

# TOWN OF LEEDS TOWN COUNCIL MEETING

At Leeds Town Hall, 218 North Main Street, Leeds, Utah  
Wednesday, AUGUST 22, 2012, 7:00PM

## MINUTES

### BUSINESS SESSION:

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

1. **Call to Order** – By Mayor Alan Roberts at 7:08 p.m.
2. **Pledge of Allegiance**- was led by Council Member Joe Allen
3. **Roll Call** – Present were Mayor Roberts and Council Members, Angela Rohr and Joe Allen. Contract Planner Bob Nicholson, Contract Engineer Russ Funk, Silver Pointe Estates (SPE) Representative Rick Sant, Silver Pointe Estates (SPE) Engineer Representative Kade Bringhurst, Clerk/Recorder Amy Fisher and approximately 11 to 15 citizens. Absent were Council Members Frank Lojko and Nate Blake.
4. **Declaration of abstentions and conflicts by council members, if any** – None
5. **Consent Agenda** - A **Motion** was made by Joe Allen with a **second** by Mayor Roberts to **Approve** Tonight's Consent Agenda which includes tonight's Agenda and the Town Council Meeting Minutes from July 25, 2012, August 8, 2012 and August 15, 2012.

#### ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR ALAN ROBERTS	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCILMAN JOE ALLEN	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
COUNCILMAN NATE BLAKE	<u>          </u>	<u>          </u>	<u>          </u>	<u>  X  </u>
COUNCILMAN FRANK LOJKO	<u>          </u>	<u>          </u>	<u>          </u>	<u>  X  </u>
COUNCILMAN ANGELA ROHR	<u>          </u>	<u>          </u>	<u>  X  </u>	<u>          </u>

6. **Announcements** - Mayor Roberts stated that the Town of Leeds Wild West Days has been scheduled for September 21 & 22, 2012. The Wild West Days Committee is asking for volunteers, help and support from the community.
7. **Citizen Comment** - No citizen comments were made.

### PUBLIC HEARING:

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1. **Introduction, Review and Discussion of SILVER POINT ESTATES PROPOSED FINAL PLAT OF PHASE I AND PROPOSED PRELIMINARY PLAT OF PHASE II** - Mayor Roberts gave some background information on the process that has taken place with the Silver Point Estates project and how it has reached this point. Contract Engineer Russ Funk read the

staff report and gave the Town Council their concerns and recommendations. Silver Point Estates Representative Rick Sant addressed the Town Council and responded to all of their questions and concerns.

2. **Public Hearing on SILVER POINT ESTATES PROPOSED FINAL PLAT OF PHASE I AND PROPOSED PRELIMINARY PLAT OF PHASE II** - A **Motion** was made by Council Member Joe Allen with a **second** by Mayor Roberts to open the meeting into a public hearing on Silver Pointe Estates Final Plat Phase I. An **Aye** vote was **Unanimous**.

**Jerry Otteson** - Stated that he has concerns with the waste water facility system that will be installed for this development and asked if there was a system in place somewhere that he could go look at and the possibility of getting more information on it.

**Dave Stirling** - Asked if the clean water from the Silver Pointe Estates waste water facility system would go back into the aquifer or could it be used as secondary water irrigation.

**Betty McKnight** - Stated that she would like more information on the waste water facility system and who will maintain it.

**Ron Cundick** - Stated that he thought that more information on the waste water facility system was needed and asked about the ability of reuse for the water.

**Peter Aurigemma** - Stated that he had no problem with the Silver Pointe Estates the waste water facility system. He cautions everyone about the expense to hook up to a sewer system if that is the direction the Town of Leeds chooses to go.

A **Motion** was made by Council Member Joe Allen with a **second** by Council Member Angela Rohr to close the public hearing on Silver Pointe Estates Final Plat Phase I. An **Aye** vote was **Unanimous**

A **Motion** was made by Council Member Joe Allen with a **second** by Mayor Roberts to open the meeting into a public hearing on Silver Pointe Estates Preliminary Plat Phase II. An **Aye** vote was **Unanimous**.

