

Book  
Dec 13  
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**PUBLIC NOTICE TOWN OF LEEDS**  
**TOWN COUNCIL MEETING**  
**Town Council Work Meeting at 6:00 p.m.**  
**Regular Meeting at 7:00 p.m.**  
**Wednesday, December 13<sup>th</sup>, 2006**  
**Leeds Town Hall, 218 North Main Street**  
**THE PUBLIC IS WELCOME TO ATTEND**  
**amended AGENDA**



**APPROVED**

**6:00 p.m. Work Session**

1. Discussion and review of proposed Policy Governing Selection and Funding of General Plan.
2. Mountain Canyon Shadow Drive and Canyon Creek Drive – bid and repairs of road and drainage ditch - requires patch work, install drainage pipe and fill - estimate \$3,500 to be approved during regular session, #5d.
3. Review RFP's from IBI, Stantec, Planning Center.

**7:00 p.m. Regular Meeting**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Declaration of Abstentions and Conflicts by Council Members, if any
5. Consent Agenda
  - a. Agendas November 8 and November 29, 2006
  - b. Minutes November 8 ~~and November 29, 2006~~ *scratched*
  - c. Business License - Life-Bridge Insurance, Inc., location 108 West Pecan Lane, request by Hyrum Lefler
  - d. Mountain Canyon Shadow Drive and Canyon Creek Drive – Approve bid and repairs of road and drainage ditch; requires patch work, install drainage pipe and fill - estimate \$3,500.
6. Public Hearings
  - a. Road Dedication: A portion of road located approximately at 540 North Silver Reef Road presented by Hyrum Lefler representing Southpine Rentals.
  - b. Ordinance #2006-12: Amendment to Leeds Master Road Plan OR #05-06
  - c. Ordinance #2006-13: Amendment to Standard Specifications for Design & Construction OR #05-04
  - d. Road Dedication: Babylon Road West located between 211 and 251 North Main Street presented by Kurt Allen of Northern Engineering on behalf of Cousins Investments, LLC.
7. Resolution #2006-13: Amendment to the Town of Leeds Standard Fee Schedule to include fees for the Conditional Use Categories.
8. Preliminary Plat: Silver Country RV Park at approximately 211 North Main Street presented by Kurt Allen
9. Business License Xtreme Powersports, LLC, retail sales, located at 205 W. Cemetery Road, presented by Jaron Pulsipher.
10. Approval for expenditure of grant money for New Town Park
11. Silver Reef Park and Peach Park Pavilion update

**Discussion Items**

12. Escrow account for 490 and 492 North Main Street, Ryan Lefler
13. Review RFP's from IBI, Stantec, Planning Center.
14. Discussion and review of proposed Policy Governing Selection and Funding of General Plan.

**Executive Session (if necessary)**

**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 12<sup>th</sup> day of December, these public places being at Leeds Town Hall and Leeds Post Office.

  
Karen Markovich, Clerk/Recorder

**TOWN COUNCIL**  
**Work Meeting and Regular Meeting MINUTES**  
**Wednesday, December 13th, 2006**

**6:00 p.m. Work Session**

Discussion and review of proposed Policy Governing Selection and Funding of General Plan. Individuals present included developers Rick Sant, Don Fuller, civil engineers Elisabeth Whitlock of Carter Burgess and Kurt Allen of Northern Engineering, Council members and residents. Discussion included possible options for contract agreement to include repayment for investors in the Study.

Mountain Canyon Shadow Drive and Canyon Creek Drive – bid and repairs of road and drainage ditch – requires patchwork, install drainage pipe and fill - estimate \$3,500 for approval during regular session, #5d. Frank reviewed options for draining the water at the locations listed. Frank estimated the cost to be about \$3,500.00. Dave Harbour said it is also undermining the asphalt.

