

Town of Leeds

Agenda Town of Leeds Town Council Wednesday July 10, 2013

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, July 10, 2013 at 7:00 P.M. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE RECORDER BY 7:45 P.M.

Closed Meeting 6:00 PM

Closed meeting may be held for the discussion of litigation; as allowed by Utah State Law 52-4-205(1)(c).

Regular Meeting 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda
 - a. Tonight's Agenda
 - b. Meeting minutes of June 26, 2013 and June 28, 2013
5. Announcements
6. Public Hearings:
 - a. Land Use Ordinance Chapter 17 Commercial District
 - b. Stirling Agriculture Protection Area approval
7. Action Items
 - a. Stirling Agriculture Protection Area approval
8. Discussion Items
 - a. Chaplin David Jones – Community Covenant Program
 - b. Bick Lesser on Development on Shinarump Circle
 - c. Discussion of Land Use Ordinance Chapter 17 Commercial District
 - d. LDWA Tank
 - e. Health & Safety Violations
9. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person. Five minutes per spokesperson per group.)
10. Staff Reports
11. Adjournment

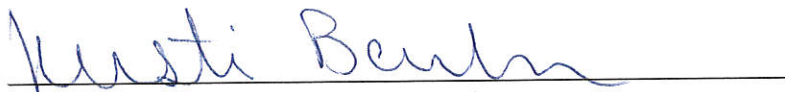
Closed Meeting- A Closed Meeting may be held for the discussion of the character, professional competence, or physical or mental health of and individual as allowed by Utah State Law 52-4-205(1)(a); or for the discussion of pending or imminent litigation; as allowed by the Utah State Law 52-4-205(1)(c); or for the discussion of the purchase, sale, exchange, or lease of real property, including any form or a water right or water shares; as allowed by Utah Code 52-4-205(1)(d).

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 Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting.

The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting;

The undersigned Deputy Clerk/Recorder does hereby certify that the above notice was posted 7-9-2013 at these public places being at **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmn.utah.gov>, and the **Town of Leeds website** www.leadstown.org.



Kristi Barker, Deputy Clerk/Recorder

Town of Leeds

Town Council Meeting for July 10, 2013

1. Call to order:

Angela Rohr, Mayor called to order the regular meeting of the Leeds Town Council at 6:10pm on July 10, 2013 at Leeds Town Hall, 218 N Main.

A motion to close the public meeting and move into a "Closed" meeting to discuss litigation; as allowed by Utah state Law 52-4-205(1)(c) was made by Wayne Peterson with a 2nd by Joe Allen. All voted "Aye". Motion passed.

The closed meeting began at 6:12pm and went until 6:58pm. The public meeting reconvened at 7:10pm.

2. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: ANGELA ROHR	x	_____
COUNCILMAN: FRANK LOJKO	x	_____
COUNCILMAN: WAYNE PETERSON	x	_____
COUNCILMAN: JOE ALLEN	x	_____
COUNCILMAN: NATE BLAKE	x	_____

3. Pledge of Allegiance by Frank Lojko.

4. Declaration of Abstentions or Conflicts: None.

5. Approval of Agenda and Meeting Minutes of June 26 and June 28, 2013.

Wayne Peterson moved to approve tonight's agenda and meeting minutes of June 26 and June 28, 2013. 2nd by Nate Blake. All voted "Aye". Motion Passed.

6. Announcements:

Angela Rohr announced dumpster days will be held July 26-28. The dumpsters will be placed at the end of Babylon Mill Road. Angela also thanked the Princess Pageant girls for their work on the placement of the flags for the 4th of July.

7. Public Hearings:

Joe Allen moved to open the Public Hearings on Chapter 17 and Stirling Agriculture Protection Area. 2nd by Nate Blake. All voted "Aye". Motion Passed.

a. Land Use Ordinance Chapter 17 Commercial District.

Angela Rohr commented the Town will still have to have a Public Hearing at the Planning Commission meeting on August 7, 2013.

b. Stirling Agriculture Protection Area approval. No Comments.

Wayne Peterson made a motion to close the Public Hearing on Chapter 17 and Stirling Agriculture Area approval. 2nd by Joe Allen. All Voted "Aye". Motion Passed.

8. Action Items:

a. Stirling Agriculture Protection Area approval.

Nate Blake moved to approve the Stirling Agriculture Protection Area. 2nd by Joe Allen. All voted "Aye". Motion Passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: ANGELA ROHR	x			
COUNCILMAN: FRANK LOJKO	x			
COUNCILMAN: WAYNE PETERSON	x			
COUNCILMAN: JOE ALLEN	x			
COUNCILMAN: NATE BLAKE	x			

9. Discussion Items:

a. Chaplain David Jones – Community Covenant Program.

