





APPROVED

**PUBLIC NOTICE TOWN OF LEEDS
TOWN COUNCIL MEETING
Town Council WORK Session at 5:45 p.m. followed by
Town Council WORK Meeting at 7:00 p.m.
Wednesday, January 10, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND
2nd amended AGENDA**

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, January 31, 2007. 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.

5:45 p.m. Work Session

Review of Leeds Area Landowner's Association proposal for adoption by Town of Leeds.

7:00 p.m. Work Meeting

1. Public Announcement from Jerry Fenn, President of Qwest, Utah, and Mike Younger, Media Relations Manager for Qwest, Utah and New Mexico – Frank Lojko
2. Update status of Cousins Investments, LLC Lot Line Adjustment/RV Park, presented by Kurt Allen of Northern Engineering
3. Review of road project bids received from Mike Fieseler, General Contractor - Frank Lojko
4. Update status report on meeting with Planning Center presented by Dave Harbour
5. Update on Silver Reef Park – Dale Barnes, Martha Ham
6. Discussion regarding amendment to Leeds Estates Subdivision Plat; property owned by Don Fawson
7. Executive Closed Session pursuant to Utah Code Section 52-4-5 (1)(a)(iii) concerning pending litigation

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 9th day of January, 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website: www.leedsutah.us.

Karen Markovich, Clerk/Recorder

TOWN COUNCIL MEETING
Town Council WORK Meeting MINUTES
Wednesday, January 10, 2007

5:45 p.m. Work Session

Review of Leeds Area Landowner's Association proposal for adoption by Town of Leeds. Counsel Heath Snow led the discussion of the Leeds Area Landowner's Association proposed by Rick Sant and Developers Group. Counsel said the document is well-written and could use a few changes such as the terms 'Impact Fee Discounts' and 'hookup fee credits'. Rick said they wanted everyone in town to have the same opportunity for an investment credit so the public would know it was not just for large developers. Rick said earlier, they agreed to remove the word 'discount' and replace it with 'equity' rider. Terms of investments were discussed in detail. Credit certificates could be held for twenty (20) years. Certificate shares could be transferable in whole shares. Counsel recommended moving sewer connection fees from the building permit level up to the platting of the property with the County Recorder. This would place the cost on the developers at the time of subdivision platting, preclude the fixed lot credit and save the Town administrative time/costs of additional paperwork at the building permit fee level.

7:00 p.m. Work Meeting

1. Frank Lojko led the Pledge of Allegiance.
2. Public Announcement from Qwest. Frank Lojko introduced Jerry Fenn, President of Qwest. Mr. Fenn announced extending service of local calls in early spring 2007. This was Frank Lojko's campaign promise to the residents of Leeds. Frank worked long and diligently to bring it to fruition. Mr. Fenn said most all of Washington County would be toll-free, with exception of the areas where Qwest is not the telephone service provider. Additionally, Qwest will absorb all costs associated with the upgrade and there will be no extra costs passed on to the consumers. Upon closing, the Council thanked Jerry Fenn for his work and taking time to meet with Leeds. Dale Barnes acknowledged, "Politicians make promises when running for office, but rarely do they follow through and Frank certainly did that for the Town."
3. Update status of Cousins Investments, LLC Lot Line Adjustment/RV Park, presented by Kurt Allen of Northern Engineering. Kurt reviewed the lot line adjustment for Babylon Road West and will present for approval at the January 31, 2007, Town Council Meeting. In conjunction with the lot line adjustment, Kurt updated the Town on the status of Cousins Investments RV Park request for water and sewer service to the RV Park. Leeds Domestic Water Association (LDWA) does not have enough water to provide all the water to proposed RV Park and if Cousins Investments can bring an additional water source to Town. Kurt said they met with Ron Thompson of Washington County Water Conservancy District (WCWCD). Mr. Thompson said he did not want to get in the habit of servicing water to private developments and that would be on a temporary basis. Mr. Thompson told Kurt if the Town of Leeds would sponsor Cousins Investments on their RV Park and purchase water from the WCWCD, Cousins Investments could buy the water through the Town of Leeds. Mr. Allen asked Council to consider looking at that option. Mayor Law said there was a meeting with the WCWCD on Jan 25; Counsel Snow discussed Ron Thompson's position on providing water to the Town of Leeds. Mr. Allen said Angel Springs filed a protest to the proposed sewer system to ensure their water supply would not be adversely affected.
4. Review of road project bids received from Mr. Mike Fieseler. Frank said Mr. Fieseler had not replied and asked to move to the next agenda item. Update status report on meeting with Planning Center.
5. Dave Harbour asked Jared Westhoff to discuss the status of the Planning Center's proposal. Jared updated the Planning Center's Proposal and expressed his thanks to Dave Harbour for his input and advice Dave brought to the table. Dave's expertise helped to streamline the plan and cut costs.
6. Update on new park in Silver Reef – Dale Barnes introduced Martha Ham. Martha said we are paying Interpretive Graphics to create historical signs, and would like to include Main Street if there is any flexibility in the UDOT grant. SITLA has agreed to participate in the historical sign plans and Christie Mill will be part of the plan. Glade Dalton is working with the Church to cover the expense of signage at the Tithing House. The estimate for signage at the Town Hall, the Stirling House and the CCC Camp is \$730.00 and Martha proposed the Town cover those costs. Jared supported having the Town included in the historical Sign Plan. Mayor Law supported the plan as a good investment for the Town and asked to have this included for consideration on January 31 Council agenda.
7. Don Fawson thanked everyone for adding this to the agenda at the last minute. He said he previously went to the Planning Commission to present plans for a home addition. The addition would extend over onto the vacant lot owned by Mr. Fawson. The Planning Commission approved the building plans on the condition Mr. Fawson

PUBLIC NOTICE TOWN OF LEEDS TOWN COUNCIL MEETING

7:00 p.m. Wednesday, January 31, 2007

Leeds Town Hall, 218 North Main Street

THE PUBLIC IS WELCOME TO ATTEND

AGENDA



1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of tonight's Agenda
5. Approval of Minutes dated Nov 29 & Dec 13, 2006 and Jan 10, 2007
6. Announcements, if any
7. Declaration of Abstentions and Conflicts by Council Members, if any

Continued Business

8. PRE-ANNUAL TOWN AUDIT - Scott Wilson, CPA
9. Lot Line Adjustment – Cousins Investments, LLC presented by Kurt Allen, Northern Engineering

New Business

10. Appointment of member to Board of Adjustment
11. Approval of Resolution and Contract for Policy Governing Selection and Funding of General Plan and Utility Studies – Rick Sant
12. Scope of Work / General Plan – Selection of firm to prepare General Plan
13. Sewer System – Kurt Allen, Northern Engineering
14. Wildland Fires State Agreement – Fire Chief Steve Lewis
15. Approval of 4th of July Fireworks Expenditure – Fire Chief Lewis an Mayor Law
16. Approval for plat resurvey of Vista View Estates Subdivision

Discussion Items

17. Dixie Transportation Expo – Dave Harbour
18. Property Densities – Scott Nielson
19. New Park in Silver Reef Narrative and Map Concept – Dale Barnes and Martha Ham
20. Executive Session (if necessary)
21. 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 29th day of January 2007, these public places being at Leeds Town Hall and Leeds Post Office.


Karen Markovich, Clerk/Recorder

**Town Council
Meeting Minutes
Wednesday, January 31, 2007**

1. Call to Order was made by Mayor Trudy Law at 7:04 p.m. Mayor Law noted due to Counsel Heath Snow's late arrival, line items #14, #15 and #16 would be presented prior to line items #11, #12 and #13.
2. Roll Call taken with Dave Harbour, Dale Barnes and Jared Westhoff present. Frank Lojko was excused and would join by teleconference.
3. Pledge of Allegiance led by Dale Barnes.
4. Motion to approve tonight's Agenda with noted exceptions in the presentation sequence of line items made by Dave Harbor, second by Dale Barnes with all votes aye for unanimous approval. Frank Lojko was unable to participate as teleconference had not been established.
5. Approval of Minutes dated Nov 29 & Dec 13, 2006 and Jan 10, 2007 was postponed to the next regular meeting on February 28, 2007 due to time needed for Council to review.
6. There were no announcements for tonight's meeting.
7. There were no Declaration of Abstentions and Conflicts by Council Members.

Continued Business

8. Mayor Law introduced Scott Wilson CPA, and noted Mr. Wilson's presentation is for the Annual Audit and not a Pre-Annual Audit. Mr. Wilson reviewed the Financial Statement and Accountant's Review Report for the Fiscal Year ending June 30, 2006. Mr. Wilson reported net assets increased a total of \$54,601.00, from \$583,923.00 to \$638,524.00 and expenditures exceeded revenues by approximately \$26,000.00. Mr. Wilson said the footnotes in the report are intended to provide analysis in the financial statement. Comparison of the Proposed Budget and the Final Adopted Budget are included in the report. Dave Harbour noted the high expenditure for street construction was due to the Babylon Road construction.
9. Lot Line Adjustment for Cousins Investments, LLC was presented by Kurt Allen of Northern Engineering. Kurt reviewed the plans as previously presented for the lot line adjustment at Babylon Road West. Dave Harbour asked if there were stipulations regarding the size of the lots. Kurt said Counsel Heath Snow reviewed the plat and said review by the Town Engineering firm was scheduled. Jared Westhoff suggested adding the Leeds Domestic Water Association (LDWA) and Angel Springs Water Company to the final plat signature block. This would ensure there are no prescriptive easements in future lot line/boundary line adjustments. Mr. Terry Prisbrey asked if this would require changes in the road and Mayor Law answered there would not be road changes to her knowledge. Mr. Prisbrey said he was concerned as he has a prescriptive easement and he doesn't want to see it affecting that easement and said he doesn't want to put it in writing or get quiet title on it. He reiterated that he did not want it to be a problem in the future. Mr. Allen said the approved road dedication plat will not impede the right of way and is city property. Mr. Prisbrey said he would appreciate notification of development as it begins. Mayor Law said he would be notified of any action and it will be his responsibility owner to be sure he is involved. Mayor Law asked if Council was ready to make a motion on the boundary line adjustment. Motion made by Dave Harbour, second by Dale Barnes to approve the Boundary Line Adjustment subject to review by the Town Engineer, Town Attorney, LDWA, Leeds Water Company and any easements to be added to the plat. Frank Lojko asked [by teleconference] if the boundary line adjustment fee had been paid and clarified that Cousins Investments, LLC, will pay for review by the Town Engineering firm. Mr. Allen replied that they would bear the expense for the engineering review. Frank thanked Kurt, Mayor Law resumed with the motion before Council. All votes were unanimous to accept the lot line adjustment with the conditions as stated in the motion.