**7:00 p.m. Regular Meeting**

1. Call to Order by Mayor Trudy Law at 7:15 p.m.
2. All Council members present for roll call. Frank Lojko is acting as Clerk/Recorder Pro-Tem for Karen Markovich due to illness.
3. Pledge of Allegiance led by Jared Westhoff.
4. Declaration of Abstentions and Conflicts from Jared Westhoff for tonight's agenda, items #6a and 12.
5. Consent Agenda. Mayor Law acknowledged this as the first Consent Agenda and said it is for items that do not require individual discussion and approved with one vote for all items. Mayor Law noted pen and ink change to scratch approval of Minutes from November 29, 2006. Mayor Law noted on the minutes dated November 8, 2006 the reason for declaration of abstention and conflict from Council member Jared Westhoff was given and asked Jared if he'd like it scratched from the minutes. Jared requested the reason for abstention scratched from the minutes dated November 8. Dave Harbour asked to remove agenda item 5c, Life-Bridge Business License, as he had a question on it. Mayor Law said tonight's agenda items #13 and #14 scratched as discussion was heard earlier during the work session. Motion made by Frank Lojko with second by Dave Harbour to accept Consent Agenda Items 5a, 5b and 5d [cost of \$3,500.00 for roads repairs to drainage ditch on Mountain Canyon Shadow Drive and Canyon Creek Drive] and move 5c from Consent Agenda to discussion; all in favor for unanimous vote.

Business License - Life-Bridge Insurance, Inc., location 108 West Pecan Lane, request by Hyrum Lefler. Dave Harbour had a question regarding the residents (family members) of the location listed for the Home Occupation Business and asked if employees would be family members only. Hyrum concurred that they would. Motion by Dave Harbour, second by Dale Barnes with all votes unanimous to approve the Life-Bridge Home Occupation Business License.

6. **Public Hearings**

- 6a. Road Dedication of portion located approximately at 540 North Silver Reef Road. Motion made by Dave Harbour, second by Dale Barnes with all unanimous votes to open the public hearing for the Road Dedication of portion located approximately at 540 North Silver Reef Road. Request presented by Hyrum Lefler representing Southpine Rentals. Dave Harbour noted that it appeared to meet the requirements with the primary changes of signature blocks added to the plat. Frank asked that the road be identified as 'North' Silver Reef Road. There were no comments from the public. Motion made by Frank Lojko with second by Dave Harbour to close the public hearing on agenda item #6a with all roll call in favor for unanimous vote. Motion made by Dave Harbour with second by Dale Barnes to accept the road dedication as described on the Boundary Line Adjustment Road Dedication Plat and move ahead to receive all required signatures, with all roll call in favor for unanimous vote.
- 6b. Amendment to Leeds Master Road Plan OR #05-06, Ordinance #2006-12. Motion made by Frank Lojko, second by Dave Harbour to open the public hearing with all unanimous to open the public hearing for Ordinance #2006-12, Amendment to Leeds Master Road Plan OR #05-06. Dave discussed the amendment and noted numbering changes were included. There were no comments from the public. Motion made by Dave Harbour, second by Dale Barnes with all votes unanimous to

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 \_\_\_\_\_

XTREME POWERSPORTS, LLC (435) 590-3954  
Business Name as it is registered with the State of Utah Business Phone

205 W. Cemetery Road  
Business Physical Address

P.O. BOX 656 WASHINGTON, UT 84780  
Business Mailing Address (P.O. Box)

JARON PULSIPHER (435) 590-3954  
Applicant Name Applicant Phone

1329 E. REGENT ST. WASHINGTON UT 84780  
Applicant Address City State Zip Code

USED POWERSPORTS SALES  
Type of Business/Profession

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 11/14/06 Sales Tax # F64743

If required to be Licensed by State, Indicate Type and Number MOTORCYCLE/SMALL TRAILER LICENSE (we do not have a license until we have a business license from the city)

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

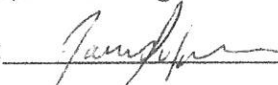
Contractor Business License: A business located either in a residential or commercial zoning district or provides for at least half of the economic stability of a person or group of persons. Contractors must also submit a copy of their current State License. Fee-\$50.00

