of repainting the sign, and the cost of printing brochures for tourists.

Project Details

My project will need to be done in four phases. The first section is removing the weeds. It was brought to my attention that removal of all the weeds would cause the hillside to erode. It was suggested to seed other plants in the area to replace the removed weeds and to hold the hillside up. But I plan to restrict the weed removal to the two stone staircases that lead up the hill, the main paths up on the hill, the area just by the roadside, and a certain distance from each structure.

Part two is the sign. It has been a long time since the sign has been worked on, and it has fallen into disrepair. We can repaint the sign and repost it easily. We will just need the right paint colors and paintbrushes.

Phase three will concern the windows. We will need to take measurements of the broken windows, get permission to remove a sample window, and find a window shop or cabinet shop to repair or remake the windows. I was told that Mike Empey, who did repair work on the CCC awhile back, would have the measurements I need. We can remove the windows and see which ones can be repaired and which ones need to be replaced. The locking equipment used on the windows can be reused, saving time and money.

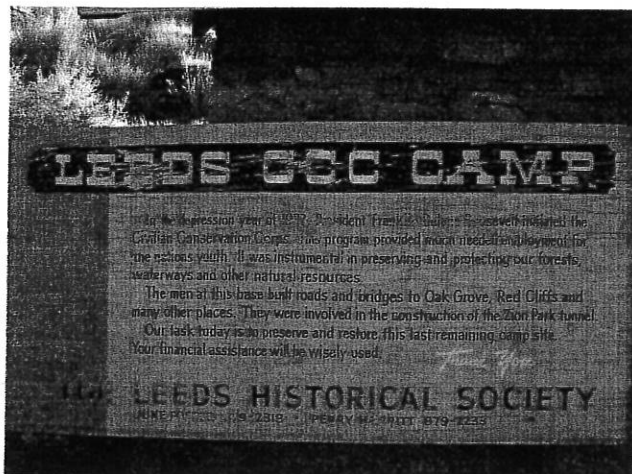
The final phase is creating the brochures. Loane Barnes has provided me with a number of black-and-white photographs of the CCC camp back during the

Depression, and I can easily create a brochure for CCC visitors that details the history and significance of the camp. The brochures can be printed with money taken from the Leeds Historical Fund, and then simply reprinted when they run low at the CCC if the town decides to continue.

Time Schedule

If my project is approved, then I can plan all details and logistics during the month of August, leaving the project to be done during September. Phase one and two can be done over one weekend together. Phase three will require three days, two to measure and make the windows, and one to refit them onto the structures. Phase four will only take a single afternoon to create and print the brochures.

The minimum required hours for an Eagle Project is 80 – 100 hours (including planning and carrying out the project. Hours are measured by how long each person contributed to the project.). I expect my project to easily have 200 – 250 hours logged when I am done.



Ch G Grant

9. PRESERVATION PLANNING -- Establishing and updating local historic preservation plans, and related activities. If proposing to become a Certified Local Government, relate activities to meeting CLG requirements.

Product or Activity:

The history of Leeds is a sub-text of the story of Mormon colonization and industry, the Wild West mining boom, and the prehistoric nomadic culture of indigenous peoples. Preservation planning for Leeds must recognize this larger context while protecting and interpreting local historic resources, enabling the continuation of agriculture based on historic precedent, and meeting the challenges of exploding regional growth. With this in mind, the Leeds Historic Preservation Commission will hold a one-day workshop to initiate a strategic plan for historic preservation. U.S. Representative Jim Matheson's office has agreed to lend Southern Utah field representative, Mike Empey, to facilitate the workshop.

Historic Preservation Strategic Planning Workshop (Volunteer Facilitator and Planning Committee)

- Involve key stakeholders who manage or have knowledge of historic resources in or near Leeds: Leeds Water Companies (both culinary and irrigation), Leeds Town Council, Leeds Planning and Zoning Commission, Leeds Beautification Committee; Leeds Area Trail Development Task Force; Wells Fargo Silver Reef Historical Monument; SITLA; US Forest Service; BLM; Zion National Park; Red Cliffs Desert Tortoise Reserve; Washington County Historical Society, et al.
- Define shared values, vision and mission for the preservation of historic resources in Leeds within the regional context of Mormon colonial settlement and prehistoric Native American culture.
- Conduct an analysis of the Historic Preservation Component of the Leeds City Master Plan and the Historic Preservation Ordinance.
- Set goals for the identification, treatment, management and maintenance of historic resources in Leeds in the context of the regional history and prehistory, to include:
 - Actions required
 - Expected outcomes
 - Timeframe for completion
 - Resources needed
 - Evaluation criteria
- Record, write up, distribute, edit, finalize and approve the workshop results as the "Leeds Historic Preservation Strategic Plan." (Historical Preservation Consultant)
- Assign a task force to implement the Leeds Historic Preservation Strategic Plan, including the establishment of a schedule for its regular review and updating. (Volunteers)