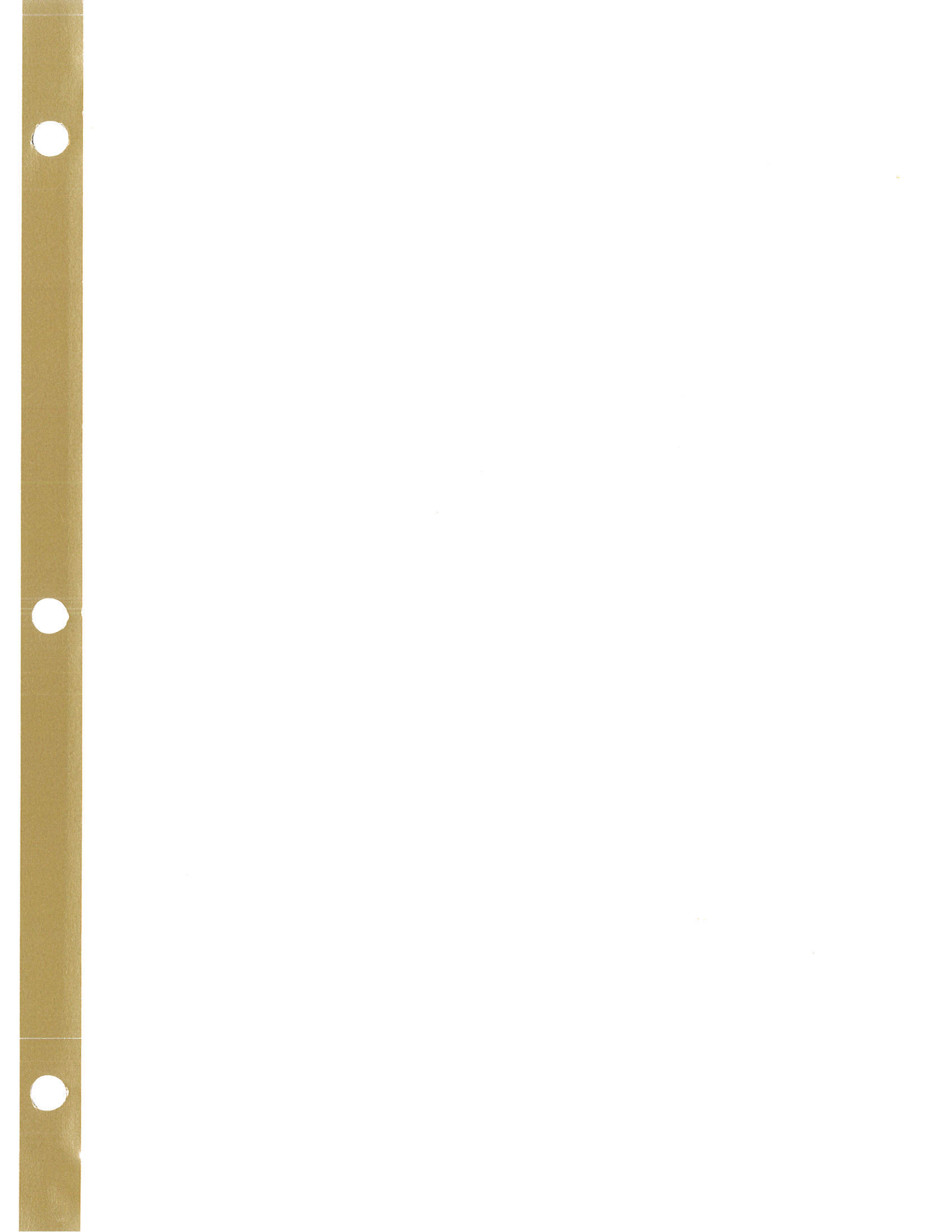
New Business

Teleconference with Frank Lojko was disconnected and Frank was excused from remainder of the meeting.

15. Moved from #12 - Scope of Work / General Plan – Selection of firm to prepare General Plan Motion made by Jared Westhoff, second by Dave Harbour with all votes unanimous for approval to select the Planning Center as the planning firm for the town, to include specific language in the Scope of Work to include a zoning map at the end of Phase I and inclusion in the budget of Kurtis Pringle Associates at \$15,000.00. Motion made by Dale Barnes, second by Dave Harbour to approve selection of Carter Burgess and Northern Engineering as the engineering firms with all votes unanimous for approval.
16. moved from #13 - Sewer System presented by Kurt Allen, Northern Engineering. Mr. Allen said they would like to begin immediately and presented the proposed plan for the first phase of the sewer system. Kurt said the sewer system will include a major trunk line and will begin on the other side of freeway Interstate 15 (I-15) at the curve of the road to Silver Reef (north end of Town). It will follow the hillside, thus achieving the necessary elevation, then proceed toward I-15 to be bored approximately at the location of where the drainage culvert is located under the freeway. It will then cross the freeway, make a right-hand turn (south) following adjacent to the freeway and enter the Fullers property behind the commercial business area. There the sewer will connect at the [recently dedicated] Babylon Road West. The sewer will proceed down Babylon, south on Main Street crossing over to Babylon Road at Town Hall and proceed south. The sewer will turn south on Valley Drive, extend beyond the end of Valley Road and through the Sullivan, Jackson, and Hansen properties. The system will take a 45° right turn proceeding back to the frontage road, extending down beyond exit 22 [off north I-15], follow the frontage road for approximately one-half mile to a parcel at the low area of the valley owned by the Bureau of Land Management (BLM) just north of Harrisburg. This is the planned location of the sewer treatment facility. An alternative option could be to place a booster pump at this location and the sewage then pumped and drained to another sewer facility. The diameter of the pipelines will begin at twelve inches and proceed up to twenty-four inches. Mr. Allen said they would like to begin engineering the design of the sewer immediately so that they can complete their design within six to nine months, concurrently with the completion of the Planning Center density study. As a representative of the landowners, Mr. Allen asked the Town to sponsor the installation of the sewer system and adopt that sponsorship to the height, with the intent that the landowners are going to pay the cost of the sewer and turn it over to the Town. Mr. Sant [representing landowners] said they are willing to pay for it, but they also expect to receive certificates of credit to showing their investments so that they will not pay sewer impact fees. Mr. Sant there would be another resolution to make provisions for that and the attorneys would have to work out the details of the agreement. Counsel Snow explained outline of the agreement and said at the time the Planning Center and engineering firms have completed their studies, they can complete the agreement. Counsel said there will be an ordinance put in place that will address the Sewer Impact Fees to be collected. Counsel asked for clarification of what Mr. Allen was asking of the Town, as obtaining consent for easements on personal properties are not the easiest thing to do. Mr. Allen agreed and noted the landowners involved have been contacted and are willing to cooperate. Jared Westhoff said Carter Burgess and Northern Engineering should begin to receive payment for all the work they have completed thus far. Mayor Law said Council will work together to complete the resolution. Dave Harbour said this is one of the most positive actions he has seen taken to bring a sewer system to the Town. Counsel recommended the Town agree to pass a formal resolution giving their support to become the Body Politic at the point in time requested by the Landowners. Mayor Law asked for a motion to approve the Resolution #2007-01. Motion made by Dave Harbour, second by Jared Westhoff with roll call vote unanimous for approval of Resolution #2007-01 with inclusion of all pen and ink changes as noted, and a final copy reflecting the pen and ink changes made available at Town Hall and posted on the website. Noted Frank Lojko was not present for vote.

Discussion Items

17. Dixie Transportation Expo. Dave Harbour said there will be a meeting on February 6 regarding Transportation in the Dixie area. The exposition will be held between 11:30 am - 7:00 pm at the Dixie Center in St. George and primarily focused on the cities.
18. Property Densities discussion by Scott Nielson. Mr. Nielson said if the sewer process begins as discussed, he would like to form a Sewer Committee to meet on an informal basis, and begin prior to the completion of the Planning Centers' density study. Mayor Law asked if he would be willing to head the committee and Mr. Nielson replied he would, although he was not sure the members would want him to head the committee. Mayor Law asked how much longer the landowners Wednesday weekly meetings would continue. Dave Harbour suggested using the same time to continue with sewer system committee meetings. Counsel Snow said the town cannot vacate the State of Utah legal process or the Town's Ordinances and a private conceptual meeting for sewer planning is not the way to go. Dave Harbour said the Town needs a group equivalent to a Planning Staff to make recommendations to the Planning Commission. Landowner Steve Fuller said they would like to form ideas and hear opinions prior to formalizing concepts as they do not want to present something that will be denied.



**PUBLIC NOTICE TOWN OF LEEDS
TOWN COUNCIL MEETING
Town Council WORK Meeting at 7:00 p.m.
Wednesday, February 14, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND
Amended AGENDA**

*MEETING
CANCELLED*

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, February 28, 2007. 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. Pledge of Allegiance
2. Approval of Agenda and minutes dated Nov 29, Dec 13, 2006 and Jan 10 and 31, 2007
3. Review of draft ORD 2007-04 the International Urban Wildlife Interface Code. Chief Steve Lewis
4. Town of Leeds need for inclusion in the Metropolitan planning committee for Washington County. Dave Harbour
5. Review new organization, indices, Documentation Control Procedures for plat maps, drawings, bldg plans. Dave Harbour
6. Updated Flood Maps available for review. A new ordinance will be required to include defined flood areas. Dave Harbour
7. Review of draft ORD 2007-02 Amendment to Leeds Impact Fee Administrative System ORD 97-10. Dave Harbour
8. Review of draft ORD 2007-03 Amendment to Leeds Land Use ORD 05-02. Dave Harbour
9. Review revised Building Packet Instructions and Permit Application. Dave Harbour
10. Water at Silver Reef Park. Dave Harbour
11. Culinary water needs and issues. Jared Westhoff and Mayor Trudy Law
12. Executive Closed Session: Discussion of the character, professional competence or physical or mental health of appointed officials (Utah Code 52-4-7.5).

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 10th day of February, 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website: www.leedsutah.us.

Karen Markovich, Clerk/Recorder

PUBLIC NOTICE TOWN OF LEEDS
TOWN COUNCIL MEETING
Town Council WORK Meeting at 5:30 p.m.
Followed by Regular Meeting at 7:00 p.m.
Wednesday, February 28, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND
Amended AGENDA



APPROVED

NOTE: PLEASE MUTE CELL PHONES DURING THE MEETING

5:30 p.m. WORK MEETING *Note - All items may or may not be discussed depending on time allowed*

- Review Sign Ordinance
- Review Animal Ordinance
- Review ORD 2007-02 Amendment to Leeds Impact Fee Administrative System ORD 97-10 - Harbour
- Review ORD 2007-03 Amendment to Leeds Land Use ORD 05-02 - Harbour

7:00 p.m. REGULAR MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda
4. Approval of agenda and minutes dated Nov 29 and Dec 13, 2006 and Jan 10 and 31, 2007
5. Announcements, if any
6. Declaration of Abstentions and Conflicts by Council Members, if any

Continued Business

7. Review of draft ORD 2007-04 the International Urban Wildlife Interface Code - Chief Lewis
8. Approval of expenditures for Master Sign Plan and Historic Sites – Barnes
9. Conditional Use Permit request for location 2205 Cemetery Road presented by Ray Stoker
10. Approval of Roadways Capital Facility Plan and Impact Fee Calculations Ordinance 2006-08 - Harbour
11. Approval to include Roadway impact fees into the Leeds Standard fee schedule under Impact Fees – Harbour
12. Approval of Ordinance 2007-02 amending Leeds Impact Fee Administrative System Ordinance 97-10 defining credits to developers for transportation system improvements – Harbour
13. Approve Ordinance 2007-03 amending Leeds Land Use Ordinance 05-02 requiring names of long term mobile home and recreational vehicle park residents be provided to the town for use by the public safety officials – Harbour
14. Professional Services Agreement – Carter Burgess
15. Resolution #2007-02 Policy Governing Selection and Funding of Public Facilities Studies

Discussion

16. Town of Leeds need for inclusion in the Metropolitan planning committee for Washington County - Harbour
17. Review new organization, indices, Documentation Control Procedures for plat maps, drawings, bldg plans - Harbour
18. Updated Flood Maps available for review. A new ordinance will be required to include defined flood areas - Harbour
19. Water at Silver Reef Park - Harbour
20. Culinary water needs and issues - Westhoff, Mayor Law
21. Executive Closed Session Discussion of the character, professional competence or physical or mental health of appointed officials (Utah Code 52-4-7.5).
22. 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 26th day of February, 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website: www.leedsutah.us.

Karen Markovich, Clerk/Recorder

**Town Council
Meeting Minutes
Wednesday, February 28, 2007**

WORK SESSION

Discussion of amendment to the Sign Ordinance included size, color, lighting; handbill permits, illuminated signs, temporary signs and banners. Sign permits must be attached to the signs or signs will be removed. Placement of signs on private and public property was also discussed. Discussion of paragraph 22.5.11, Business Lighting Hours: discussion to modify the requirement of lights off after business hours to allow dim lighting in businesses for security/safety purposes. Size of menus posted outside of eateries will not exceed a four (4) foot square area. Other sign considerations were for political, monument, business, banners and plaque signage.