TOTAL AMOUNT Due for 2006 Business License: \$ 50.00

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

## 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:  Date 11/19/06

“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 —

BUILDING INSPECTOR — DENNIS MERTLICH 674-4227

HEALTH DEPARTMENT —

FIRE DISTRICT — FIRE CHIEF STEVE LEWIS - 879-2881

~~MAYOR~~

467-2911

### FOR TOWN USE ONLY

Date form was received in office \_\_\_\_\_

How paid- ( ) Check ( ) Cash Check # \_\_\_\_\_ Business License # \_\_\_\_\_

Receipt # \_\_\_\_\_ Received by \_\_\_\_\_

Robert Neeley/owner  
1170 East Pine Valley  
Washington, Utah 84780  
435-628-0958

**Business plan for:**  
**Xtreme Powersports, LLC**

We are planning on selling used motorcycles, ATVs, and other similar powersports. We will go to California once a month to a large power sports auction where we will purchase our inventory. We plan to advertise through local papers, internet, and word of mouth. This will not be a walk-in type business, but by appointment only. We will not be selling parts, accessories, or any mechanical labor. Our inventory is strictly the machines themselves. We plan to be successful in sales, yet keep our business small. By doing so we will be able to have a low amount of overhead and be able to sell at extremely discounted prices. There will be no in-house financing so payments will be made through cash, cleared checks, money order/cashier check, or other similar forms of payment. We hope this will be a great opportunity to earn an income, help others find what they want for a great price, and do something we enjoy. We both feel qualified, and have plenty of knowledge concerning this type of business and we would both be doing something we love to do.

Jaron Pulsipher/ Owner



Robert Neeley/ Owner



- 8 FEET -

**XP**

**XTREME POWERSPORTS**

\*ATV

\*DIRT BIKES

\*STREET BIKES

\*PERSONAL WATERCRAFT

**(435) 590-3954**

**COLORS** - WHITE (Background)

- RED

- BLACK } (LETTERING)

- SILVER }

- 3 FEET -

**Triple S Properties, L. C.**  
P.O. BOX 910463  
St. George, Utah 84791-0463  
(435)632-1627 (435)632-4128 (435)634-1344(FAX)

Town of Leeds  
218 No Main Street  
P O Box 460879  
Leeds, Utah 84746

December 12, 2006

Attn: Planning Commission  
Attn: Town Council

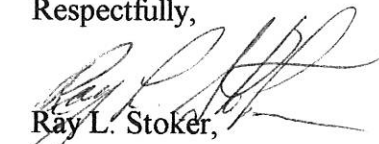
To Whom it May Concern:

Mr Jaron Pulsipher and Mr <sup>Rob Neeley</sup>~~Red Neely~~, operating a business with known as, or to be known as, "~~X~~xtreme Power Sports" have requested that we rent office space to them for their business. We have agreed to extend a rental contract to them at our facility at 205 West Cemetery Road, Leeds, Utah. It is our understanding that the facility will be used as a showroom and/or sales office. No manufacturing or repairs will be done at this location, nor will any hazardous materials be stored at this location.

The zoning is correct for this type of business and the facility meets all city ordinances. This business entity will be required to set up any required utility account under their name.

Any question concerning this Letter of Accommodation can be addressed to Ray L. Stoker at (435) 632-1314, mailed to the address shown on the letterhead, or faxed to the number shown.

Respectfully,

  
Ray L. Stoker,  
Manager

Dave Harbor  
2nd - Dale Barnes

Conditions - ① Authorization of  
Storage units -  
② Fire Chief approves  
the facility.

check / Karen on  
Storage Units

#9



**Martha Ham**

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**From:** John Peters [John@InterpretiveGraphics.com]  
**Sent:** Wednesday, December 13, 2006 12:44 PM  
**To:** millsham@redrock.net; Marthaham@infowest.com  
**Subject:** Leeds Town Park Signs

Hi Martha,

Attached is the new quote we discussed, along with some company info. I'll send some more info separately. We have included 5 signs, but per our discussion earlier, it is possible that we could do 6 signs. As we get into the project and make our recommendations, the complexity of the graphics etc. will probably dictate if we can do 5 or 6. Also, as we discussed, we will recommend sizes etc, and that has the potential to affect the quantity as well. Let me know if you have any questions or concerns. Thanks again.