First meeting - Aug 1 2006 - Leeds Town Hall

Monika Ham Chairperson

Mike Empey

Mike Sanderson

Le Grand Forsyth

Susan Savage

Carol Goddard

Dave Harbour

Le Anne Barnes

Dale Barnes

Meeting Scheduled For:

Sept. 12 7pm Town Hall

Workshops Town Hall
Oct 12 8:30 am to
12:30 pm

Min. will be available at
next Town Council meeting

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Leeds CCC Camp Historic District
other names/site CCC Co. 585, Camp Leeds, SCS-7; Site No. 42WS2394

2. Location

street & number 96 West Mulberry N/A not for publication
city, town Leeds N/A vicinity
state Utah code UT county Washington code 053 zip code 84746

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>4</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>1</u>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
Name of related multiple property listing: <u>N/A</u>		<u>5</u>	<u>0</u> Total
		No. of contributing resources previously listed in the National Register <u>0</u>	

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet

Walter S. Mark
Signature of certifying official Date 1/21/93

Utah Division of State History, Office of Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet

Signature of commenting or other official Date _____

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register. See continuation sheet

determined not eligible for the National Register

removed from the National Register.

other, (explain:)

Date Listed
3/4/93

Signature of the Keeper

Date of Action

TOWN OF LEEDS
Minutes of the Town Council Work Meeting
Tuesday, Aug 16, 2006

1. CALL TO ORDER: Mayor Trudy Law called the meeting to order at 7:08 p.m.
2. PLEDGE OF ALLEGIANCE: Led by Dave Harbour.
3. ROLL CALL: Present were Mayor Trudy Law, Dave Harbour and Frank Lojko. Jared Westhoff and Dale Barnes were excused.
4. Finalized planning [of the new park located in Silver Reef] with landscape design architect Susan Crook is on hold until issues regarding water have been resolved. CLG Grant will receive additional funds following a required mediation on Leeds Historic Ditch to be completed by UDOT. UDOT Archaeologist Betsy Skinner, Dave Harbour and Martha Ham met on August 3 to discuss how the Silver Reef Park representatives might help in the mediation. Martha Ham will draft a letter that will be available for the Aug 30th Town Council Meeting.
5. Uses of the Civilian Conservation Corp Camp (CCC Camp) were discussed, including costs to bring power and water to the building. The Boy Scouts of America would like to complete their service project at the CCC Camp to attain rank of Eagle Scout.
6. Possible purchase or trade of the two separate properties presently owned by The Fullers and Penny Weston, with the buildings to be used for future Town/City Offices. Mayor Law assigned Jared Westhoff to meet with the Fullers, although it probably is not feasible to acquire the building(s) at this time.
7. Discussion was heard on expanding the current ^{County} Historical Society Committee to include buildings outside of Silver Reef area. Presently, only the federally-owned Rice Bank, Wells Fargo Museum and the Cosmopolitan Restaurant buildings are overseen by the Committee. The buildings in downtown Leeds such as the CCC Camp, Tithing House and Town Hall are not owned by the federal government and therefore may need to be headed up by a separate committee. Mayor Law asked Frank Lojko to discuss it with the Historical Society Committee and Dave Harbour suggested talking with Susan Savage, Carol Goddard LoAnne Barnes or other individuals who might want to start a separate committee.
8. Mayor Law discussed the costs of codification of the Town Ordinances. Quotes include length of time ranging from six months to one year and expenses of \$5,000 – 8,000. Resident Rick Carson offered to review the existing ordinances to determine the quotes where reasonable.
9. Hiring a City Planner was discussed and given the current Budget, it does not appear to be feasible at this time. Councilman Dave Harbour and resident Jim Vasquez are willing to review Building Plans presented to the Town prior to being presented to the Planning Commission.
10. Karen Markovich has been revising and updating office forms and applications in addition to establishing a cross-reference with the ordinance(s) associated with them. Karen said that in order to have correct documents, the ordinances needed to be approved prior to completing the project. Rick Carson suggested creating indices to create a Forms Pool and it was agreed to include that in the project.
11. Mayor Law talked about the Reading Program with the proceeds of purchases of books going to the Children's Reading Program.
12. Discussion with Maurice Hall of LDWA and Council was heard regarding possibility of using a portion of Town Hall as an office for the LDWA. Terms, options and availability were discussed with note to post space availability to the public.
13. Mayor Law said Pat Early offered to give the Town a large amount of bricks of they could be used and suggestions included putting a brick skirt around the front of Town Hall.