REGULAR MEETING

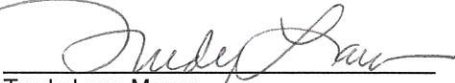
1. Call to Order by Mayor Trudy Law at 7:04 p.m.
2. Pledge of Allegiance led by Mayor Trudy Law.
3. Roll Call - Mayor Trudy Law, Dave Harbour, Dale Barnes and Jared Westhoff present. Frank Lojko and Counsel Heath Snow were excused.
4. Motion by Jared Westhoff, second by Dale Barnes with all votes unanimous to approve tonight's Agenda with exception in the presentation sequence of line items due to Fire Chief Lewis' late arrival.
5. Motion by Dave Harbour, second by Jared Westhoff with all votes unanimous to approve Agendas and Minutes dated Nov 29 & Dec 13, 2006, Jan 10 & 31, 2007 February 28, 2007.
6. No announcements or Declaration of Abstentions/Conflicts by Council Members.

Continued Business

7. Review of draft Ordinance 2007-04, International Urban Wildlife Interface Code – Chief Lewis. Mayor Law noted Chief Lewis was not present and therefore the item moved to last of continued business.
8. Dale and LoAnne Barnes presented background for the Master Sign Plan and Historic Sites. Expenditures will include design of signage at Historic Sites in Town including the Tithing House, Wells Fargo Museum, Town Hall and the CCC Camp. An additional \$1,200.00 expenditure is needed to complete the Plan and will be paid from the Town's General Fund or Impact Fees if the historic signage is determined to fall under Parks by being identified in Park Capital Facility Plan. The Wells Fargo Monument may be willing to pay the additional expense; In the event they decline to fund the \$1200.00, the Town will need to approve the expenditure. Motion by Dale Barnes, second by Dave Harbour with roll call votes unanimous to approve expenditure of \$1,200.00 for the Master Sign Plan at Historic Sites in the Town of Leeds.
9. Conditional Use Permit request for RV Parking at 2205 Cemetery Road was presented by Miss Stoker. Miss Stoker said at the February 7 meeting, the Planning Commission recommended approval of their request for a conditional use permit to create RV parking stalls with the condition the Stokers provide single row parking only, access for fire and safety vehicles and a minimum of a five-foot vegetation-free area around the perimeter of the property. Dave Harbour said the conditional use permit ordinance does not provide for storage of vehicles or RV's at the present time. Mayor Law said they could table the request until such time Council amends the conditional use permit ordinance. Motion by Jared Westhoff, second by Dale Barnes with all votes unanimous to table the request for a conditional use permit until such time the Council can review and amend the ordinance to include RV parking at a Storage Unit Facility. Mayor Law asked to put this on the March 14 work meeting for review.
10. Approval of Roadways Capital Facility Plan and Impact Fee Calculations ORD 2006-08; Approval to include Roadway Impact Fees under 'Impact Fees' in the Leeds Standard Fee Schedule. This is an ordinance adopting the Leeds Roadways Capital Facilities Plan; establishing a Leeds Roadways Impact Fee analysis pursuant to Utah Code Ann. § 11-36-101 *et seq.* and establishing a Roadways Impact Fee on all new development; providing a portion of the cost of Leeds Roadways required to serve new development to be paid by new development; providing an effective date of February 28, 2007. Dave Harbour presented the proposed ordinance and explained calculations include information based on the U.S. Bureau of Census for population, number of occupied dwelling units, commercial square footage, Leeds Town Equivalent Residential Units, required new and modified roads, collector roads design and construction costs, arterial roads design and construction costs. Dave said the fees will be reviewed and reassessed once each year to preclude the Town from losing monies necessary for roadways in Leeds. Mayor Law said the Ordinance number should be changed to reflect the present year 2007. Motion by Dave Harbour, second by Dale Barnes, roll call vote with three aye votes by Dave Harbour, Dale Barnes and Mayor Trudy Law and one abstention by Jared Westhoff for majority vote approval of the Roadways Capital Facility Plan and Impact Fee Calculations Ordinance 2007-02. Mayor Law noted Frank Lojko's absence from tonight's meeting for the record.

20. Mayor Law discussed her concerns of the high cost to the Town for the use of culinary water for cemetery landscaping. After discussion, Maurice Hall, President of LDWA, said they would determine the area(s) where line damage caused the leaks. Jared Westhoff updated the status of the Water Pooling Agreement between the Town, LDWA and WCWCD. Counsel Snow will draft an addendum to the Pooling Agreement and identify the LDWA Service area.
- 9:20 pm - Mayor Law thanked the public for attending the meeting and announced a short break before beginning the executive session.
22. Motion by Dave Harbour to move to the Executive Closed Session – Discussion of the character, professional competence and physical/mental health of applicants for positions pursuant to Utah Code Annotated, Section 52-4-5(1)(a)(i). Motion by Dale Barnes to close the executive session at 10:20 pm.
23. Motion by Jared Westhoff to adjourn the Council meeting at 10:21 pm.

APPROVED AND SIGNED ON THE 28th DAY OF March, 2007.


Trudy Law, Mayor

Attest:


Karen Markovich
Clerk/Recorder

MAY

Book

PUBLIC NOTICE TOWN OF LEEDS COUNCIL MEETING
Town Council Work Session at 5:30 p.m. followed by Regular Meeting at 7:00 p.m.
Wednesday, May 9, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND
Amended AGENDA



Council- please note line item numbers in your packets have changed as indicated below:

5:30 p.m. WORK MEETING Note - All items may or may not be discussed depending on time allowed

- Review of Base Mapping Scope of Work for Leeds Area Public Facilities Study
- Review of Professional Services and Consulting Agreements
- Park Budget details & timelines – Barnes (**was #14 on agenda**)
- Road Repair priority list – Lojko and Harbour (**was #13 on agenda**)

7:00 p.m. REGULAR MEETING

1. Pledge of Allegiance
2. Roll Call - ALL PRESENT
3. Approval of tonight's Agenda } DB-DH - UNANIMOUS (with handwritten '1st' and '2nd' next to the list item)
4. Approval of March 28, 2007 Meeting Minutes
5. Approval of April 25, 2007 Meeting Minutes → DB-DH - UNANIMOUS (with handwritten '1st' and '2nd' next to the list item)
6. Announcements, if any - Qwest & phone lines
7. Declaration of Abstentions and Conflicts by Council Members, if any

CONTINUED BUSINESS

8. Conditional Use Permit request for Triple S. Properties—presented by Ray Stoker (**was #10; moved to May 30**)
9. Approval and selection of a consultant Base Mapping Scope of Work for the Leeds Area Public Facilities Study (**was #15 on agenda**)
10. Approval of Professional Services and Consulting Agreements (**was #16 on agenda**)
11. Approval of expenditures for water systems to new park and cemetery

PUBLIC HEARINGS

12. SITLA Final Plat presentation by Ray Fowler, SITLA or Ken Miller, Miller Consulting (**was #9 on agenda**) see new material added May 9th on table
13. Arroyo Regal Zone Change and Annexation - presentation by Kurt Allen, Northern Engineering (**was #8 on agenda**) see new material added May 9th on table
14. Executive Closed Session, if needed
15. Adjournment

In compliance with the Americans with Disabilities Act, the Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Town Hall at 879-2447 at least 24 hours prior to the meeting.

Certificate of Posting

The undersigned Clerk/Recorder does hereby certify that the above notice was posted on 8th day of May, 2007, these public places being at Leeds Town Hall Leeds Post Office and Leeds website: www.leedsutah.org.

Karen Markovich, Clerk/Recorder

File
& cc

TOWN COUNCIL MEETING MINUTES Wednesday, May 9, 2007

7:00 p.m. REGULAR MEETING

1. Call to Order by Mayor Trudy Law at 7:01 p.m.
2. Pledge of Allegiance led by Dale Barnes.
3. Roll Call - Mayor Trudy Law, Dave Harbour, Dale Barnes, Frank Lojko, and Jared Westhoff present. Counsel Heath Snow was in attendance.
4. Motion by Dale Barnes, second by Dave Harbour with all votes unanimous to approve tonight's Agenda.
5. Motion by Dale Barnes, second by Dave Harbour with all votes unanimous to approve Minutes dated March 28 & April 25, 2007.
6. Announcements: (i) Mayor Law announced Qwest is installing an additional underground trunk line to provide needed service to the Police Station at no cost to the Town. The existing lines are shared between Town Hall and the Police Station, limiting both phone and internet services. The new trunk line will double the existing lines available and allow both buildings to operate independently. (ii) Mayor Law said the Main Street Beautification Project has been approved as of May 8 and will be put into place and work will start within the next ten (10) days. The contractor said it will take approximately three (3) months to complete. (iii) Frank Lojko announced Majestic Mountain Road has been repaired by Alberta Pace - per criteria set forth by Sunrise Engineering. Alberta said to contact John Allen as tomorrow May 10 is the date the bond expires. (iv) Jared Westhoff thanked the LDWA Board in their diligence in monitoring the water situation, and also thanked the Irrigation Board for setting a usage timetable for its shareholders to best-accommodate agricultural and residential users. (v) Scott Ricci, LDWA, updated the Town on the water restrictions due to the problems with the well. Scott said they hoped to be resolved soon and will notify residents once the restrictions can be lifted.
7. There were no abstentions or conflicts.

CONTINUED BUSINESS

8. ~~Conditional Use Permit request for Triple S Properties~~ - by request of permittee: moved to the May 30 TC Meeting.
9. Approval and selection of a consultant Base Mapping Scope of Work for the Leeds Area Public Facilities. Jared Westhoff said they have received three (3) proposals for a Scope of Work for Base Mapping of Town of Leeds. Jared suggested selection of one firm and granting an expenditure of up to \$10,000.00. Dave Harbour agreed. Motion by Jared Westhoff, second by Dave Harbour with roll call vote unanimous to assign Dave Harbour and Jared Westhoff to complete collection of the Base Mapping Scope of Work for the Leeds Area Public Facilities Studies with selection of one of the three (3) firms, The Planning Center, Sunrise Engineering or Northern Engineering to provide the map at a cost not to exceed \$10,000.00.
10. Approval of Professional Services and Consulting Agreements. Jared Westhoff said in the Agreement with The Planning Center, there is one changed needed on page 2-8, from "Land Use" to "Zoning". Motion by Jared Westhoff, second by Dave Harbour with roll call votes unanimous to authorize Mayor Trudy Law to sign the Psomas and The Planning Center Professional Service Agreements, the company providing the Base Mapping Agreement [as selected by Dave Harbour and Jared Westhoff] and any minor revisions requested by the companies, to take place at the time all the money is deposited into escrow on Resolution 2007-02, Modified II, Public Facilities Studies.
11. Approval of expenditures for water systems in the new park and the cemetery. Mayor Law discussed the proposals provided by three (3) landscaping companies to provide irrigation water to the cemetery. The quotes ranged from \$13,130.00 to \$4,942.00. Mayor Law and Maurice Hall, President of LDWA, met with lowest bidder Sun Valley Landscaping to discuss details of what was to be provided to the Town. Installation includes a drinking fountain for drinking or watering of cut flowers and water taps enclosed underground, locked to prevent excessive water usage. Sun Valley is ready to begin the project if the Town approves the expenditure. Motion by Frank Lojko, second by Dale Barnes with roll call vote unanimous to approve expenditure of \$4,942.00 to Sun Valley Landscaping for installation of the irrigation sprinkling systems and the water fountain at the Leeds Cemetery. Mayor Law said installation of irrigation water for the new park would be approximately \$1,000.00 less than the cemetery and recommended the award go to Sun Valley Landscaping for the new park. Dale Barnes asked if that includes a drinking fountain and Mayor Law said it does not as the water to be used at the new park will be from the irrigation water with the Leeds Water Company and not culinary water. Motion by Dale Barnes, friendly amendment by Frank Lojko and Dale Barnes, second by Jared Westhoff, to approve expenditure of \$3,900.00 to Sun Valley Landscaping for installation of the irrigation sprinkling

Mayor Law added we now have a City Planner and things should move more smoothly in future, and asked if Council was ready to make a motion.