**John Peters**

Interpretive Graphics Signs & Systems  
Solutions That Work  
801.942.5812  
801.943.6008 (Fax)  
[www.interpretivegraphics.com](http://www.interpretivegraphics.com)

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Teach Infowest Spam Trap if this mail is spam:

Spam

Not spam

Forget previous vote



# QUOTE

To: Martha Ham  
From: John Peters  
Date: December 12, 2006  
Subject: Leeds Town Park & Silver Reef Monument Historic Signs

Thank you for asking us to provide you with a quote. Based on your \$9,200.00 budget, Interpretive Graphics proposes to complete the following tasks.

**Task 1: Development of Sign Master Plan**  
Includes site visit, communication needs assessment, signage recommendations, and written plan.

**Task 2: Historic Sign Development, Design, Fabrication, and Shipment**  
Using the research material and graphic elements provided for the 5 highest priority signs, Interpretive Graphics will finalize content, design, fabricate, and ship 18"x24"x3/8" thick, 2-color Novalloy signs with square corners, beveled edges, and blind taps for mounting.

The above is based on our current understanding of the project.

**Estimated Schedule:**

Site Visit:	January 2007
Receive Research Material:	January 2007
Finalize Sign Master Plan:	February 2007
Finalize Content / Texts:	March 2007
Receive Graphic Elements:	March 2007
Initial Designs:	March 2007
Final Designs:	April 2007
Fabrication:	May 2007
Delivery:	May 2007

We look forward to working on this project with you. Please let me know if you have any questions or need additional information.

Sincerely,

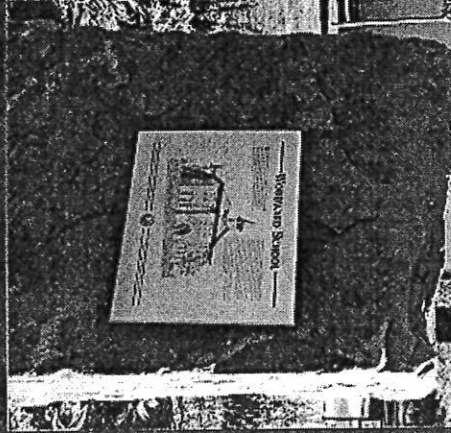
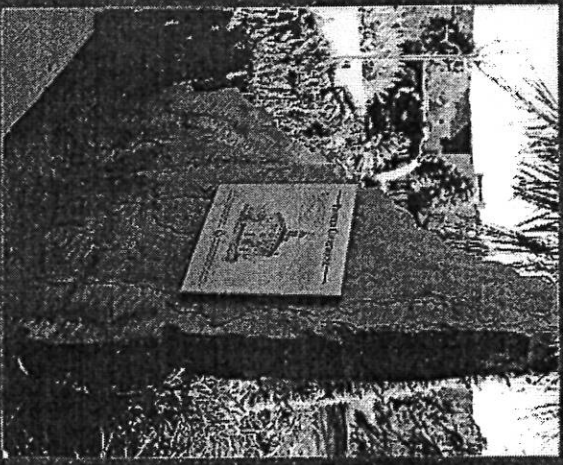
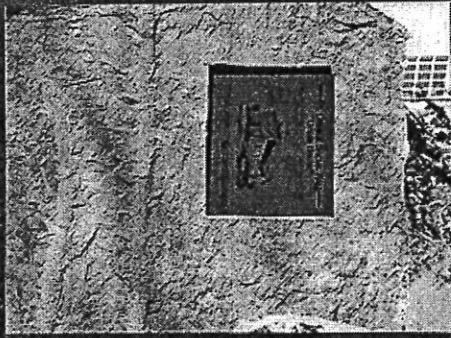
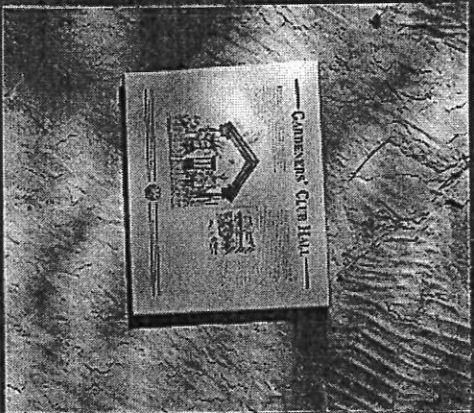
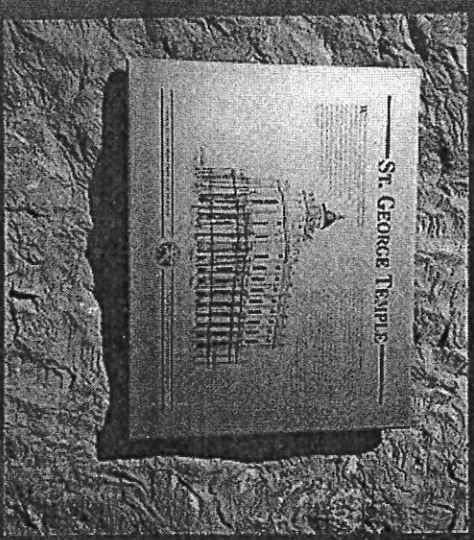
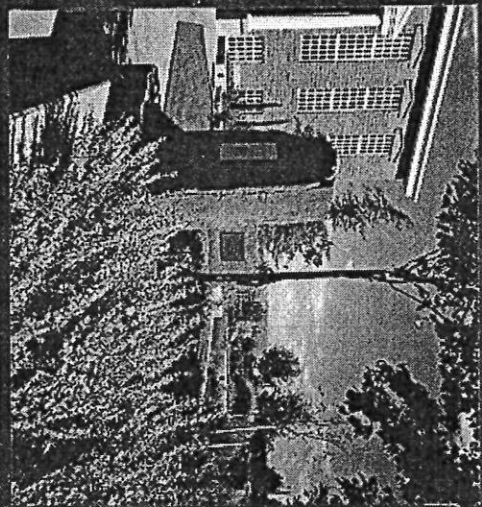
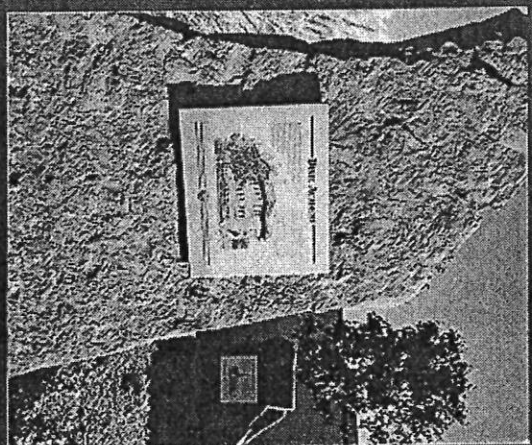
//////s/////   
John Peters

