

# Town of Leeds

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## Agenda Town of Leeds Town Council Wednesday, September 24, 2014

**PUBLIC NOTICE** is hereby given that the Town of Leeds Town Council will, after a brief public opening hold a **CLOSED MEETING** on Wednesday, September 24, 2014 at 6:30pm and a **PUBLIC MEETING** on Wednesday, September 24, 2014 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.

### **Closed Meeting 6:30 PM**

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).

### **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 August 13, 2014 and September 10, 2014.
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
  - a. Dumpster Days October 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup>, 2014
  - b. Leeds Proud cleanup day, Saturday, October 11<sup>th</sup>, 9-noon.
7. Public Hearings:
8. Action Items:
  - a. Application for License to Sell Beer and Wine On-Premise Consumption for Silver Reef Café LLC
9. Discussion Items:
  - a. Discussion of Ordinance 2014-02, amendments to the Land Use Ordinance Chapter 20, Hillside Protection Overlay Zone
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).

### **11. Staff Reports**

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).


### **12. Adjournment**

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 September 23, 2014 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.leedstown.org](http://www.leedstown.org).



Kristi Barker, Deputy Clerk/Recorder

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# Town of Leeds

## Town Council CLOSED Meeting Minutes

September 24, 2014

1. Call to order:

Mayor Peterson called to order the "Closed" meeting of the Leeds Town Council at 6:35pm on September 24, 2014 at Leeds Town Hall, 218 North Main.

2. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>  x  </u>	<u>      </u>
COUNCILMEMBER: RON CUNDICK	<u>  x  </u>	<u>      </u>
COUNCILMEMBER: ANGELA ROHR	<u>  x  </u>	<u>      </u>
COUNCILMEMBER: JOE ALLEN	<u>  x  </u>	<u>      </u>
COUNCILMEMBER: NATE BLAKE	<u>      </u>	<u>  x  </u>

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

4. Adjournment:

Mayor Peterson adjourned the meeting with the intent of reconvening the Public meeting after a motion by Councilmember Rohr and 2nd by Councilmember Cundick. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: RON CUNDICK	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: ANGELA ROHR	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: JOE ALLEN	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: NATE BLAKE	<u>      </u>	<u>      </u>	<u>      </u>	<u>  x  </u>

Time: 6:55pm.

APPROVED ON THIS   8   DAY OF   October  , 2014



Mayor Wayne Peterson

ATTEST:



Deputy Clerk/Recorder Kristi Barker

# Town of Leeds

## Town Council Meeting September 24, 2014

1. Call to order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 6:35pm on September 24, 2014, 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 Councilmember Cundick, with a 2nd by Councilmember Allen. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: RON CUNDICK	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: ANGELA ROHR	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: JOE ALLEN	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: NATE BLAKE	<u>      </u>	<u>      </u>	<u>      </u>	<u>  x  </u>

The closed meeting began at 6:35pm and went until 6:55pm. The public meeting reconvened at 7:00pm.

2. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>  x  </u>	<u>      </u>
COUNCILMEMBER: RON CUNDICK	<u>  x  </u>	<u>      </u>
COUNCILMEMBER: ANGELA ROHR	<u>  x  </u>	<u>      </u>
COUNCILMEMBER: JOE ALLEN	<u>  x  </u>	<u>      </u>
COUNCILMEMBER: NATE BLAKE	<u>      </u>	<u>  x  </u>

3. Pledge of Allegiance by Joe Allen.

4. Declaration of Abstentions or Conflicts:

Councilmember Allen, I have a business relationship with the applicant Mark and Carol from the Silver Reef Cafe. I have their home up for sale and lease space from them for my business. I don't see any conflicts with that; however, I just wanted it to be on public record.

5. Approval of Agenda:

Councilmember Allen moved to approve tonight's agenda and meeting minutes of August 13, 2014 and September 10, 2014. 2<sup>nd</sup> by Councilmember Rohr. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: RON CUNDICK	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>

COUNCILMEMBER: ANGELA ROHR	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: JOE ALLEN	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: NATE BLAKE	<u>      </u>	<u>      </u>	<u>      </u>	<u>  x  </u>

6. Citizen Comments: None

7. Announcements:

a. Dumpster Days October 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup>, 2014

Mayor Peterson, Dumpster Days are October 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> and dumpsters will on Babylon Road.

b. Leeds Proud cleanup day, Saturday, October 11<sup>th</sup>, 9-noon.