Motion by Dave Harbour, **second** by Dale Barnes, to approve the Final Plat for Silver Creek Estates, Phase I, conditional on meeting the following conditions: (i) a letter of credit in the amount of 125% of the estimated costs provided by SITLA engineers, reviewed by Town Engineers and Town Attorney; (ii) Final Plats for Phases II and III be submitted no later than December 31, 2007; (iii) the land southwest of Phases II and III reserved as Open Space; (iv) the land south of the park identified as a future park; (v) the revised construction drawing package reviewed by LDWA and Town Engineers to confirm all changes have been incorporated; (vi) LDWA and SITLA complete negotiations to provide water and water shares transferred to LDWA; (vii) completed Homeowner's Association documentation and CCR's provided to Counsel Heath Snow for review; (viii) grant an easement on the Final Plat for the future park area for installation and use of park improvements; amended motion by Dave Harbour to include paving the access road and the parking lot in the new park per the Design and Construction Ordinance with roll call vote **unanimous** to approve the motion as amended. Mayor Law called for a break before beginning the second public hearing.

13. PUBLIC HEARING. Petition request for Annexation of Arroyo Regal into the Town of Leeds and concurrent zone change from Rural Residential two-acre (R-R-2) and Residential one-acre (R-1-1) lots to Residential ½-acre less 30% (R-1-20-L30) - petitioner Kurt Allen, Northern Engineering.

Motion by Frank Lojko, **second** by Jared Westhoff to open the public hearing for the Arroyo Regal Zone Change and Annexation.

Terry Danielson, "Before I express my opinion concerning the subject zone change, I'd like to express my gratitude to all of you for graciously serving the community with your time, knowledge, and unrelenting patience. Most of us don't realize how much time, effort and brain power you expend to accomplish your duties – Thank you! The Land Use Ordinance for the Town of Leeds has a stated purpose to protect the Town against unrestricted growth and to ensure it develops into the type of community desired by a majority of residents. The General Plan for the Town of Leeds was approved less than three years ago after all residents were given the opportunity to provide their input as to what it would take to make Leeds an even better place to live 20 years down the road. One of the main objectives of the Plan was to minimize the need to correct errors that probably would be made without a Plan. So it seems to follow that every effort should be made to try to abide by its conclusions especially so soon after its acceptance by the Council and the citizens of Leeds. One of the goals of the Plan is to maintain the present rural/agrarian atmosphere. Rural by definition relates to a country versus an urban atmosphere. Policy L-6.1 of the Plan states that we will continue to promote development of new housing while ensuring that the ... density of new residential development is complimentary to existing rural residential neighborhoods. Policy L-6.3 of the Plan states that we will continue to allow larger lots that newer residents desire. Larger lots, it states, help keep the rural environment while accommodating the desires of the new category of property owners who want open space versus an urban type atmosphere. It also states that development in concert with the General Plan should be encouraged; development that is not in concert with the Plan should be rejected! You have a challenge in front of you in which years down the road you can either be proud or you can regret. One big advantage you have that other Council members haven't had is that you can readily visualize what acceptance of the rezoning will mean just by driving down I-15 to the Washington exit and looking at the hilltops to the southeast. Is this what the citizens of Leeds want? Many of us have moved to Leeds because of its uniqueness with respect to housing density and its rural atmosphere. The current General Plan that all of us accepted addresses that desire. The more we get away from it, the more difficult it will be to have a structured future. Years ago I attended a real estate seminar and the presenter said something I'll never forget. In the middle of a sentence he put his left arm over his head and touched his right ear and said, 'now everyone do this.' Every one of us looked dumbfounded, but we did what he said. He went on to say, 'you see, it never hurts to ask and see if the other person will do as you wish.' That's what developers do all the time. This time they want it all; not only a reduction from one and two-acre parcels to ½-acre parcels, but also for you to throw in another 30% less! It never hurts to ask!! And you as Council members will be submitted to this type of request over and over again. The more you give in, the more you'll be asked! You can use the General Plan and its associated zoning maps that you created with concerned citizen input or you can use the same map modified extensively by developers showing how they can make the most money out of every square foot of property. If you believe your duty is to support the wishes of your constituents you can do that just by saying NO to this zone change. Public clamor in conjunction with their General Plan has been used by Council members in other areas of the country as a viable reason to turn down a zoning request and decision makers are afforded extraordinary deference by the courts – Land Use Regulation by Craig M. Call, 2005, page 59. And there has been plenty of public clamor against this request."

Ronda Aurigemma, "Originally coming from the east coast, and living also in the Midwest - I have seen it happen over and over again, in the development of towns and cities, I can only encourage everyone - this Town has the potential to be a marvelous facility with its wonderful history, its wonderful citizens and the word "density" is not in the interest of Leeds. Density brings crime, it brings low income, and it brings many things that you will see as the next 50 years progresses. This is what we are going to leave to our grandchildren, our great-grandchildren and so on. I have worked in an environment where I had to carry a gun, be escorted by an armed Officer, and escorted out of my building – at Noon. Not here; and I am grateful and I'd like to see it stay that way. You have it in Las Vegas and starting in Mesquite – density is not in the best interest of this wonderful small town that has a wonderful ordinance to keep a rural atmosphere. Where I originally come from, rural is two acres and greater. Thank you."

Alberta Pace, "I think from what I've been shown on this development, it's going to have nice homes, it's not going to bring in low- income, low-life people, and people that are old and retired cannot keep up an acre of land; they don't want to. I don't see anything wrong with the smaller lots."

the developers stick with their original plan, or abandon it altogether. No one has a right to do whatever they wish with land they own in defiance of community welfare just because they own the land. We are community and must be responsible in many ways, including to the desert environment. It is irresponsible to pursue high density, or perhaps any, development in our desert environment which is fragile and in the midst of drought that may well be long term and recurring. Please see the Utah State Water Planners' report from the Salt Lake Tribune reprinted below. Any further plans for development must be preceded by a community approved comprehensive plan for water management. Leeds currently has a good water source, access to which is being improved, and it would not help to combine it with other less savory and uncertain water sources such as the Washington water conservancy. It could be surrendering a resource of unique value to rank bureaucratic commercialism. We are in a severe water rationing mode now, and that may very well be a recurrent problem. We don't need higher density development with grass yards to pour precious water out on the ground and down street sewers. Where will these developers be when the tap runs dry? Counting their money far away! Finally, if the developers have water to their land, why are they seeking annexation and rezoning by the Town of Leeds? Something seems out of order here. Please say NO to this insulting rezoning proposal. If there is time, please read the first three sentences of the article below, and please post the entire article by every available public means. *'As you look for ways to cope with dry patches, be sure to factor in a doubling of the population and the likely impacts of climate change. That's the message behind a landmark report released Tuesday by state water planners, who took an in-depth look backward and forward in sizing up a natural disaster that Utah should count on grappling with again and again. Todd Stonely, a state water planner who helped develop the report, said he was most struck by the fact that droughts in modern times have not been quite as severe as they were in the previous 2,000 years.'* Thank you, Ralph & Angela Rohr."

Ronda Aurigemma, addressed Alberta Pace's comments: "I want to say something to the lovely lady, Alberta Pace who addressed retirement communities. I respect that statement and it is important we respect that. I also know that if they [developers] are just touting and do not determine the subdivision to be a retirement community, they are often, then, in the next generation, taken over by lower income, and lower income, and lower income, and lower income. And if you are not familiar with this, there is an area that most of us in the United States are aware of and it's called Harlem, New York. It is a perfect example of this; much greater, I'm sure, but similar. We DO need to respect our older population and I'm going there, certainly; and they may not be able to take care of one-acre and two-acre lots. The proposed smaller properties will turn over to future generations unless it is established and defined as that kind of community – 55-years and older. Thank you." There were no further comments.

Motion by Frank Lojko, **second** by Dale Barnes, with all **unanimous** to close the public hearing.

Kurt Allen said he has high respect for the passion that comes from the residents and feels like he is a resident given his past work within the community. "The history of this project warrants a lot of criticism and I agree with that, because the history of the project started out with laying the foundation of what may be a bad project for this community. It went through the process, at the time, of trying to be forced through, and trying to make promises that could not be met. The project just got off on the wrong foot. Well, I inherited that project, and to be honest with you, I am kind of excited about it myself, even though I inherited something that may be the death of me; who knows. What we are trying to do is change the direction of this ship that started out through the ocean; we are making a 180° turn from where this project started out to be. The way we are doing that, is that we took all the original drawings, the original plans of the project and threw them away. We started over again, with new drawings, new concepts, and new road layouts. What was there before wouldn't work, wouldn't have worked, and engineering-wise, we had to start over to plan something that was in the community's best interest. Believe it or not, I think we have accomplished that and I know that you probably don't believe that at this point, but I hope that we can come together maybe a little bit closer to the middle by the time the evening is over, and make a decision that will probably affect the future of this community for years to come. I do have all of your comments and I don't want to go through all of those individually because I think I'm going to resolve them with what I have to present to the Council here today. So if it's okay, I'm not trying to ignore you and your comments, I would like to focus on the Council and present what we have here so that we can get down to the business and consider what's before us." Kurt asked if he could read a short letter, Mayor Law agreed. "Dear Mayor and Council: Please consider this letter as an official request for the Town of Leeds Town Council to accept a change of application of the rezoning of the 67.41-acre parcel called the Villas at Arroyo Regal. This agenda item listed on May 9, 2007, Town Council Meeting, has been submitted with a zone change form R-1 to R-1-20-L30, which is .35-acre lots. We request that the above-mentioned agenda item be revised to reflect the following zone request for the Villas at Arroyo Regal, and all decisions, public hearings, and motions consider the new lesser-density zoning. As shown on Zone Change Map Exhibit B, [indicated on map] the current 67.41-acre parcel has been broken down into two smaller zoning parcels which are admissible under the current Land Use Ordinance. Area 1 shows 23.21 acres being zoned R-1-20-L-20, or .4-acre parcels. Area 2 shows 44.2 acres zone request is R-1-20 or .5-acre parcels. Thank you for your consideration toward this matter." Kurt went on: Now, I have been in touch with Heath Snow [Town Attorney], and we have some technical issues that we need to consider here, but I'm asking for not only the support of the public, but the Council and the Town Attorney to be able to present some new mapping that lessens the density of the property considerably. In some cases, like on about two-thirds of the project, we are not asking for any reduction in the R-1-20 (1/2-acre zone change) request. We've decreased the number of lots and in order to accommodate this, we have gone to the drawing board and drawn up draft after draft after draft to try to accommodate something that would become amenable to the community. We would like to present this for discussion to the Council and I think I have Counsel Snow's blessing on this; if not, Heath, please let me know."

Mayor Law, "So you are not presenting what was posted for the public hearing as described, so the public has not had a chance to look at the new plan. But, if you would like to go ahead and present it since we have the public here that

Counsel Snow said the motion will be to continue the item on the agenda until May 30, set a new public hearing with instructions to Staff that there be a Development Agreement for further, formalized or finalized, and that an annexation ordinance be prepared. A Mylar plat indicating the annexation must be signed and recorded with Washington County PRIOR to Council accepting the Ordinance at the May 30, 2007, Council meeting.