3590 SUMMERHILL DRIVE  
SALT LAKE CITY, UT 84121  
801/942-5812  
FAX 801/943-6008

PROJECT EXAMPLE

# ST. GEORGE CITY PLAZA HISTORICAL SIGNS

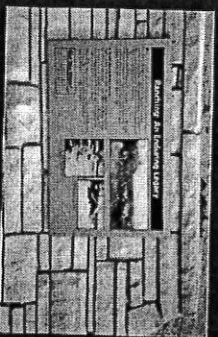
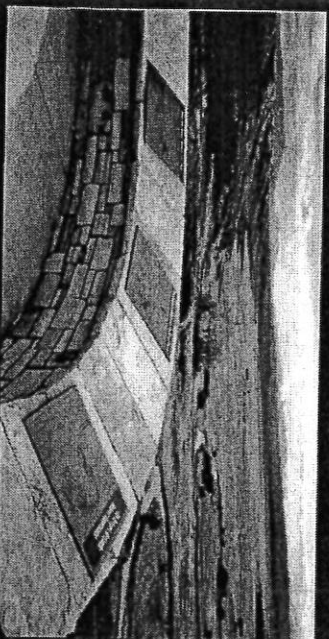
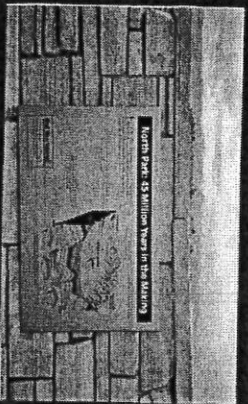
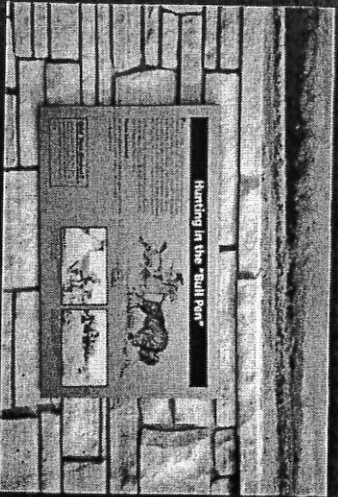
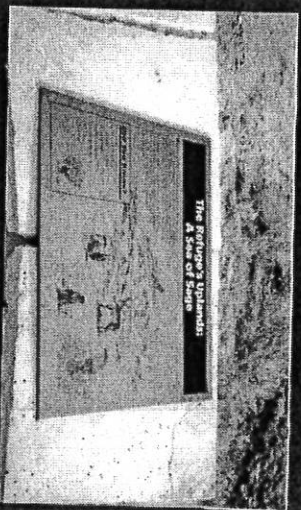
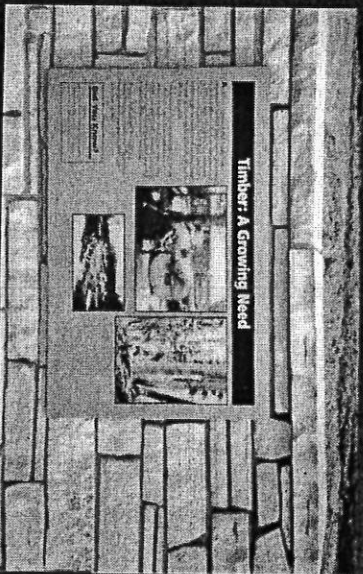
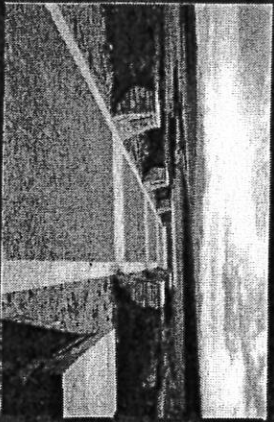
ST. GEORGE HISTORICAL COMMITTEE, UTAH  
NOVALLOY



PROJECT EXAMPLES

# BROCKER OVERLOOK SIGNS ARAPAHO NATIONAL WILDLIFE REFUGE, COLORADO NOVALLOY

INTERPRETIVE  
*Graphic Arts*  
SIGN & SYSTEMS  
SOLUTIONS THAT WORK



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INTERPRETIVE

# Graphics

SIGNS & SYSTEMS

SOLUTIONS THAT WORK

**W**ith over thirty years experience, our organization is well suited to help you develop any phase of an interpretive, historical, educational, or commemorative sign project.

Our services include:

- Specifications Development
- Planning and Design
- Writing and Editing
- Illustration and Graphic Design
- Production Graphics
- Fabrication and Installation

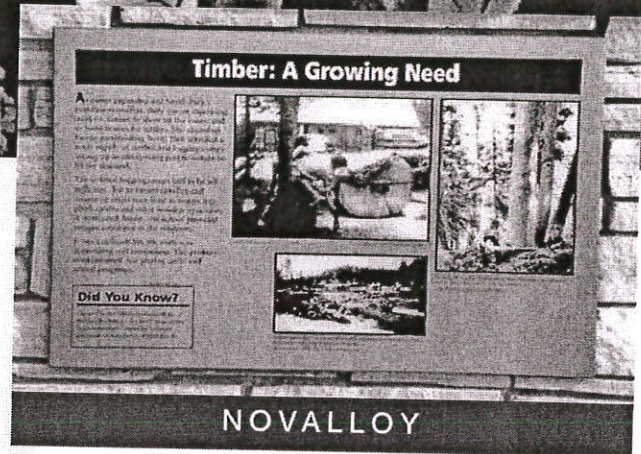
We use a variety of sign products and materials to meet the needs of our clients.