Chaplain David Jones presented the Community Covenant Program. It is designed to get communities to come together to support troops and their families through public support and Education. He recommended the Town adopt the Community Covenant Program at a Signing of the document.

Angela Rohr - Suggested putting the signing of the Covenant on August 14th agenda as an action item.

b. Bick Lesser on Development on Shinarump Circle. Item Cancelled.

c. Discussion of Land Use Ordinance Chapter 17 Commercial District.

Angela Rohr reviewed changes to the Chapter.

Frank Lojko- expressed his disappointment that State Standards were in the ordinance. It is not strict enough and he would like to see hard surface paving rather than road base. Frank also indicated that most City-Town impound yards are found in an Industrial Zone not a Commercial Zone. He is against having an impound yard where the applicant has proposed it. He stated the Town Council is modifying the Ordinance for one person and they are not following the Ordinances the way they have already been adopted.

Wayne Peterson - He was the one who wanted the State Standards added to the Ordinance. His rationale was so the applicant had to operate at a minimum of the State Standard. Wayne asked Bob Nicholson where impound lots are found in other Towns in Utah.

Bob Nicholson - Impound yards are typically found in an Industrial area.

Frank Lojko - It is not the Town Councils responsibility to accommodate an applicant, it is to enforce the Ordinances the way they are adopted.

Joe Allen - The real issue is, does the Town Council want to add an impound yard in Leeds Commercial District or not? He does not think it fits in a commercial zone. Leeds Town Council needs to designate an industrial use zone for applicants who would like this kind of business.

Frank Lojko – He would strike the impound lot from the proposed ordinance change. Joe Allen and Nate Blake agreed that an impound yard does not belong in a commercial zone.

Wayne Peterson - A Town Council’s responsibility is to take everything in to consideration before any vote is made.

Joe Allen - Suggested Planning Commission hold a Public Hearing to see if residents would like an Industrial Zone Development within Leeds.

Council agreed to have it placed on the next Planning Commission agenda.

Bob Nicholson - Reviewed landscaping standards that have also been added to the Ordinance.

d. LDWA Tank.

Angela Rohr reviewed the letter that she drafted for LDWA and the responses she received from residents.

Nate Blake - We are giving them too much leeway because they provide Leeds water.

Frank Lojko - Informed Elliott that the BLM could possibly own the street in front of the Tank. He did not think the tank would meet the setback or zoning requirements.

Council members discussed with Elliott what type of work LDWA would be conducting inside the tank. Elliott will look into the BLM Right of Way.

Wayne Peterson - Suggested everyone in the community that the Water Tank would affect get together in one room for public input. The water tank issue will be on the next Town Council Meeting.

e. Health & Safety Violations.

Angela Rohr reviewed with the Council home safety violations that exist in the Town of Leeds. Angela talked to the Health Department, who will only get involved if there are kids or toxic material involved on the property.

Frank Lojko - Anything that trespasses into the neighbor's yard is a violation. He used smells for an example. At that point the Health Department would get involved because they would have to test to see if the smells are toxic.

Angela Rohr - Had a meeting with the Town Attorney, he recommended talking to the County Attorney about enforcing any of the Towns violations.

10. Citizen Comments:

1. Larry Pilkey - was offended by the comments about his development. He indicated that he has complied with everything the town has asked him to do. He gave an update on his business development.

11. Staff Reports:

Wayne Peterson - will be submitting the final budget that will be available on August 14th meeting.

Angela Rohr - the trash bills will be going out this week.

12. Adjournment:

Frank Lojko moved to adjourn the meeting. 2nd by Nate Blake. All voted "Aye". Motion Passed.
Time: 8:53pm.

APPROVED ON THIS 14 DAY OF August, 2013



Angela Rohr, Mayor

ATTEST:



Kristi Barker, Deputy Clerk/Recorder

Town of Leeds

Town Council CLOSED Meeting Minutes

June 10, 2013

Call to order:

Angela Rohr, Mayor called to order the closed meeting of the Leeds Town Council at 6:12pm on June 10, 2013 at Leeds Town Hall, 218 North Main.

1. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: ANGELA ROHR	x	
COUNCILMAN: FRANK LOJKO		x
COUNCILMAN: WAYNE PETERSON	x	
COUNCILMAN: JOE ALLEN	x	
COUNCILMAN: NATE BLAKE	x	

a. Purpose of the closed meeting was to discuss impending litigation and related matters as allowed by Utah state Law 52-4-205(1)(c)

2. Adjournment:

Angela Rohr, Mayor adjourned the meeting after a motion by Joe Allen and 2nd by Nate Blake. All Voted "Aye". Motion Passed.

Time 6:58pm.

APPROVED ON THIS 14 DAY OF August, 2013



Angela Rohr, Mayor

ATTEST:



Kristi Barker, Deputy Clerk/Recorder