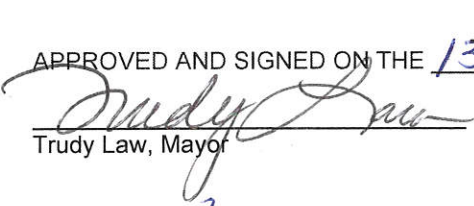
Frank said there are a lot of issues to discuss and we owe it to the community to hold a public hearing to receive comments regarding the revised zone change request.

Motion by Jared Westhoff, **second** by Dale Barnes, with all **unanimous** to hold a public hearing May 30, continue this item forward, and consider the ordinance for annexation as well as the Development Agreement.

Mayor Law thanked the public for attending the meeting and announced a short break before beginning the executive session at 9:45 pm.

14. **Motion** by Frank Lojko, **second** by Dale Barnes to open the Executive Closed Session at 9:55 pm. Discussion of the character, professional competence and physical/mental health of applicants for positions pursuant to Utah Code Annotated, Section 52-4-5(1)(a)(i) and discussion of pending litigation pursuant to Utah Code 52-4-205.
15. **Motion** by Dale Barnes to close the executive session at 10:18 pm.
16. **Motion** by Jared Westhoff to adjourn the Council meeting at 10:19 pm.

APPROVED AND SIGNED ON THE 13th DAY OF June, 2007.


Trudy Law, Mayor

Attest:


Karen Markovich
Clerk/Recorder



PUBLIC NOTICE TOWN OF LEEDS COUNCIL MEETING
Town Council Work Session at 5:30 p.m. followed by Regular Meeting at 7:00 p.m.
Wednesday, May 30, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND
AGENDA *amended*

NOTE: PLEASE MUTE CELL PHONES DURING THE MEETING

5:30 p.m. WORK MEETING *Note - All items may or may not be discussed depending on time allowed*

- Review 2007 – 2008 Budget- Open and Amend Budget
- Washington City Animal Shelter update
- Road Repair priority list – Lojko and Harbour
- Work meeting checklist
- Review Sign Ordinance
- Review ORD 2007-xx, Amendment to the Land Use Ordinance to include procedure for Building Permit application, review and approval

7:00 p.m. REGULAR MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda
4. Approval of May 9, 2007, Meeting Minutes
5. Announcements, if any
6. Declaration of Abstentions and Conflicts by Council Members, if any

PUBLIC HEARINGS

7. Open and Amend 2007 Budget
8. Review 2008 Budget
9. Arroyo Regal Annexation and Annexation Development Agreement Ordinance

CONTINUED BUSINESS

10. ~~Resolution to appoint a Fire Authority~~ *scratched & moved to June 13*
11. ~~Resolution for Smoke-Free Zones in Town of Leeds~~ *scratched & moved to June 13*
12. Approval 2007-05 RV Storage at Storage Units
13. Conditional Use Permit Ray Stoker
14. Projected task and expenditures for the new park

NEW BUSINESS

15. Town's role regarding cemeteries - does the Town want to remain in the cemetery business – Lojko
16. EXECUTIVE SESSION: Discussion of the character, professional competence and physical/mental health of applicants for positions pursuant to Utah Code Annotated, Section 52-4-5(1)(a)(i) and discussion of pending litigation pursuant to Utah Code 52-4-205.
17. 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 26th day of May 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website: www.leedsutah.org.

Karen Markovich

Karen Markovich, Clerk/Recorder

TOWN COUNCIL MEETING MINUTES

Wednesday, May 30, 2007

7:00 p.m. REGULAR MEETING

1. Call to Order by Mayor Trudy Law at 7:00 p.m.
2. Pledge of Allegiance led by Frank Lojko.
3. Roll Call - Mayor Trudy Law, Dave Harbour, Dale Barnes, Frank Lojko, and Jared Westhoff present. Counsel Heath Snow was in attendance.
4. Motion by Dave Harbour, second by Frank Lojko with all votes unanimous to approve tonight's Agenda. Motion by Jared Westhoff, second by Dale Barnes with all unanimous to table approval of Minutes dated May 9, 2007, until the June 13 Council meeting.
5. Announcements: None.
6. Abstentions or conflicts: None.

PUBLIC HEARINGS

7. Open and Amend the 2007 Budget. Motion by Dale Barnes, second by Dave Harbour to open the 2007 amended budget public hearing. Mayor Law said as the year has progressed, several significant changes have been made. Two additional part-time police officers have been hired and a part-time person to assist the Public Works Director. Mayor Law asked for comments; Syd Holt asked why the increase in police coverage did not increase the wage expense in the budget. Mayor Law said the officers were hired to help meet the total hours budgeted for police coverage and while the total wages will not increase, there are additional costs for equipment supplies and other expenses have increased. There were no further public comments. Motion by Jared Westhoff, second by Dale Barnes to close the public hearing for the 2007 amended budget. Mayor Law said Council can approve or table the amended budget until the next meeting. Motion by Dave Harbour, second by Frank Lojko, with all unanimous to table approval of the amended budget until the June 13 Council meeting.
8. Review of 2008 Budget. Motion by Dave Harbour, second by Dale Barnes, with all unanimous to open the public hearing for review of the 2008 Budget. Mayor Law said the cost is projected for the upcoming year and noted significant changes include hiring a full-time Town Planner and allocation of funds for the 2008 Election. Syd Holt said as much as she is in favor of a planner, will there be enough work to justify hiring a full-time Town Planner. Mayor Law said she will address that after the public hearing is closed. There were no further public comments. Motion by Frank Lojko, second by Dave Harbour, with all unanimous to close the public hearing for the 2008 Budget review. Mayor Law said she believes it is a critical time in our town and while we may now need to use a portion of reserve funds to pay for a Town Planner, delaying could result with the Town suffering adversely from inadequately planned growth and development. In the past, issues presented to the Planning Commission have been frustrating, time-consuming and resulted with added expenses to the Town. A Town Planner would make the process easier and smoother not only for officials but the applicants as well. Dave Harbour said if we select a Planner who has the right capabilities to do more than Planning. The Town needs ordinances reviewed and brought up to date; site visits for proposed building and roads; planning documents are filed in an accessible order and other responsibilities presently taken on by the town officials. There are times the Town is viewed as non-responsive, slow to act and sometimes realize requirements were not met during the meetings, thus adding further delays.

subdivision than a pig farm or something else, even though I live in the County. I'm a firm believer that if somebody buys property in America and as long as it doesn't hurt other people, they can do what they want with it. I don't like to see more homes, but if somebody buys the land and does a nice job with it, I actually think it's a good idea."

Darrell Nelson: "Where did you get the name 'Arroyo Regal'? An 'arroyo' is a wash and 'regal' means it sits on top of a hill? Is this supposed to be a real fancy Spanish name? This is not Spain and this is not Mexico; we have places around called Red Cliffs, White Reef, Silver Reef – El Dorado, I don't know how they slipped in there – it was a mine I guess. I see places in St. George coming up with names like Hacienda, El Diablo, etc., and 'arroyo' is not something that is on top of a hill – an arroyo is a gully and it doesn't fit. A name that has to do with the history of Utah and not the history of Mexico or a fancy name to just bring people in."

Alberta Pace: "I think I know the answer to Darrell's question – they told me they were going to put in Mediterranean style homes and not typical southern Utah style homes. I also own property adjacent to this and I look at this in about ten or fifteen years being just about in the center of town. I'm thinking that houses in Silver Reef and out in the country are more suitable for one or more acres and if the lots were smaller, say ½ the size you have them zoned for, you'd bring in twice as much [income] with building permits, impact fees and taxes. I would think you'd want to bring in enough money to reimburse you for allowing it to come into the city. Otherwise, it just may stay in the County. I'd think you'd like it to come into the city at a reasonable size."

Ronda Aurigemma, letter read by Mayor Law: " Thank you for allowing me to express my thoughts on the Arroyo Regal subdivision proposal. The following is a summary of my concerns: 1. The residents and Town have agreed to 1 -2 acre zoning for the planning and development of the Town of Leeds. This proposal [presented tonight] simply does not meet this plan and therefore should not be considered until it does so. 2. The Arroyo Regal plan shows lot sizes that include open space as part of the stated individual lot acreage. This is deceiving and makes the lot sizes appear larger than they actually are, therefore implying they come closer [to meeting the Town Master Plan lot size] than they actually do. 3. It is my understanding that 19 of the 67 total acres are not buildable per building code; i.e., they should not be included in the total calculations of the lots per acre. I calculate that 67 acres minus 19 unbuildable acres leaves 48 acres to subdivide for lots. Based on the agreed Leeds Master Plan, this would allow for a maximum of 48 lots. 4. The Arroyo Regal Plan proposed includes about 19 acres designated for Open Space. However, the Subdivision plat map includes that Open Space as part of the lots to be sold and built on, giving the false appearance of larger lot sizes. If the land is dedicated as Open Space, it cannot also be included as a part of the lot size. Open Space is not part of the lot size and therefore should be excluded from the 48 buildable acres, thus reducing the total number of buildable lots by the appropriate percentage. Open Space should be designated as a separate entity, not part of lot size or part of designated unbuildable land. 5. History throughout numerous other U.S. communities suggests that a more rural plan for a town like Leeds will ultimately be a more fiscally sound decision. As a result Leeds will become a more desirable area of Washington County in which to reside. Thank you Mayor Law for allowing me the opportunity to express my concerns. The successful future of Leeds will depend on sound and responsible planning."

Elliott Sheltman, letter read by Mayor Law: " I sent you some of my observations last year on what I believed was the upcoming housing "bust" and its affect on Leeds. It appears now that my negative 'predictions', if anything, were optimistic. I see a lot of annexing of property and sewer surveys. However, has anybody at Town Hall been looking at what the housing (construction) numbers, inventories, and sales of Single Family Residences (SFRs) are currently in the U.S.? All the numbers are bleak. Is there any reason to think that Leeds will escape the correction? Locally, new housing permits were at about 50% Year Over Year (YOY) in St. George as of Christmas 2006. I talked to a builder a couple of days ago and was told that the new housing permits are now at a 75% decline YOY. One example of the dying National housing market (out of hundreds I could send you): The chief economist for the National Association of Home Builders (NAHB) said new homes construction in the U.S. might take until 2011 to return to last year's level. According to the NAHB, monthly construction starts would need to jump by 21% to reach David Seider's benchmark for full recovery of 1.85 million. There were 1.53 million construction stats in April 2007, the Commerce Department reported. At the height of the five-year housing boom in January 2006, construction began on 2.29 million homes. According to the National Association of Realtors (NAR), the inventory of unsold homes is the largest since the NAR began counting them in 1999 and house prices have suffered their steepest decline since the Great Depression of 1929. I would appreciate a response to this letter and the opportunity to

contract as a town or municipality, we do not contract for anything more than what our ordinances allow; meaning, we cannot change our ordinances or vary from our ordinances by contract. Now, we have areas that are unique to a specific development that are not addressed by ordinance, and that is where development agreements are very important to have. There are several places in here that have statements such as, 'except as otherwise provided in this agreement, developer acknowledges and agrees that it will comply with all applicable laws', that needs to be taken out. They must agree they will comply with all applicable laws and ordinances. If we do not have an ordinance on point, we can address that specifically in the development agreement. There are things like that, and what I suggest to the Mayor that if the Council is so inclined that they would like to approve the annexation ordinance, that any approval be subject to, or conditioned upon, there being an approved development agreement that is acceptable to the Town attorney and the Council. They know they have a quasi approval but there is still some 'rubber that needs to meet the road' in this development agreement that could be approved at the next Council meeting."