**Proposal to Utah Department of Transportation for Mitigation
Settlement for Destruction of Historic Ditch in Downtown Leeds**

August 2006

A Challenge for Historical Preservation: In 2006 the local irrigation company completed a pressurized irrigation system which resulted in the historic open ditch system in the Leeds area being abandoned or destroyed. It is a trend in the West to replace the historical open canal system with pressurized irrigation pipe systems. In the near future it is likely that few vestiges of the open ditch systems will remain throughout Utah.

Brief History of the Area: Harrisburg, Leeds and Silver Reef were settled as a result of the Harrisburg pioneers of 1860 constructing a five mile ditch system which conveyed water from Leeds Creek to their settlement. This original 5 mile ditch to Harrisburg (the first of the 3 settlements) was called the Connaly Ditch. Around 1870 a major spur of the Connaly Ditch was built transporting water to Road Valley which was later named Leeds. The farming and ranching developed quickly in Leeds as a result of having access to the Leeds Creek water via the new ditch. During the 1870's the mining boom town of Silver Reef (now the site of the Wells Fargo Silver Reef Historic Monument) was built along the Connaly Ditch. The canal played a pivotal role in making mining a realistic pursuit during this era.

Funding for Historical Interpretation and Signage: The Town of Leeds has received a \$3,000 grant from the Utah State Historical and Preservation Office to develop an educational presentation for the public about the role of water and ditch systems in settling this area. Two acres of land along the historic Leeds ditch has been donated to the town for the purpose of developing a visitation/meditation park. Additional funding for historic interpretive signage is needed for the new park in order to complete the project.

The Activity and Product: Research and interpretive design work is needed to tell the story of settlement clearly and accurately. The intent is to create a series of historical markers or signs in the park which will be coordinated with other historical sites in the area. The interpretive theme will emphasize the activities of farming, ranching and mining which followed the flow of the water and in this case: followed the ditch.

Physical design is also needed for the signage. Many of the historic buildings in the Leeds area are constructed of cut sandstone. For this reason there is a desire to build signs with a cut sandstone base. 18 inch X 24 inch plates will display historic photos and informative text. Preliminary consultation on the sandstone bases has been conducted with Walt Gregg, local stone mason, who specializes in historical restoration work. Consultation on the signage and sign plan has been conducted with Paul Peters with Interpretive Graphics from Salt Lake City. The actual number of signs will be determined by the interpretive consultant after reviewing the sites and historical information.

Request: The Town of Leeds requests \$5,000.00 to assist in funding this project which will cover the following costs for signage: historical interpretive lay-out and design work, masonry labor to construct the cut sandstone bases, and production of the aluminum plates bearing the historical script, photos and or maps. The aluminum plates alone are estimated to cost upwards of \$1,200.00 each.

The total budget of the project is estimated to be \$10,000.

\$3,000 has been raised through a grant from the Utah State Historical and Preservation Office.

PUBLIC NOTICE TOWN OF LEEDS - TOWN COUNCIL MEETING

The Town Council of Leeds will host their regular meeting on Wednesday, August 30, 2006

at Leeds Town Hall, 218 North Main Street.

