

PUBLIC NOTICE

TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on
Wednesday, October 26, 2011, 7:00 p.m.
At Leeds Town Hall, 218 North Main Street
Public is welcome to attend

AGENDA

Up to two Town Council Members may participate in the meeting by telephone or video conferencing (Ord 2006-08)

NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE CLERK/RECORDER BY 6:55 P.M.

MEET THE CANDIDATES NIGHT

6:00 p.m. – 7:00 p.m.

Candidates will be given time to introduce themselves to the public.
Then the public will have the opportunity to ask questions

BUSINESS SESSION

7:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Declaration of Abstentions and Conflicts by Council Members, if any
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Minutes of Meetings from September 14, 2011 and September 28, 2011 Town Council Meetings
6. Financial Reports for September, 2011
7. Announcements: Community Day of Service, September 24th 2011
8. Citizen Comment: (No action may be taken on a matter raised under this agenda item). *Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 3 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed. If you need additional time, please request agenda time with Fran Rex in writing before 1:00 p.m. on the Wednesday one week before the Council meeting.*

WORK SESSION:

DISCUSSION ITEMS:

9. Review and Discussion on proposed ordinance amendment to Chapter 21 (Subdivisions) as recommended by the Leeds Planning Commission
10. Review and Discussion on proposed draft Site Development Plan Ordinance as recommended by the Leeds Planning Commission
11. Review and Discussion of the Planning Commission recommended ordinance amendments to correlate with the proposed draft Site Development Plan Ordinance.
12. Discussion on the possibility of an amendment to the Annexation Ordinance

UPDATES BY STAFF:

13.

CLOSED MEETING – A Closed Meeting may be held for the discussion of the character, professional competence, or physical or mental health of an individual as allowed by Utah State Law 52-4-205(1)(a). OR A Closed Meeting may be held for the discussion pending or reasonably imminent litigation; as allowed by Utah State Law (52-4-205) (1) (c).

14. Adjournment

In compliance with the Americans with Disabilities Act, the Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call 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 October 25, 2011. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, the Town of Leeds Website www.leedstown.org, and Spectrum Newspaper


Fran Rex, Clerk / Recorder

TOWN OF LEEDS TOWN COUNCIL MEETING

October 26, 2011

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MEET THE CANDIDATES NIGHT

6:00 p.m. – 7:00 p.m.

Candidates were given time to introduce themselves to the public.
Then the public had the opportunity to ask questions

BUSINESS SESSION

7:00 p.m.

1. **Call to Order** – At 7:04 p.m. by Mayor Roberts
2. **Pledge of Allegiance** - was led by Peter Aurigemma
3. **Roll Call** - Present was Mayor Alan Roberts and Council Members Peter Aurigemma, Angela Rohr and Keith Sullivan. Also in attendance were Clerk/Recorder Fran Rex, and Treasurer Jean Beal. Council Member Frank Lojko was excused.
4. **Declaration of Abstentions and Conflicts by Council Members** – None
5. **A Motion** was made by Keith Sullivan with a **second** by Angela Rohr to **Approve Tonight's Agenda including Minutes** of Town Council Meetings from **September 14, 2011** and **September 28, 2011**. There were three (3) **Aye** votes, and one (1) **abstention** from Peter Aurigemma who was not present during the September 14 mtg.
6. **Financial Reports for September, 2011** – Mayor Roberts informed he had asked Treasurer Jean Beal to now include a list of checks written. The Council reviewed the reports
7. **Announcements** - Mayor Roberts informed everyone who had not sent out the election ballots to block out the bar code on the bottom of the envelope to ensure faster deliver. Also, he reminded that voting was November 8, 2011, and all ballots postmarked by November 7, 2011 would be counted. Also announced was the play "*One Good Thing LEEDS to Another*," which was cancelled during Wild West days due to inclement weather would be held on October 29th, at 4:30 p.m. at the LDW Church Cultural Center followed by a Trunk-n-Treat on Babylon Mill Road from 6:00 p.m. until dark.
8. **Citizen Comment** - None

WORK SESSION:

DISCUSSION ITEMS:

9. **Review and Discussion on proposed ordinance amendment to Chapter 21 (Subdivisions) as recommended by the Leeds Planning Commission** – Mayor Roberts stated the Planning Commission had worked on this amendment for a while. The following background was given. In the February 3, 2010 Planning Commission Meeting (PC), then Town Manager Drake Howell said the current subdivision ordinance 2009-20 amendment of 2008-04 Land Use Ordinance did not include an explicit validity period for a final plat. Because of this a generic section in Chapter 4 of the Leeds Land Use Ordinance relating to Town Council approvals is used to govern the validity period of the final plat. The ordinance states when the expiration date passes without work starting, it cannot be extended. He noted some recent dilemmas pertaining to the vagueness and having to interpret what "work started" meant. He said staff gave the following recommendation of a hard fast expiration and to include that expiration date in the relevant ordinance. One July 28, 2010, the Planning Commission recommended to add section 21.8.7. "Expiration of Final Plat, with subsections 21.8.7.1., 21.8.7.2., and 21.8.7.3. The Planning Commission planned to have a public hearing on this in conjunction with a proposed Site Plan Development Ordinance. Then, in the April 13, 2011 Town Council meeting, the Leeds Domestic Waterusers Association (LDWA) and the Leeds Area Special Service District (LASSD) both asked the Town to require "certificate of approval signature blocks" for them on final plats. On June 1, 2011, the Planning Commission Recommend Approval to add "*Water Provider*" and also to add "LASSD" to the final plat signature block as written in

the draft from Attorney Heath Snow, and insert 21.8.2.8 for *Culinary Water Provider* certificate of approval, **21.8.2.9** for *Sewer Authority*, **21.8.2.10** for *Leeds Area Special Service District (LASSD)* certificate of approval, and moving the one-and-one half by five-inch (1 ½ x 5") space in the lower right corner for the County Recorder to section **21.8.2.11**. During the legal review Town Attorney Heath Snow's assistant Eric Wilbanks reviewed the ordinance, and changed all references from Preliminary "Plat" to "Map" since "Map" is defined in Chapter 1 of the Land Use Ordinance, and "Plat" is not. The Town Council then discussed the use of "map" and/or "plat" to ascertain which to use. Since the word map was always used in conjunction with the work "preliminary" or "final," and the definition of map corresponded with the desired definition of "plat," it was decided to continue to use map, and add the use of plat and define them both in Chapter 1 as follows:

- **Final Map/Plat**, – changing the title from for "Map, Final," to "Final Map/Plat" but keeping the current definition
- **Preliminary Map/Plat** – Changing the title from for "Map, Preliminary," to "Preliminary Map/Plat" but keeping the current definition

10. Review and Discussion on proposed draft Site Development Plan Ordinance as recommended by the Leeds Planning Commission - Mayor Roberts explained that while the Planning Commission was working to amend Chapter 21 (Subdivisions) of ORD 2008-04, they realized there were no regulations for a commercial site, so they decided a Site Plan chapter needed to be added to the Land Use ORD 2008-04. Council Member noted line L from the staff report which read, "the lower case "site plan" will be defined as homes; whereas capital "Site Plan" will be defined as commercial." He thought this would be confusing, and asked they be differentiated in a clearer manner. It was decided to use the terms "commercial site plan" and "residential site plan" to differentiate the two.

11. Review and Discussion of the Planning Commission recommended ordinance amendments to correlate with the proposed draft Site Development Plan Ordinance – continued to November 9, 2011 Town Council meeting.

12. Discussion on the possibility of an amendment to the Annexation Ordinance - Mayor Roberts explained that this issue started due to there being a signature block for the Planning Commission Chair to sign on Annexation Plat Maps. Chair Mathis wondered why he would be signing if the issue did not even go to the Planning Commission for recommendation first (although in some circumstances it would go to the Planning Commission). Roberts explained the only time it goes before the Planning Commission was if it included a land use change such as a zone change. Discussion was had regarding if annexations should always go before the Planning Commission to ascertain ordinance adherence. It was decided to receive further legal council.

UPDATES BY STAFF:

13. The desire for residents to purchase a cemetery plot in the Leeds Historical Cemeteries was discussed.

CLOSED MEETING – A Closed Meeting was not held

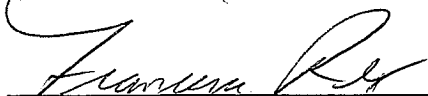
14. Adjournment – by Peter Aurigemma at **8:37 p.m.**

APPROVED ON THIS 9th DAY OF November, 2011



Mayor Alan Roberts

Attest:



Clerk/Recorder Francene Rex