Jared Westhoff: "I appreciate putting this development agreement together - putting in quality components to make sure it is a nice project, adding a park and trail. My main concerns are to make sure we set a maximum number of units, not just the zoning. I really want to see that in there, because if your developer fails and somebody else gets it, I don't want them coming to [the Town] and saying they have this [specified] zoning that allows them X-number of additional units. I want a maximum number of units so the Town is getting what they believe they are getting, and it can't be misunderstood in the future. I know there is an average lot size of .7 units per acre which is a maximum number of units, but it would be nice if it were very clear. I will submit other comments to Heath and I do appreciate the quality that has been included in this development agreement."

Dave Harbour: "Heath has all of my comments and the ones that Jared brought up I also had - there are two points of interest I have with this development. The 19 acres that are identified as Open Space are actually identified as Open Space and not part of lots. There are portions of lots that are not buildable and I think should be identified as not buildable areas of those lots; but that is in addition to the 19 acres of Open Space. If by chance this project goes into phases, we need to define at what phase will we have more than one entrance and exit; maybe we can include it in the first phase- I'm not answering the question, but we need to define when the roads are put in. In the agreement it talks about the time-frame for the development -we have time limits specified in our ordinance and [that] needs to be brought down. We need to identify what the zone is that we are talking about in the agreement. It is a very controversial issue within the town and we have two issues to be concerned with -one is what we really want that property to be and the second is the County. I firmly believe if we push everyone to large lots - if we insist on large lots - the developers/property owners can go to the County with the idea that Leeds is not being reasonable and is not working with them and they [developers] would like to have certain size lots and they [Leeds] are making it some size larger than that. At that point in time, I think it's valid to say the County will cave in and say fine and let the developers build in the County, with the WCWCD will provide the water or Ash Creek. They'll still be coming through Leeds, driving on our roads, using our parks, and we would get no income from them and that is a concern. Through our taxes, we would be supporting people living in the county and not receiving a benefit from it. We need to seriously consider what zoning we apply to this property so that it is something acceptable to us and not allow the County to make a decision that we are not working cooperatively with them [developers]."

Jared Westhoff: "What we have in Leeds is amazing; I love where I live; I love my one-acre lot, my one-acre lot behind me, my neighbors' one-acre lots to the north and to the south, and the fact that there is a 3.5-acre lot behind me that is zoned for one-acre lots so I know there will only be 3 lots. What Silver Reef and El Dorado Hills are doing is incredible. Silver Reef has .7-acre average size lots, El Dorado has 3- to 5-acre lots, and Silver Reef Highlands has 2-acre density with 1-acre lots and provided Open Space. We have an opportunity where a land owner is willing to build a quality project and plan for a quality project with a development agreement. Often, there is a misunderstanding that the town holds a trump card and somehow the town can trump [the land owners]. With a development and annexation, the laws have changed to where the land owner has a lot of rights. If Leeds is not reasonable, the County has already issued a letter stating that Leeds needs to be reasonable with property owners, so we can't just say everything has got to be 5-acres; the County will provide the services. Tax dollars are best spent [when] collected locally. We need to work with the landowners and make sure they do not hurt what we have - where we live and we are at - and work with them with the understanding that if we don't work with them, they might choose not to annex and the development would happen anyway. I've

Harbour, second by Dale Barnes with all unanimous to approve and adopt Ordinance 2007-05, an Ordinance to Allow Limited Storage of Recreational Vehicles and Boats at Storage Facilities within Leeds.

13. **Conditional Use Permit for Leeds Storage facility, request by Ray Stoker** – Mr. Stoker presented his request for conditional use of the Leeds Storage facility located on Cemetery Road to allow storage of RVs. Mr. Stoker provided a copy of his Self-Service Storage Rental Agreement and Council recommended inclusion of portions of it (see detailed and attached agreement) with the Conditional Use Permit. Motion by Jared Westhoff, second by Dave Harbour, with all unanimous to approve the conditional use permit for RV storage at the Leeds Storage facility located on Cemetery Road.

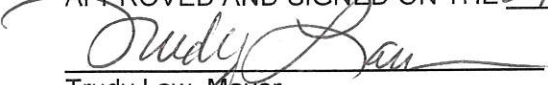
NEW BUSINESS

14. **Town's role - Cemeteries** – Frank asked whether the Town wants to remain in the cemetery business, as expenses of maintaining the cemetery are not covered by the fees currently collected. Frank asked if the Town wanted to continue and expand the cemetery in the historical areas of the Catholic and Protestant cemeteries. Council agreed to check Utah State Code regarding the responsibilities and limitations of municipality management of cemeteries.

At 9:50 p.m., Mayor Law thanked the public for attending the meeting and called for a break prior to beginning the executive session.

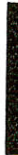
15. Motion by Frank Lojko, second by Dale Barnes to open the Executive Closed Session at 10:00 pm. Discussion of the character, professional competence and physical/mental health of applicants for positions pursuant to Utah Code Annotated, Section 52-4-5(1)(a)(i). Motion by Dale Barnes to close the executive session at 10:18 pm.
16. Motion by Jared Westhoff to adjourn the Council meeting at 10:19 pm.

APPROVED AND SIGNED ON THE 27th DAY OF June, 2007.


Trudy Law, Mayor

Attest:

Karen Markovich
Clerk/Recorder



TC MTG
BOOK

**PUBLIC NOTICE TOWN OF LEEDS
TOWN COUNCIL MEETING
Town Council Work Session at 5:30 p.m.
Followed by Meeting at 7:00 p.m.
Wednesday, March 14, 2007**



**at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND
2nd Amended AGENDA**

NOTE: PLEASE MUTE CELL PHONES DURING THE MEETING

5:30 p.m. WORK SESSION Note - All items may or may not be discussed depending on time allowed

- Update status of Sign Ordinance
- Update status of Capital Facility Plan Administrative Procedure Ordinance
- Review Animal Ordinance – include animals not allowed
- Enforcement of Ordinances
- Wildland Interface Code
- Options for OHV Ordinance – enforcement, rescinding, post limits; OHVs on Mountain View Road
- Term sheet for Water Use Ordinance and applicable agreements between LDWA, LWC and Town
- Drainage issues for the Town
- Prioritize work check list

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, March 28, 2007. 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.

7:00 p.m. MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda
4. Announcement by Jean Beal, Treasurer Town of Leeds
5. Declaration of Abstentions and Conflicts by Council Members, if any

PUBLIC HEARINGS

6. Zone Change for designated parcels in Leeds Estates Subdivision
7. Amended Leeds Estates Subdivision Plat

CONTINUED BUSINESS – ACTION ITEMS

8. Approval of building permit for home addition at 88 E. Vista Ave with required conditions by building inspector
9. Approval of amendment to update escrow information, Resolution #2007-02

DISCUSSION

10. Historic Preservation – LoAnne Barnes
11. Status of Flood Plain Maps – Dave Harbour
12. Update status on new park in Silver Reef – Dale Barnes
13. Review of Town's Safety Audit completed Feb 15, 2007 by Tige Cook, Utah Local Governments Trust
14. Costs of funding for the Town of Leeds, LDWA and LWC Water Agreement
15. Executive Closed Session if needed
16. Adjournment

In compliance with the Americans with Disabilities Act, the Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call 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 13th day of March, 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website: www.leedsutah.us.

Karen Markovich, Clerk/Recorder

TC WORK MEETING MINUTES

March 14, 2007

1. Call to Order by Mayor Law at 7:05 p.m.
2. Pledge was led by Dale Barnes.
3. Roll call taken with Mayor Law, Dave Harbour, Dale Barnes, Frank Lojko and Jared Westhoff present; Counsel Heath Snow was not in attendance.
4. Motion by Dave Harbour, second by Jared Westhoff, with all unanimous to approve tonight's agenda.
5. Announcements - Mayor Law read the letter received from the Office of the State Auditor, commending the Town of Leeds for their substantial compliance with reporting requirements and their appreciation of the Town's diligent efforts to meet the Fiscal Budget for Year ending June 30, 2006. Frank added this is a substantial commendation and thanked Treasurer Jean Beal and Mayor Law for their hard work.
6. Jared Westhoff declared abstention from Public Hearings.

PUBLIC HEARINGS

7. Motion by Frank Lojko, second by Dale Barnes to open the public hearing for zone change of designated parcels in Leeds Estates Subdivision. Jared Westhoff presented the zone change request on behalf of Don Fawson. Dave Harbour asked if the easements would be included in the final plat and Jared said they would be. Frank Lojko asked if the changes would affect the property value; Jared said they would only bring the zone designation into compliance with the existing parcel sizes and would not affect the property value. Dave Harbour asked if Lots #27 & #29 would be affected; Jared replied they would not. There were no questions from the public. Motion by Dave Harbour with second by Dale Barnes to close the public hearing. Dave Harbour said Council could table this request, giving it approval with the condition that PC recommends approval. Motion by Dave Harbour, second by Frank Lojko, roll call vote unanimous with abstention from voting by Jared Westhoff to approve zone change of Lots #17-A, 17-B, 22-A and 22-B from R-R-1 to R-R-20; Lot #32 from R-R-1 to R-R-20-L30, Lot #31 remain as is at R-1-10; with the condition the Planning Commission recommends approval.
8. Motion by Frank Lojko, second by Dave Harbour to open the public hearing for amendment to Leeds Estates Subdivision Plat. Don Fawson presented plans to combine two lots #13 and #14 into one lot to be known as Lot #14. Jared Westhoff said the document book, page and numbers will be included on the final plat. Dave Harbour asked if the width of easements were included on the plats; Jared indicated their inclusion. There were no questions from the public. Motion by Frank Lojko, second by Dave Harbour to close the public hearing. Motion by Dave Harbour, second by Dale Barnes, roll call vote unanimous with abstention from voting by Jared Westhoff to approve the revised Amendment to Leeds Estates Subdivision plat with the condition the attorney signature block be added to final plat and Planning Commission recommends approval.

CONTINUED BUSINESS – ACTION ITEMS

9. The Building Inspector gave approval to grant building permit for home addition at 88 E. Vista Ave with the condition the Council accepted conditions. Mr. Fawson noted that he did not need to begin building until after the Commission's approval and as such, no action was taken.
10. Approval of amendment to update escrow information, Resolution #2007-02. Dave Harbour said Item #7, Section II, page 4 of the Resolution was deleted. The escrow function was eliminated and management of the escrow funds is being changed from the attorneys [named in the Resolution] to Jean Beal, Treasurer of the Town of Leeds. The account would be established with Zion's Bank and Jean Beal will manage the account. Jean will also issue the certificates after the full amount of funds, \$225,000.00, is collected. The use of the credit certificates are subject to the Town of Leeds becoming the Body Politic for the sewer system. Motion by Jared Westhoff, second by Dale Barnes with roll call vote with unanimous approval to amend with corrections as noted above to Resolution 2007-02-Modified I.

DISCUSSION

11. Historic Preservation presented by LoAnne Barnes. LoAnne said Rick Sant and Gary Crocker have completed a grant in hopes to donate the amount of \$39,000.00 for the land contiguous with the historic Protestant and Catholic cemeteries in Silver Reef. Mayor Law thanked Les Townsend for volunteering and completing the survey of the area to be used for future cemetery plots. Frank suggested separating the historic cemeteries from the new gravesites by using a rock wall and therefore preserving the historic value of the cemeteries.