**Peter Aurigemma** - Asked if the cleanup will only be on Phase I, Phase II; to which Rick Sant stated that 95% of the cleanup is in Phase I & Phase II and that the rest of the cleanup will be stored on the same parcel of land that the first two phases are on.

**Fire Chief Steve Lewis** - Stated he has had discussions and will continue to have discussions with Silver Pointe Estates Representative (SPE) Rick Sant and (SPE) Engineer Kade Bringham about the percent of grade on a portion of the Phase II roadways and their second egress.

A **Motion** was made by Council Member Joe Allen with a **second** by Mayor Roberts to close the public hearing on Silver Pointe Estates Preliminary Plat Phase II. An **Aye** vote was **Unanimous**

### **REGULAR MEETING:**

#### **ACTION ITEMS:**

3. **Consider proposed SILVER POINT ESTATES PROPOSED FINAL PLAT OF PHASE I AND PROPOSED PRELIMINARY PLAT OF PHASE II** - A **Motion** was made by Council Member Joe Allen with a **second** by Mayor Roberts to approve the Final Plat of Phase I with the following conditions being met. An **Aye** was **Unanimous**.
- The Plat includes a triangular Bureau of Land Management (BLM) parcel which lies within areas to be dedicated on both Bonanza Flat Road and Silverman Drive. We understand that the BLM has indicated unwillingness to abandon the property or sign-off on the Plat, and that the Subdivider has consequently submitted an Land for Recreation or Public Purposes (R&PP)Lease Application to the BLM in an effort to obtain the right to use this parcel for public access. It is recommended that as a condition of approval that either the BLM needs to sign off on the Plat to dedicate this property to the Town or the Town needs to obtain the right to use this property through acquisition of the R&PP Lease. It is not recommended that the Subdivider be given final approval for construction prior to receipt of this lease or signature.
  - The UDOT right-of-way (ROW) extending perpendicularly away from the Interstate does not appear to be shown correctly on the Plat. The ROW should be shown correctly and the boundary description revised accordingly.
  - It is unknown whether grave sites exist in the area where Bonanza Flat Road is proposed to be constructed over a portion of the existing cemetery parcel. As a condition of approval, the Town shall require the developer to assume all risk associated with the potential of uncovering unmapped graves or other items of cultural or historic significance. The Town should also require that a statement be included in the construction contract for the development stating that if any historic or cultural resources are uncovered that

all work in the area will be immediately stopped and that the Utah State Historic Preservation Office shall be immediately notified.

- That the Town receives a letter of compliance from the State of Utah for the cleanup area, before any building permits will be allowed in that area.

A Motion was made by Council Member Joe Allen with a second by Council Member Angela Rohr to approve the Preliminary Plat of Phase II with the following conditions being met. An Aye was Unanimous.

- Follow the Federal, State and Local design standards and road grades on the secondary access road.

### WORK SESSION:

#### DISCUSSION ITEMS:

4. **Discussion of Fuller Property (Leeds Market Complex)** – Chief Steve Lewis addressed the Town Council about the address changes needed for the Fuller Property (Leeds Market Complex). Chief Lewis has talked with the Complex Manager Nan Anderson and they have come to an agreement to what the addresses will be. Chief Lewis stated how important it is for the Fire Department and Police Department to have the correct addresses.

#### UPDATES BY STAFF:

5. **Road Projects concerning Impact fees** – Mayor Roberts stated that since both of the Council Members that are involved with the Roadway Projects are absent, this update will be tabled until next meeting. Mayor Roberts stated that there have been problems with hard surface items in the right-of-way (ROW) on several roads and that the town needs to address this issue before any legal actions arise. A discussion with the Council Members and Contract Planner Bob Nicholson was held on how to proceed and it was recommended that a survey be done to find the correct ROW as the first step.

CLOSED MEETING – A closed meeting was not held.

6. **Adjournment** - by Joe Allen at 10:00 p.m.

APPROVED ON THIS 26<sup>th</sup> DAY OF SEPTEMBER 2012

  
\_\_\_\_\_  
Mayor Alan Roberts

COMPOSED BY AMY FISHER, CLERK/RECORDER

Attest:

  
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Deputy Clerk Recorder/Virginia E. Taylor