THE PUBLIC IS WELCOME TO ATTEND

2nd amended AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of tonight's Agenda
5. Approval of TC Meeting Minutes dated July 26, Work Meetings dated August 9 and 16, 2006



APPROVED

Announcements

- ~~6. Frank Lojko: Report on Town of Leeds Princess and Attendants at the Washington County Fair~~ POSTPONED

Continued/Tabled Business from Previous Meetings

7. Frank Lojko:
 - Sunrise Engineering report on proposal road improvements (resurfacing, sidewalks, curb and gutter, drainage)
 - Main Street, UDOT and Grant – sidewalks, curb and gutter
 - Repairs and retrofitting to Main Street sidewalk landscape project
 - Punch list and repairs to be submitted to Johansson Construction

New Business /Action Items

8. ~~Alan Gardner~~ Washington County Commissioner: Washington County Growth Land Use Presentation
JIM EARDLEY
9. ~~Elissa Black~~ Representative of Citizen's for Dixie's Future: Washington County Growth and Conservation Act of 2006, Smart Growth in Washington County and the new Vision Dixie county wide planning process
LIN ALDER
10. Martha Ham:
 - Interested Citizen with local concerns regarding Washington County Growth and Conservation Act of 2006
 - Present proposal for approval; request for \$5,000.00 from UDOT for the new Town Park in Silver Reef
11. Hyrum Lefler: Minor Subdivision/Lot Split at 352 S. Main Street
12. ~~Lorie Stone:~~ Business License Application for Lovestone Shimmerance, Jewelry Designer, located at Walton's Plaza, 545 North Main Street, Suite #2C: *withdrawn*
13. Approval of expenditure for Police Station Gun Safe at \$750.00.

Miscellaneous Business / Discussion Items

14. Mayor Trudy Law:
 - Expenditure of Funds for Park Benches – Main Street Beautification
 - Notice of 25-cent increase in Washington County Trash Collection on January 1, 2007
15. Jared Westhoff:
 - Developer's Agreement IBI
 - Developers and Town update
 - What is the Town's involvement
16. Dale Barnes: Oak Grove Update –
 - Detailed Costs and Benefits to the Town
 - Options of working with the Park Service and College
 - Recommendations
17. Frank Lojko:
 - Qwest Telephone announcement
 - Crocker and Sant - Rock Project
18. Executive Closed Session pursuant to Utah Code Section 52-4-5 (1)(a)(iii) concerning pending litigation
19. 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 23 day of August, 2006 at Leeds Town Hall, Leeds Post Office and Town of Leeds website www.leedsutah.us.

Karen Markovich
Karen Markovich, Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council Regular Meeting
Tuesday, Aug 30, 2006

1. CALL TO ORDER: Mayor Trudy Law called the meeting to order at 7:08 p.m.
2. ROLL CALL: Present were Mayor Trudy Law, Dale Barnes, Frank Lojko, Jared Westhoff and Attorney Heath Snow. Dave Harbour was excused.
3. PLEDGE OF ALLEGIANCE: Led by Dale Barnes.

Action Items:

4. Motion to approve tonight's agenda dated August 30, 2006, was made by Dale Barnes noting changes to Item #6, report on Princess Pageant postponed by Frank Lojko, Item #8, Washington County Commissioner Jim Eardley to present on behalf of Alan Gardner and Item #12, request for business license from Lori Stone withdrawn. Frank Lojko seconded the motion with corrections as noted with all in favor for unanimous approval.
5. Motion was made by Dale Barnes and seconded by Frank Lojko to approve the meeting minutes from July 26 and August 16, 2006 with note to make pen and ink change in item #7 from "federal government" to "county government", with all ayes for unanimous approval. Council noted that corrections to the August 9, 2006 Work Meeting Minutes were needed and it was agreed to submit for approval at the next Regular Council Meeting on September 27, 2006 after the corrections were made.
6. Frank Lojko reviewed Sunrise Engineering's estimates for road repairs to Main Street, noting the estimated costs were higher than anticipated. Frank said LoAnne Barnes of the Main Street Beautification Committee would discuss the Landscape Project at a future time.
7. County Commissioner Jim Eardley presented background and synopsis of the proposed Washington County Growth and Conservation Land Bill. The bill proposes the sale of up to 25,000 acres in Washington County currently owned by the Bureau of Land Management (BLM). The sale would be held by public auction and available to purchase by private landowners. Mr. Eardley said that this area [Southern Utah] is a growth-based economy and as such, we must continue to grow in order to maintain it the economy. Jim said the issues have been discussed for more than ten years with Washington County determining how best to address the growth in this county. The Bill is modeled after Nevada's Lincoln and Clark Counties Land Bills. The decision was made that the best approach would be to bring the proposed bill to the cities and towns in Utah Counties. As Washington County is closest in proximity to the State of Nevada, the proposed bill is being presented here first. Among other goals, the purpose of the Bill is to identify land usage, promote conservation, improve public land and provide for high quality economic growth. The profits of the land sales would be 85% to BLM, 8% to Ron Thompson Water Conservancy Water District, 5% to Public Schools and 2% to the affected Counties. Jim was asked what amount of sales proceeds would go to the individual cities and towns that would be directly affected. Jim said there is no provision in the bill for that and there would not be a revision made, as that is the percentage split. The bill does not prohibit groups from continuing to advocate for additional land sales in the future. The Commissioner said they intend to hold approximately twelve (12) workshops that will be open for public input. The first meeting is scheduled for October 13, 2006. The Commissioner asked for the Town's support noting they have been met with mixed support thus far. He asked citizens to contact Utah's