PUBLIC NOTICE TOWN OF LEEDS
TOWN COUNCIL MEETING
Town Council Work Session at 5:30 p.m. Followed by Meeting at 7:00 p.m.
Wednesday, March 28, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND
AGENDA



APPROVED

NOTE: PLEASE MUTE CELL PHONES DURING THE MEETING

5:30 p.m. WORK MEETING *Note - All items may or may not be discussed depending on time allowed*

1. Prioritize work check list
2. Water at the Leeds Cemetery
3. Discussion - Employ City Planner
4. Help for George Fridell, Public Works
5. Drainage Issues
6. Wildland interface Code Review

7:00 p.m. REGULAR MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda
4. Approval of February 28, 2006 Meeting Minutes
5. Announcements, if any
6. Declaration of Abstentions and Conflicts by Council Members, if any

PUBLIC HEARING

7. SITLA Final Plat presentation by Drake Howell

Continued Business – ACTION ITEMS

8. Approval of Wildland Interface Code ORD
9. Approval of expenditure to hire City Planner
10. Approval of ORD #2007-05, Amendment to Leeds Land Use ORD 05-02, an Ordinance to allow limited storage of recreational vehicles and boats at storage facilities within Leeds
11. Approval of Conditional Use request for limited storage of recreational vehicles and boats at storage facility on Cemetery Road – presented by Ray Stoker
12. Approval of ORD 2007-06, Impact Fee Administration System
13. Expenditures for road potholes and walking path along the road side

NEW ITEMS

14. Noxious Weed Control - Presentation by Paul Sudweeks
15. Burn Season – March 15 through April 30, 2007: Call 1-435-634-5888 to obtain a permit.

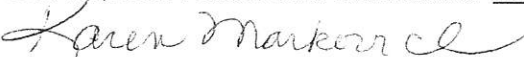
DISCUSSION

16. Roads: Projects – set priorities; Repairs, alligator patterns in road surface, Main Street, Curb/Gutters– Silver Reef Rd
17. Update on Flood Zones and FEMA maps - requires new ordinance to include defined flood areas
18. Executive Closed Session if needed
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 24th day of March, 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website: www.leedsutah.us.


K. Markovich, Clerk/Recorder

TOWN COUNCIL MEETING MINUTES
Wednesday, March 28, 2007

COMPLETED

1. Call to Order by Mayor Law at 7:00 p.m.
2. Pledge led by Jared Westhoff.
3. Roll call with Mayor Law, Dave Harbour, Dale Barnes, Frank Lojko present; Jared Westhoff present through portion of Silver Creek estate Final Plat public hearing; Counsel Heath Snow was not in attendance.
4. Motion by Dave Harbour, second by Frank Lojko, with all unanimous to approve tonight's agenda.
5. Motion by Dale Barnes, second by Dave Harbour, with all unanimous to approve February 28, 2007, meeting minutes.
6. There were no announcements.
7. There were no declarations or abstentions from tonight's meeting.

PUBLIC HEARING

8. Motion by Dave Harbour, second by Jared Westhoff to open the public hearing for the Final Plat in the Silver Creek Estates Subdivision. Mr. Ray Fowler presented on behalf of SITLA and announced he would be working with the Town of Leeds now that Drake Howell was no longer with SITLA. Mr. Fowler read a thank you and farewell letter written by Mr. Howell to the Town of Leeds. Mr. Fowler introduced Ken Miller of Miller Consulting to present the Final Plat for Phase I consisting of fifteen (15) lots in Silver Creek Estates. There will be 3 Phases with fifteen (15) lots each, and each Phase is designed to accommodate the necessary utility systems. Phase I will include interior roadway improvements required to service the entire lot as well as the improvements on Silver Reef Road. Mr. Miller said since the Commission meeting on March 7, they met with the Leeds Domestic Water Association (LDWA) and it will be in the best interest to the project, the Town and LDWA to install a water line and will extend it from Silver Reef Highlands down to the intersection of Silver Hills. A fire hydrant will also be installed approximately mid-point on Silver Reef Road. The Final Plat includes the necessary rights-of-way to be dedicated to the City and also travel easements on either side of the road following the trail system itself on one side of the road and a travel easement extended along the lot line of Lot #6. It is the intent that the trail to the *blank (?)* easement be overlaying on the common areas and the trail will be detailed on the plans. When the trail is completed, the trail easement will be established along that line. The building pad limits are indicated on the plat. The legend indicates the actual pad limits [limits of construction] will be determined by the Design Review Committee (DRC) for Silver Creek Estates whose members are the developers. The DRC will meet with the buyers of each lot and find the best location within the areas as shown on the Plat. That can change, but the overall footprint of the disturbance area will not change. Mr. Miller said: "One thing to note on Lot #15, we did agree with the adjacent property owner in Silver Hills Estates to limit the location of the building pad to the area located west of the small wash that goes through that building pad. Right now that wash goes *approximately* through the center of that pad as shown there. That was an agreement that has been made with the property owner. We probably will, in light of that, just go ahead and change the shape and the location of that pad as shown on the map." The Plat includes conveyance of the land to the City to be used for the new park. Included on the Final Plat is the proposed FEMA Flood zone, and Mr. Miller thanked Dave Harbour for providing that information to SITLA. Mr. Miller noted they do not necessarily agree with the proposed FEMA Flood Maps but wanted to include it. Mr. Miller said a full hydrolysis study has been completed and there is comparatively very little slowdown in that area and it will not be a problem removing the zoning from the map (by amendment) in the future. Mr. Miller concluded his presentation and Mayor Law asked for comments from the public. Terry Danielson said he noticed there is a common area mapped out on the entrance next to Lot #1 and it looks like it is part of Mr. Hamilton's property. Mr. Miller explained the common area has a leader pointing to the area [higher on the map] and is referring to that area and not Mr. Hamilton's lot, and is the detention basin area. Terry asked what another area was, pointing to the lower portion of the map and Mr. Miller said that is the proposed FEMA Flood Zone. Terry asked to point out Lot #15 and Mr. Miller did so. Terry also asked Mr. Miller who exactly are the members of the Design Review Committee Board. Mr. Miller said the DRC is referred to in the CCR's and consist of basically the homeowners and defined by the homeowners association. It is based upon homeowner shares within the development. Initially, the developers own all the shares so the developer is primarily the DRC. As lots are sold, residents have the opportunity to become members on the Committee. Mr. Miller said he did not know how many people are on the DRC and it could be as few as one or as many as 3 or 4. There were no further comments from the public. Motion by Dale Barnes, second by Jared Westhoff, with all votes unanimous to close the public hearing of SITLA Final Plat for Silver Creek Estates Subdivision. (Jared Westhoff exit after vote.)
Regarding the property SITLA is dedicating to the Town for a new park, Dale Barnes asked if the road could come off into our parking area on Juniper Way [which is right across the street] - that would be a safer condition than moving it [the road] over and had the impression SITLA would be willing to bring that road over and to the parcel being donated. Dale said there is a big cedar tree right on the edge of SITLA property just outside the park, which would be an ideal spot for a handicapped picnic table and is easily accessible. Dale asked if they would be willing to donate that property to the Town. Mr. Miller asked Ray Fowler to look at the map. Dale indicated the area on the map and Mr. Fowler said he would take that back and see what can be done and Mr. Miller said they can come back with a proposal on that. Frank asked how the open drainage was to be handled. Mr. Miller said their drainage study addressed those issues including geological and erosion studies. Ken said this area is on a 50-60 foot thick layer of massive riprap (all boulders) and there is natural erosion protection within those areas. Some areas between the boulders may have erosion potential, and typically anything over a 5% grade has some erosion protection by placing erosion control rocks about every 100 feet. These are small riprap rocks which allow minor drainage to pass through and slows down larger drainage. Mr. Miller said other areas coming off culverts and natural drainage areas will also have riprap rock. Mr. Miller said they are providing an oversized detention basin (4 times larger than is required) in Common Area D, with outlet flow about half of the existing condition. Frank said on Lot #15, there was an area with a no-build



PUBLIC NOTICE LEEDS TOWN COUNCIL MEETING AGENDA *amended*
5:30 p.m. Work Session and 7:00 p.m. Work Meeting
Wednesday, April 11, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND



APPROVED

5:30 p.m. WORK SESSION

- Animal Ordinance
 - 4-H Animals
 - Review Washington County Animal Shelter Agreement – expenditure approval April 25, 2007
- Sign Ordinance (*in packet*)

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, April 25, 2007. 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.

7:00 p.m. WORK MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda
4. Approval of March 14 and March 28, 2007 Meeting Minutes
5. Announcements, if any
6. Declaration of Abstentions and Conflicts, if any

CONTINUED BUSINESS

7. Approval of Resolution 2007-02, Modification II (*in packet*)

DISCUSSION

8. Budget Review
9. Discuss Silver Reef Park and review plans from architect Susan Crook (*in packet*)
10. Release of Bond – Alberta Pace
11. Review Planning Center General Plan Revision (*in packet*)
12. Water at Silver Reef Park
13. Review Wildland Interface Code Resolution (*bring copy*)
14. Resolution - discuss authorization of fire control and assessment
15. Review quote for water to Leeds Cemetery (*in packet*)
16. Discuss Psomas quote (*in packet*)
17. **Executive Closed Session:** Discussion of the character, professional competence, or physical or mental health of officials; discuss pending litigation (Utah Code 52-4-205).
18. **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 8th day of April, 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website: www.leedsutah.org.

Karen Markovich, Clerk/Recorder

LEEDS TOWN COUNCIL WORK MEETING MINUTES
Wednesday, April 11, 2007

1. Pledge of Allegiance – Led by Mayor Trudy Law.
2. Roll Call taken with Mayor Trudy Law, Dave Harbour, Dale Barnes, Frank Lojko and Jared Westhoff present. Counsel Heath Snow was not in attendance.
3. Motion by Dale Barnes, second by Frank Lojko with all unanimous to approve tonight's agenda.
4. There were no announcements.
5. No declaration of abstentions or conflicts.

CONTINUED BUSINESS

6. Approval of Resolution 2007-02, Modification II. Dave Harbour and Jared Westhoff reviewed the changes including: names of the engineering and planning firms will be replaced with 'engineering firm(s) and planning Firm(s); change 'sewers and transportation' to 'sewers' because the certificates are for sewers only. Motion by Dave Harbour, second by Jared Westhoff with all unanimous to approve Resolution 2007-02, Modified II.

DISCUSSION

7. Mayor Law reviewed the present status of the budget, noting we have remaining funds for road improvements and have exceeded the cost estimate for office supplies and we need to open and amend the budget prior to July 1, 2007 adoption of the new budget for fiscal year 2008.
8. Mayor Law noted discussion of Silver Reef Park and review plans presented by architect Susan Crook will be discussed upon Susan Crook's arrival.
9. Property owner Alberta Pace said the expiration date of the bond held by the Town for Majestic Mountain Road is coming due May 5, 2007. Dave Harbour asked if the Town had completed the inspection of the road. Frank said there has not been a recent inspection and would have Sunrise Engineering complete the inspection prior to the April 25th Council meeting.
Mrs. Pace also mentioned the three statues of the deer in the center of the road had been stolen, leaving only the Eagle statue. Mrs. Pace asked if the Town had insurance to cover the theft. Dave Harbour asked what the value of the deer is and Mrs. Pace said she thinks it was around \$2,500.00. Mayor Law said we do not have insurance coverage for that type of property.
10. Jared Westhoff reviewed the Planning Center's revision to their proposed General Plan including removal of the \$25,000 expense which was listed in error. The Planning Center also revised the timeline for delivery date of zoning maps.
11. Architect Susan Crook presented plans and concepts for the new park in Silver Reef. Susan said their ideas include preservation of the area's history and culture. They plan to clear a substantial portion of the underbrush, which will aide in fire prevention in addition to providing additional area for use by visitors. Dave Harbour asked how they will address the present parking area. Susan indicated on the maps provided where picnic tables, trash containers and parking would be provided. Possibility of a drinking fountain, a restroom, and handicapped access were discussed. Dale Barnes said they have identified the underbrush, branches, etc, that are not conducive to the area and are to be removed. Dale said they are considering using large rock slabs for picnic tabletops. Martha Ham asked if SITLA had brought up the possibility of moving their property line which would accommodate parking and Frank Lojko said SITLA's agreement with the Town needs to be established prior to the Final Plat approval. There were no further questions.
12. Water provisions for foliage in Silver Reef – Mayor Law said she and Frank Lojko have discussed possibilities with an alternative water supplier to bring water to the area. Dave Harbour said the trees will not survive if we wait to reach an agreement to bring irrigation water to the area. Discussion included addition of three water taps for irrigation water, receiving water from the church, installation of a water meter, bubblers or drip system. Maurice Hall recommended a drip system as it is more efficient and does not require pressure to function. Mayor Law said the Town should not be responsible for bringing the water taps to that area and the people in that area should be responsible for it and SITLA Should cover the expense to their land. Costs of taps projected for the upcoming year will be discussed at the April 25 Council meeting.