These include:

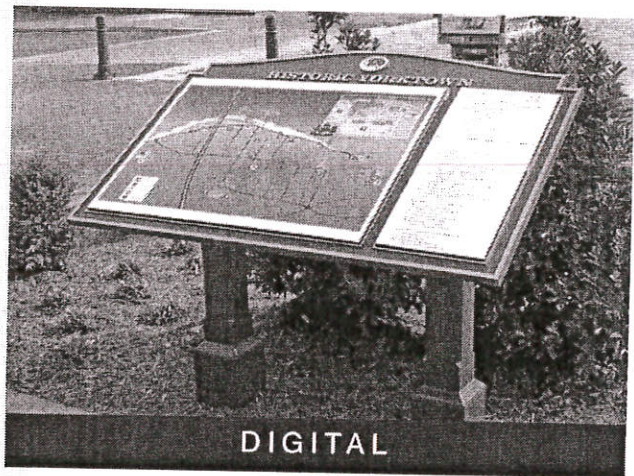
- Novalloy Metal Micro-imaging
- Digital Fiberglass Embedments
- Digital High Pressure Laminates
- Digital Composites
- Porcelain Enamels

Our work is found throughout the United States and beyond. Our promise is professional service and quality products.

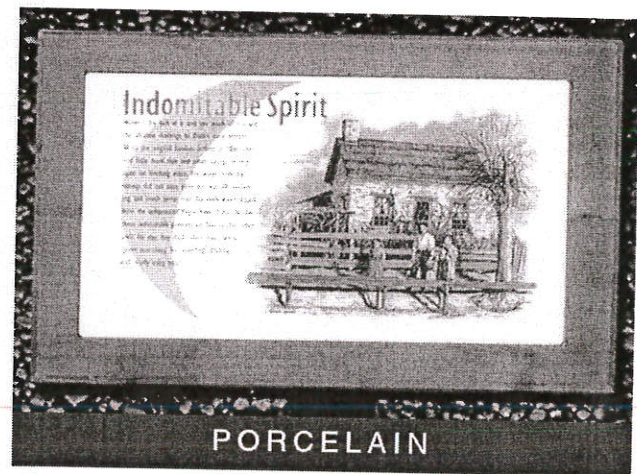
[www.interpretivegraphics.com](http://www.interpretivegraphics.com)



NOVALLOY



DIGITAL



PORCELAIN

3590 Summerhill Drive • Salt Lake City, UT 84121 • 801-942-5812 • Fax: 801-943-6008

**Funding which has been raised for a public exhibit to be developed to educate the public on the history and role water played in settling the Leeds and Silver Reef area**

**\$3,000.00** from Utah State Historical and Preservation Office **CLG monies** Must be expended by July 31, 2006. <sup>2007</sup>

This grant must be matched with \$3,000.00

\$1,200.00 of the \$3,000 is to be used for the Silver Reef Wells Fargo Monument.

The Silver Reef Wells Fargo Historical Monument is responsible to match their \$1,200.00 portion of the project.

**\$5,000.00** from UDOT as a mitigation settlement for unlawful destruction of the historical ditch on Main Street. This grant does not to be matched. It is serving to match the \$1, 800.00 portion of the CLG monies that is the responsibility of the Town.

The Town Council is responsible to oversee the expenditure of both the CLG grant and the UDOT grant that comes to a total of **\$8,000.00**.

The potential cash budget to develop a master historical sign plan and produce high quality signage for the new park and the monument is \$9,200.00.

Tonight I present only one bid because there is only one company in Utah and Nevada that produces these types of historical plaques. Other sign companies that have been approached have been unable to submit a bid because they do not produce this type of sign. The Utah Historical and Preservation Office is not requiring bids from companies in Colorado or California and in fact referred our committee to Interpretive Graphics.

Review the bid.

Please approve \$8,000.00 from both grants, CLG and UDOT, to be expended with Interpretative Graphics for the purpose of developing a master historical sign plan in the new park and the Silver Reef Wells Fargo Historical Monument to produce up to 6 signs.

Submitted by Martha Ham, citizen chairperson for the new town park