Senator Bennett or Representative Matheson with their comments. The public expressed their concerns and posed several questions to the Commissioner. Blaine Bowden asked where the money was coming from to pay for the bill's passage. Mr. Eardley said the County budgeted an expenditure of approximately \$470,000.00 to promote passage of the bill. Dean Brown asked if there are public officials available to offer downsides of the bill. Dean went on to say residents are gun shy because of the serious growth they have seen in this area and the issues that have resulted. Jim said the County desperately needs to pass this bill and the public should realize that they know what they are doing.

8. Lin Alder gave a presentation on behalf of the Citizen's for Dixie's Future, stating they are not for or against the Land Bill; they are not a wilderness advocate organization, nor do they support uncontrolled growth. Their group respects the natural limits of Southern Utah's unique geography. He said citizens of Washington County need to ask what are the choices available for growth. Lin posed several questions and said that as a community, we need to discuss the impact that will result from this bill. Growth in numbers must go hand-in-hand with smart growth. The bill does not provide allocation of funding for air quality control. Merle Gier asked how the Citizens for Dixie's Future was funded; Lin said they are supported by donations from private individuals and more information is available on their website www.citizensfordixie.org. Danielle Stirling asked Lin how long it will take to present the completed Plan to the County Commissioners. Lin said they have worked hard for one year and estimate it will take another year to complete. Further public discussion from residents with Lin Alder and Jim Eardley, ended with Martha Ham urging the town to hold a public hearing for the bill and table the Commissioners' Resolution to accept the bill. Mayor Law said residents should write or contact Utah Senator Bennett and Representative Matheson.
9. Martha Ham said they are awaiting UDOT's return from vacation to receive a reply to their request for a \$5,000.00 grant which will be used for to commemorate the history of Leeds Irrigation Ditch in the new park at Silver Reef. Trudy Law said motion to approve mitigation letter was needed. Motion to approve mitigation letter was made by Frank Lojko and seconded by Jared Westhoff with all ayes in favor for unanimous approval
10. Dale Fielding presented on behalf of Hyrum Lefler for the Norma Fielding minor subdivision. Motion was made by Jared Westhoff and seconded by Frank Lojko, with all votes aye for unanimous approval of the minor subdivision with the condition they provide approval letters from the Leeds Area Special Services District (LASSD) indicating correct location of fire hydrant, a perk test report and a septic permit from Washington County Health Department.
11. Mayor Law motioned to approve expenditure of \$750.00 for a police station gun safe, seconded by Frank Lojko with all in favor for unanimous approval. It was noted that the police station needs the safe to secure firearms and crime scene evidence.
12. Mayor Law motioned to purchase four park benches using the monies from the Ladies of Leeds and the July 4th and 15th breakfasts, seconded by Frank Lojko with all votes aye for unanimous approval.

Discussion Items:

Mayor Law announced the Town has received notification from Washington County Landfill that there will be a 25¢ increase in trash collection services beginning January 1, 2007. Jared Westhoff suggested the Town assess the actual cost to the Town for subsidizing for residents who decline to pay for their trash collection services prior to issuing the increase for January.