Mayor Peterson announced there will be another Leeds Proud cleanup day Saturday, October 11<sup>th</sup>, 9-noon. We will meet at Town Hall and look at doing the Cemetery and weeds on Main Street.

Mayor Peterson thanked John Carter for the sound system recommendations for Town Hall.

8. Public Hearings: None.

9. Action Items:

a. Application for License to Sell Beer and Wine On-Premise Consumption for Silver Reef Café LLC

Mayor Peterson discussed the application for Silver Reef Café .

Mayor Peterson asked for a motion to approve the application for license to sell beer and wine on-premise consumption for Silver Reef Café LLC.

Councilmember Rohr, I so move. 2<sup>nd</sup> by Councilmember Cuncik.

Councilmembers discussed the requirements to obtain a license and how many can be issued within the Town of Leeds.

Motion passed in a Roll Call Vote.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: RON CUNDICK	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: ANGELA ROHR	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: JOE ALLEN	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
COUNCILMEMBER: NATE BLAKE	<u>      </u>	<u>      </u>	<u>      </u>	<u>  x  </u>

10. Discussion Items:

a. Discussion of Ordinance 2014-02, amendments to the Land Use Ordinance Chapter 20, Hillside Protection Overlay Zone

Mayor Peterson, the amendments were approved and forwarded from Planning Commission and at this time I would ask Bob Nicholson and Commissioner Sheltman if they had any comments.

Bob Nicholson, the Town Planning discussed the current Land Use Ordinance Chapter 20, Hillside Protection Overlay Zone and the following proposed amendments to 20.1,

“except that the Town Council, after considering the recommendation of the Planning Commission, may allow the development of public streets and / or utility lines on slopes of 30% or more where the Town Council finds that,

1. other reasonable locations or design alternatives do not exist, and
2. The public road or utility line provides a significant public benefit accruing primarily to existing residences not associated with any proposed or potential new subdivision, and
3. The road or utility alignment is deemed to be safe, and
4. The road or utility alignment promotes the Town’s general health, safety, and welfare.”

Commissioner Sheltman, I was the one that voted against the amendment, so I am not sure if I’m the right representative or not. He discussed with Councilmembers the concerns he had about the amendments.

Councilmembers and Bob Nicholson discussed the amendments further and different options for a second access road to the Silver Reef area.

#### 11. Citizen Comments:

Susan Savage, I just arrived to the meeting, has action been taken on item 8 on the agenda?

Mayor Peterson replied, yes item 8 had an action taken and the application was approved.

Susan Savage, I have no need to comment then.

Commissioner Sheltman asked Councilmembers about Quality RV and if we are going to get any more alternates for Planning Commission.

Mayor Peterson replied, Commercial site plans do not require any Council action so we should be going directly to them with any Planning Commission recommendations and we already have an alternate, Danielle Stirling.

Commissioner Sheltman, I talked to Danielle and she is too busy and has no interest.

Mayor Peterson, I will speak with her because no notification to the Town was provided.

#### 12. Staff Reports:

Councilmember Allen, I was very pleased with Wild West Days and hope it continues.

Councilmember Rohr, at some point can we get the financial status on what the impact was for Wild West Days.

Mayor Peterson, at a staff meeting we went over this. We had budgeted a net expenditure, revenues vs expenditures with expenses being allowed to exceed revenues by \$800.00. Our expenditures were between \$300.00 and \$400.00 more than our revenues, so we were within out budget. Wild West Days were further discussed by Councilmember Rohr.

13. Adjournment:

Mayor Peterson entertained a motion to adjourn.

Councilmember Allen, I so move. 2<sup>nd</sup> by Councilmember Cudick. All voted "Aye". Motion Passed.

Time: 8:00pm.

APPROVED ON THIS 8 DAY OF October, 2014



Mayor Wayne Peterson

ATTEST:



Deputy Clerk/Recorder Kristi Barker