PUBLIC NOTICE TOWN OF LEEDS COUNCIL MEETING
Town Council Work Session at 5:30 p.m. followed by Meeting at 7:00 p.m.
Wednesday, April 25, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND
amended AGENDA

NOTE: PLEASE MUTE CELL PHONES DURING THE MEETING

5:30 p.m. WORK MEETING *Note - All items may or may not be discussed depending on time allowed*

- Review of ORD 2007-04, Animal Control Ordinance
- Washington City Animal Shelter
- Review of Base Mapping Scope of Work for Leeds Area Public Facilities Study

7:00 p.m. REGULAR MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda
4. Approval of March 14 and April 11, 2007 Work Meeting Minutes
5. Announcements, if any
6. Declaration of Abstentions and Conflicts by Council Members, if any

PUBLIC HEARINGS

7. Arroyo-Regal Zone Change and Annexation – presentation by Kurt Allen, Northern Engineering ***moved to May 9, 2007***
8. SITLA Final Plat presentation by Ray Fowler, SITLA or Ken Miller, Miller Consulting ***moved to May 9, 2007***

CONTINUED BUSINESS

Resolution to appoint a Fire Authority

Expenditure Approvals

10. Bond for Majestic Mountain Road – Alberta Pace
11. Expenditures for road repairs – potholes; sealing road cracks; fix damaged road edge; beautification grant: curb/gutter - corner of Main Street and Vista Ave; gravel specific areas noted as "pull off areas" – Lojko
12. Playground wood chips and pavers Peach Pit Pavilion; landscaping preparation for Silver Reef Park; total cost estimate for slab rock picnic tables – Barnes
13. Water Tap(s)
14. Cemetery irrigation water lines
15. Approval and selection of a consultant Base Mapping Scope of Work for the Leeds Area Public Facilities Study - Westhoff
16. Quote to prepare response to FEMA Flood maps - Harbour

NEW BUSINESS

17. Approval of Ordinance 2007-04, Animal Control Ordinance

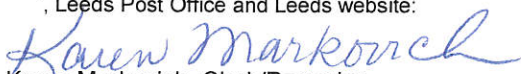
DISCUSSION

19. Smoke-Free Zones in Town of Leeds
20. **Executive Closed Session** Discuss pending litigation (Utah Code 52-4-205)
21. **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 24th day of April 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website:


Karen Markovich, Clerk/Recorder

**TOWN COUNCIL
MEETING MINUTES
Wednesday, April 25, 2007**

COMPLETED

1. Call to Order by Mayor Law at 7:00 p.m.
2. Pledge led by Dave Harbour.
3. Roll call with Mayor Law, Dave Harbour, Dale Barnes, Frank Lojko and Jared Westhoff present; Counsel Heath Snow was not in attendance.
4. Motion by Jared Westhoff, second by Dave Harbour, with all unanimous to approve tonight's agenda.
5. Announcements – Frank Lojko reminded everyone the Qwest toll-free calling for our area begins tomorrow, April 26. Jared Westhoff thanked the Leeds Water Company (LWC) Board Members for their recent help to provide water during the repair of the Leeds Domestic Water Association (LDWA) well.
6. There were no declarations or abstentions from tonight's meeting.
7. Public hearings scheduled for tonight, Arroyo Regal Zone Change and Annexation, and SITLA Final Plat presentation were rescheduled for May 9, 2007.
8. Motion by Jared Westhoff, second by Frank Lojko, with all unanimous to table the Resolution to appoint a Fire Authority to be drafted and discussed at the May 9th 5:30p.m. Work Session. Mayor Law said she will work on the draft for that meeting.

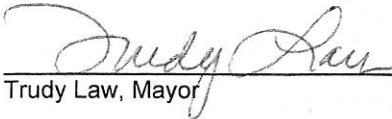
Expenditure Approvals

9. Release of bond to Alberta Pace for Majestic Mountain Road. Frank Lojko said Sunrise Engineering completed the inspection of Majestic Mountain Road and found there to be a fair amount of erosion on the back of the sidewalk on the south side of the roadway and recommended backfilling to stabilize the slope. Frank confirmed the erosion and said it would not be costly to complete the repair. Frank recommended approval to release the bond pending the completion of the repairs or hold back the portion of money to complete the repairs. Jared said it would be easier to ask Alberta Pace to make the repairs and Mayor Law agreed, recommended Frank Lojko to make the follow-up inspection prior to release of the bond. Motion by Frank Lojko, second by Jared Westhoff with roll call vote unanimous to release the remaining bond held on the project of Majestic Mountain Road only after repairs as stated in item 1 of the Sunrise Engineering Inspection Report dated April 24, 2007 is completed by Alberta Pace, and inspection of repairs are verified and approved by Frank Lojko. Alberta Pace walked in at this point and Frank recapped the Council's decision. Alberta said she had a couple of concerns. There is a road that crosses the wash where water from their property runs into the wash below. Alberta asked why she was required to put in a large culvert in that same wash down at one end when the culvert was only 18 inches wide at the opposite end. Alberta said Bob Anderson is preparing to widen the road going down into his twelve acres and if Mr. Anderson widens that road without heeding the culvert under that road, it will close it and that is a concern for them. Frank said Public Works Director George Fridell will identify all the culverts in Town and at that time, the property owners will be responsible to make adjustments accordingly.
10. Frank Lojko discussed the expenditures for repairs of potholes, cracks and damaged edges of roads in town. With help from the Main Street beautification grant, Frank proposed installation of curb and gutter from the corner of Vista Avenue at Main Street to sixty feet south on Main Street. Mayor Law added UDOT may approve use of some beautification grant funds to be used for that project. Jared asked if there will be handicap access at the south corner of Vista Avenue and Main Street and Frank replied there would be. Jared said Vista Avenue is a fifty (50) foot right of way and Frank confirmed that was correct. Frank reviewed the quote from Holbrook Asphalt Company to repair roads in the El Dorado area, Silver Reef Road, Oak Grove Road, and Wells Fargo. Additional downtown road repairs to be quoted include Vista Avenue, Mesa View, Silver Meadows and Valley Roads. Frank reviewed the costs of different types of repairs and said preventative maintenance is not only necessary but cost-effective. Mayor Law asked Frank to establish a list of priorities for the road repairs and Dave Harbour volunteered to work with Frank. Mayor Law said there is about \$65,000.00 in the roads account and they could use a portion of that to begin road repairs. Motion by Frank Lojko, second by Dale Barnes, with roll call vote unanimous to approve expenditure of up to \$40,000.00 for road repairs with repair priorities and justification of expenses determined by Frank Lojko and Dave Harbour.
11. Dale Barnes presented quotes for playground wood chips and pavers for the area around the swing set at the Park Peach Pit Pavilion, landscaping preparation for Silver Reef Park, and total cost estimates for slab rock picnic tables. Forty cubic yards of wood chips, meeting the required safety standards, would cost \$1,000.00. Motion by Dale Barnes, second by Frank Lojko with roll call vote unanimous to spend \$1,000.00 for wood chips under the new swings in the Peach Pit Pavilion Playground. Mayor Law said she will ask the CPA if the expense for the wood chips can be paid for with park impact fees. Dale said new pavers will cost about \$350.00. It was noted motion is not needed for expenditure under \$500.00. Dale said the estimated cost of clearing the brush in the area of the new park in Silver Reef is \$4,600.00; if we have some volunteers it is \$2,400.00, if the Town completes all the clearing it will be no cost. Council agreed to ask volunteers to help clear the underbrush on Saturday, May 12, beginning at 7:00 a.m. Karen will post the notice to the distribution e-mail list and post on website by April 27, 2007. Dale presented quotes for rock slab benches and tables. The cost of a six-foot bench is \$500.00 and \$1,500.00 for a table. Question of rock slab hardness was discussed taking into consideration the possibility of individuals carving the tables and benches.

Mayor Law asked Dale to complete a detailed park budget including costs, descriptions, what, when, how, completion timelines to present and discuss at the 5:30 p.m. Work Session May 9th. Mayor Law said remember we must complete the project before deadline date of December 17, 2007. Mayor Law said we have funds held in trust that must be spent by December 17th or they must be returned. Thus, we need to have everything planned and in the works well before that date.

12. Maurice Hall prepared a cad map of the Leeds cemetery for use in landscaping and installation of irrigation lines.
13. Mayor Law said six landscaping companies have been asked to provide bids the week of April 30 for the installation of irrigation lines in the cemetery. Mayor Law noted they are very busy and asked all bidders to include the Town on their work schedules in the event they are awarded the contract.
14. Approval and selection of a consultant Base Mapping Scope of Work for the Leeds Area Public Facilities Study. Jared reviewed the Scope of Work for Mapping, with bids to be submitted by Northern Engineering, Carter-Burgess, Sunrise Engineering and the Planning Center. Mayor Law asked Jared if the bids would be completed by May 2nd so the information could be presented at the May 9th Council meeting. Jared asked Kurt Allen of Northern Engineering if they could submit bid by May 2nd and Kurt agreed. Mayor Law noted that there are several things to be discussed on May 9th requiring financial and legislative decisions and the public will be given notice that it will be a standard Council meeting.
15. Dave Harbour presented the quote from Sunrise Engineering in the amount of \$7,900.00 for the preparation of floodplain maps to be used in the response to FEMA's proposed floodplain maps. Frank said the Town needs to notify residents so they can participate in the mapping of their homes. Frank Lojko agreed to write the letter to be sent to residents regarding the flood mapping and provide draft to Karen to prepare letter for the Mayor's signature. Jared said there are six major land owners whose property is identified in the flood zone maps proposed by FEMA and they may be willing to invest in the cost of preparing the detailed and accurate flood maps. All agreed everyone along the flood plain area would be notified of the proposed mapping and there is a critical need for accurately identifying floodplain areas in Leeds. Motion by Dave Harbour, second by Frank Lojko with roll call vote unanimous to approve expenditure of \$7,900.00 for Sunrise Engineering to complete the analysis and input to FEMA to revise the Floodplain Maps.
16. Approval of an updated/changed Animal Control Ordinance will be tabled until such time as the Land Use Ordinance has been reviewed and updated. Both of these documents will require a Public Hearing at the Planning Commission and can both be done at the same time.
17. Dale Barnes presented the positive results of adopting an ordinance for Smoke-Free Zones in Town of Leeds. Dale said in addition to obvious health issues, public smoking is also a safety issue for fire hazards. Salt Lake City, St. George, and many other cities in Utah have adopted this ordinance, which prohibits public smoking in parks, walking trails, cemeteries, and public areas that are potential fire hazards. Mayor Law said she would work on the ordinance and present it for review at the 5:30 p.m. Council Work Session on May 9th.
18. Mayor Law called for a break to enter the closed executive session at 8:40 p.m.
19. Open the Executive Closed Session - Motion by Frank Lojko, second by Jared Westhoff to open the Executive Closed Session discussing pending litigation (Utah Code 52-4-205) at 8:50 p.m. Motion by Frank Lojko, second by Jared Westhoff to close the executive session at 9:05 p.m.
19. Adjournment by Frank Lojko at 9:05 p.m.

APPROVED BY THE TOWN COUNCIL ON THE 9th DAY OF May, 2007.


Trudy Law, Mayor

ATTEST:


Karen Markovich, Clerk/Recorder