Jared Westhoff presented a brief update for the IBI agreement. Scott Nielson, spokesperson for IBI, indicated that the area to be served by the new sewer system includes approximately 8,000 acres. Scott said they have successfully raised the money necessary to complete the study and plan to include the historical aspects of the Town with good planning for density housing. Scott said there are twenty-two (22) developers backing the study and the money they have contributed is based on a number of units per acre. Scott stated IBI's Doug Rosencranz first plans to meet with Leeds Council and hold four to five public forum meetings beginning in one month. They would like to receive the residents' input with their thoughts for planned growth in Leeds and hopes everybody will get involved in the planning process. Jared thanked Scott for his continued work, noting that the time has come to approve the LLC agreements between Town of Leeds, IBI and the developers. Attorney Snow stated the Town of Leeds should be the controlling party for disbursement of funds. Scott asked why then, did they form an LLC? Heath said the LLC allows them to create one entity and establish a board of directors. Heath added the developer's LLC agreement should designate authority to the Town of Leeds to control expenses paid to IBI for the study. Scott Nielson said they thought the liability should not rest on the Town. Heath said the money should go from the Developer's LLC to the Town and the Town should control funds paid to IBI. This means the Town will enter into two separate contractual agreements: one with the Developers LLC and one with IBI, with no agreement entered between the Developers LLC and IBI. It was agreed to revise the LLC agreement accordingly. Mayor Law noted that the Town CPA, Scott Wilson, would be contacted for his input and we would update Scott Nielson with Mr. Wilson's input.

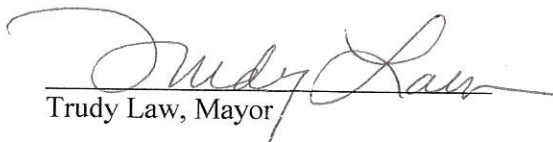
Dale Barnes reported on the meeting with Kurt Flannigan regarding the future of Oak Grove Campground. Options were discussed including addition of several sites to accommodate small trailers. Frank Lojko added that Dixie College would like to consider inclusion of the site for educational programs. The Forest Service set September 2007 as a completion date and the next meeting is set for late October.

Frank Lojko said the Qwest announcement was postponed until further notice.

Frank moved to excuse the public so that Council could begin the executive session. The executive session began at 10:15 p.m. and pending litigation was discussed. Motion to close the executive session was made by Frank Lojko at 10:50 p.m. with a second by Dale Barnes.

Motion to adjourn the Town Council Meeting was made by Frank Lojko with a second by Dale Barnes. The meeting adjourned at 10:55 p.m.

APPROVED AND SIGNED ON THE 25th DAY OF OCT 2006.


Trudy Law, Mayor


Attest: Karen Markovich
Town Clerk/Recorder



SUNRISE
ENGINEERING

*Minutes Pack
Aug 30, 2006*

TOWN OF LEEDS
P.O. Box 460879
Leeds, Utah 84746-0879
RECEIVED
~~AUG 18 2006~~

*Frank's
copy*

August 17, 2006

Mayor Trudy Law
Town of Leeds
P.O. Box 460879
Leeds, UT 84746

RE: Roadway Improvements Estimates

Dear Mayor Law,

At the request of Mr. Frank Lojko, we have prepared a series of estimates for roadway improvements along Main Street, Silver Reef Road, and Eldorado Court. The improvements are based on information we received from Mr. Lojko at our July 31, 2006, site visit.

It is my pleasure to work with the Town of Leeds on this and other projects. Please call me at (435) 652-8450 with any questions or comments.

Sincerely,

Joseph K. Phillips, P.E.
Project Engineer
Sunrise Engineering, Inc.

cc: Frank Lojko, Town of Leeds

7

SUNRISE ENGINEERING, INC.

11 North 300 West, Washington, Utah 84780

Tel: (435) 652-8450 Fax: (435) 652-8416

Engineer's Opinion of Probable Cost

Curb and Gutter Improvements

15-Aug-06

Leeds, Utah

East Side of Main Street

RBF/JKP

NO.	DESCRIPTION	Estimated Quantity	Units	Unit Price	TOTAL COST
1	Mobilization	1	LS	\$ 5,480.00	\$ 5,480.00
2	Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00
3	Pavement Sawcutting	1,385	LF	\$ 2.00	\$ 2,770.00
4	Concrete Curb & Gutter w/ Base	1,375	LF	\$ 19.00	\$ 26,130.00
5	4'x4' Precast Concrete Catch Basin w/ Grate	2	EA	\$ 1,500.00	\$ 3,000.00
6	12" HDPE Pipe	40	LF	\$ 26.00	\$ 1,040.00
7	12" End Section	2	EA	\$ 300.00	\$ 600.00
8	Imported Pipe Bedding	7	CY	\$ 18.00	\$ 130.00
9	4' Concrete Sidewalk w/ Base	5,500	SF	\$ 2.80	\$ 15,400.00
10	Roadway Base Course	136	CY	\$ 42.00	\$ 5,710.00
11	Imported Backfill	300	CY	\$ 13.00	\$ 3,900.00
12	Flared Concrete Drive Approach	4	EA	\$ 1,500.00	\$ 6,000.00
13	Concrete Valley Gutter	60	LF	\$ 40.00	\$ 2,400.00
14	Miscellaneous Earthwork	1	LS	\$ 5,000.00	\$ 5,000.00
15					
16	Sub-Total				\$ 78,600.00
17	Contingency	15%			\$ 11,800.00
18	Construction Total				\$ 90,400.00
19					
20	Engineering Design/Management	9.48%	LS		\$ 10,600.00
21	Construction Inspection	6.44%	HR		\$ 7,200.00
22	Land & Right-of-Way Acquisition		EST		\$ -
23	Survey Services		HR		\$ 3,600.00
24	Geotechnical Services		EST		\$ -
25					
26					
27					
28	TOTAL PROJECT COST				\$ 111,800.00

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.

From: Alan Gardner [mailto:alang@washco.state.ut.us]

Sent: Monday, August 14, 2006 3:58 PM

To: Trudy Law; Stan Smith; Daren Barney; David Zitting; Mary Reep; Karl Wilson; Lee Bracken; Thomas Hirschi; Daren Barney; Dan McGuire; Dennis Drake; Dan McArthur; Ken Powell; John Grow; Terrill Clove; Pat Cluff; Lee Bracken; John Grow

Subject: Washington County Land Bill - Resolution

Dear Mayors,

I have spoken with most of you concerning this most important piece of legislation.

Attached is a Resolution prepared by our County Attorney's Office, for which we would request your city's endorsement. I would be happy to answer any questions you might have or appear personally at a city council meeting if you prefer. If you anticipate any problem with endorsing this Resolution, please give me a call.

My office number is 435 634-5700.

Sincerely,
Alan Gardner
Commissioner

WHEREAS, the purpose of the Vision Dixie program is to collaborate and coordinate closely with landowners, county government, municipalities located within Washington County, landowners and institutions which have a vital interest in the future of Washington County to find solutions to transportation, education, housing, environmental and economic development challenges that lie within Washington County, and to make recommendations for the transfer of public lands into private ownership pursuant to the parameters and requirements of the Washington County Land Bill.

NOW, THEREFORE, at a regular meeting of the legislative body of _____, duly called, noticed, and held on the ____ day of _____, 2006, upon motion duly made and seconded, it is unanimously:

RESOLVED as follows:

1. That the Washington County Land Bill, in conjunction with the Vision Dixie program, will favorably impact the growth of _____.
2. That _____ strongly supports the Washington County Land Bill.

VOTED UPON AND PASSED BY THE _____
TOWN/CITY COUNCIL AT A REGULAR MEETING OF THE
_____ TOWN/CITY COUNCIL HELD ON THE ____ DAY OF
_____, 2006.

From: Elissa Black [mailto:email@citizensfordixie.org]
Sent: Tuesday, August 22, 2006 11:47 AM
To: leedstownhall@qwest.net
Subject: Citizens for Dixie's Future

Good Morning Karen,

I just spoke with you on the phone about requesting some time agenda time at the next town hall mtg in Leeds (8/30/06). You have received the packets for the Mayor and Town Council for review. If we could just have about 15-20 minutes to give a short presentation at the August 30th Town Council meeting that would be awesome! We would like to briefly talk about the Washington County Growth and Conservation Act of 2006, Smart Growth in Washington County and the new Vision Dixie county wide planning process.

When the agenda is complete, could we have a copy emailed to us or faxed? Thanks so much for your time and consideration.

Elissa Black
Citizens for Dixie's Future
P.O. Box 161
Hurricane, UT 84737
435-640-6584 cel
435-635-8985 fax

www.citizensfordixie.org

Citizens for Dixie's Future

Book

August 21, 2006

Dear Mayor or Town Councilor,

I am writing this letter in regards to the Washington County Growth and Conservation Act of 2006 (the Act). This Act has major implications for our community's future. If enacted, it would impact our quality of life and permanently alter our communities by facilitating rapid growth and sprawl. As you likely know, the Washington County Commissioners have recently requested that the cities of Washington County pass a resolution supporting this Act. You have an extraordinary opportunity to help develop a visionary plan that will benefit your community and be lauded for generations to come by taking a stand against the current version of the Act, and supporting the completion of an inclusive community dialogue known as Vision Dixie before passage of revised legislation.

Everyone agrees that Washington County needs a vision to guide us towards a bright future and away from the pitfalls of urban sprawl with a coordinated plan between communities for transportation belt routes and protection of scenic open space. However, in its current form, the Act will exacerbate the rapid growth pains already affecting our communities. The Act mandates the sale of 24,300 acres of BLM land for development—essentially doubling the amount of currently developed land in the County. The maps of broad areas of BLM land being considered for disposal in the Act are still not available, and there has been no input from the municipalities in determining which parcels and how much land should be disposed of. In addition to the major land sales, the Act would also authorize rights-of-way for the Lake Powell Pipeline, an extensive ORV trail, and establish a northern corridor road that could cut through the Red Cliffs Desert Reserve

According to the St. George Chamber of Commerce, 91% of existing private land in Washington County has yet to be developed. Public and private studies show that our County can grow to at least 330,000 with our current supply of water and private land. But to manage this type of growth, (nearly triple our current population) we need a visionary plan to avoid destroying the beauty that surrounds us—not just a plan to grow bigger. The Act would facilitate growth to well beyond 600,000 people and invite the associated higher taxes, crime, traffic and smog we see in cities of similar size.

There is a better option: Vision Dixie, the inclusive, County Commission-supported, community visioning process. If facilitated correctly, this process will produce a community-approved vision that will steer our cities and towns towards the well-managed future we all want. This is in stark contrast to the current Act, which is the plan of a select few. Vision Dixie would give Washington County residents the opportunity to help save the best of what we have—neighborliness, clean cities, parks, open space, low crime rates and unspoiled scenery for us to enjoy with our children and grandchildren.

Unfortunately, at this point we now have a bill before Congress that would turn the otherwise valuable Vision Dixie process into a meaningless exercise of connecting the dots established by federal law. The Act would make many far-reaching decisions through legislation instead of through a genuine public dialogue. If the Act passes this year, Vision Dixie would become a tool to implement the Act instead of functioning as a comprehensive community planning effort. Furthermore, the Act does not provide any funding for Vision Dixie, nor does any language in the Act mandate that Vision Dixie be utilized in the decision making process.

Our County Commissioners maintain that the Act had adequate public input. However, anyone who reads the Act would be hard pressed to call it a community-approved vision for the future. The Act reflects a plan developed by a select few—primarily behind closed doors. The only opportunity for the public to give comment on the Act has been through written comments to Washington D.C. and two open houses held on the same night. This is not the way community visions are developed; this is the way a plan gets approved.

I urge you to thoroughly review the actual text of the Act, and related growth data. I would welcome the opportunity to make a presentation to your Council on the Act or to talk with you individually. This Act will impact the future of Washington County for generations to come, so it is very important for decision makers like you to have full information before taking a position.

Citizens for Dixie's Future

Included with this letter is a fact sheet about the Act, and a copy of the Act highlighting key provisions. Also enclosed is a copy of the St. George Chamber of Commerce data, a recent op-ed by the Salt Lake Tribune, a copy of Springdale's resolution against the Act and a draft resolution calling for Vision Dixie to be completed prior to enacting federal law.

Washington County residents deserve to engage in Vision Dixie without the interference of a pre-conceived plan and pre-determined outcomes. Let's look before we leap. Please support a resolution from your council that puts genuine community visioning ahead of premature federal legislation. Our children and grandchildren deserve it.

Please call me if you have any questions or concerns at (435) 772-4279. Thank you for your time and consideration. I look forward to talking with you in the near future.

Sincerely,



Lin Alder
Executive Director
Citizens for Dixie's Future
Phone 435-772-4279
Fax 435-635-8455
Email- email@citizensfordixie.org
www.citizensfordixie.org