

Town of Leeds

Town Council Meeting for November 8, 2017

1. Call to Order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7:00pm on November 8, 2017 at Leeds Town Hall, 218 N Main.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____
COUNCILMEMBER: RON CUNDICK	x	_____
COUNCILMEMBER: ANGELA ROHR	x	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____
COUNCILMEMBER: NATE BLAKE	_____	x

2. Pledge of Allegiance by Councilmember Rohr.

3. Declaration of Abstentions or Conflicts: None.

4. Approval of Agenda:

Mayor Peterson on tonight's agenda item 8c, they have asked that it be put on hold at the present time, so as a result, the applicant has asked that we do not have discussion and possible action on that this evening.

With amendment, could I have a motion to approve tonight's consent agenda and meeting minutes of October 11, 2017.

Councilmember Cundick I so move. 2nd by Councilmember Sheltnan. 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	x	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: ANGELA ROHR	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

5. Citizen Comments:

Ralph Rohr discussed the proposed nuisance ordinance. He indicated it was poorly written and gave several examples of paragraphs that he recommended be changed.

6. Announcements:

a. Mayor Peterson stated the canvass will be November 17th at 10:00am.

b. Mayor Peterson announced there will be Municipal officials training in St George December 2nd for newly elected officials.

7. Public Hearings:

- a. Subdivision plat amendment on parcels L-VVWE-5 and L-VVWE-4, Vista View Estates for Subdivisions Inc.

Jerry Eves, the applicant, discussed the plat amendment. The amendment will combine 2 lots into one lot in Vista View Estates, Phase I subdivision.

Mayor Peterson asked for a motion to open the public hearing on the subdivision plat amendment on the two parcels L-VVWE-4 and 5.

Councilmember Rohr, I so move. 2nd by Councilmember Cundick. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: ANGELA ROHR	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

Mayor Peterson asked for a motion to close the public hearing on the subdivision plat amendment request.

Councilmember Rohr, I so move. 2nd by Councilmember Cundick. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: ANGELA ROHR	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

8. Action Items:

- a. Discussion and possible action on a subdivision plat amendment on parcels L-VVWE-5 and L-VVWE-4, Vista View Estates for Subdivisions Inc.

Mayor Peterson asked for a motion to approve the subdivision plat amendment. Councilmember Cundick, I so move. 2nd by Councilmember Rohr.

Councilmember Sheltnan asked if the parcel number was checked and correct.

Kristi Barker, replied yes.

Councilmember Rohr, asked what the combined parcel acreage is?

Jerry Eves, 40,010 sq feet.

Councilmember Cundick, asked about the water connection and how it effects the septic.

Jerry Eves, replied there are two water connections there and they will only be using one septic system.

Councilmember Rohr, discussed the berms to contain water runoff and asked what street the entrance to the home would be on.

Jerry Eves, replied engineering will address the berms and he didn't know what street.

Mayor Peterson, there will be a need for the Fire District to check the fire hydrant distance to the driveway.

Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: ANGELA ROHR	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

- b. Discussion and possible action on Nuisance Ordinance 2000-2, amended by Ordinance 2017-03

Town Council discussed the proposed Nuisance Ordinance. There will be a work session on December 13th the one hour before the meeting to work on changes to the Ordinance.

- c. Discussion and possible action on a Request for Reasonable Accommodation to allow up to 8 residents in a detox group home
Item Cancelled.

- d. Discussion and possible action on a Lot Line Adjustment for Kerry J. & Keena L. Bennion Trust with the legal description of L-30-C-1 to purchase .40 acres from Ken C. & Leann L. Lundgren Trust with the legal description of L-30-B
Mayor Peterson, indicated the application was forwarded from planning commission with the recommendation of approval with a condition that the missing letter from the neighbor be received. The Mayor asked Kristi if we received the letter yet.
Kristi Barker replied yes.
Keena Bennion stated they have been working with the Lundgrens to purchase the back part of their parcel to add to their property.
Town Council discussed the application with Kenna further.

Mayor Peterson asked for a motion to approve the lot line adjustment with the legal description of L-30-C-1 purchasing .40 acres from the lot legal description L-30-B.
Councilmember Cundick, I so move. 2nd by Councilmember Sheltman. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: ANGELA ROHR	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

9. Discussion Items:

- a. Follow up on Main Street storm water
Councilmember Sheltman indicated we are going to have to have a work session on it and should have it in a couple of weeks.

b. Discussion of RFP for legal services

Mayor Peterson stated our attorney who has been battling cancer has reached a point that he has been placed on hospice and is not able to service any clients. He has requested that we move forward with an RFP for legal services. The Mayor asked Council if they would like to move forward with that.

Councilmembers agreed to move forward.

Councilmember Rohr recommended moving forward; however, not hire a previously used Attorney.

10. Citizen Comments:

Darryl Lewis, suggested the Nuisance Ordinance be placed where it could be presented to residents and indicated on Silver Hills Road, the homes on both sides of the street have odd house numbers. He recommended doing a survey of the town to get the numbers correct.

Councilmember Rohr and Darryl discussed the addresses.

Mayor Peterson asked Kristi to post the Nuisance Ordinance on the website for citizens and it has been an ongoing effort to try to correct house numbering; therefore, we will look into it.

Penny Weston, recommended the sound system for the meetings be looked at because it is hard to hear.

Dale Barnes, stated with the garbage cans, he doesn't like to see them out, if empty, they blow down the street. If someone is out of town, ask a neighbor to take them in.

11. Staff Reports:

Councilmember Rohr was concerned with the limit of low income housing in Leeds and would like Council to consider making land available for it.

Councilmember Rohr stated street repairs will be put off until spring; however, crack seal will need to still be done.

Mayor Peterson, Arbor Day was held with a Halloween trunk or treat dinner, 90 dinners were served.

Mayor Peterson, stated there have been over 70 surveys received for the General Plan. There will be a phone call next week with members from the State that will be helping compile the information.

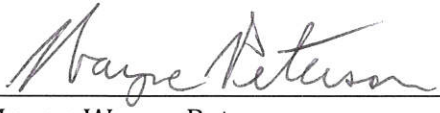
12. Closed Meeting:

13. Adjournment:

Mayor Peterson adjourned the meeting.

Time: 8:00pm.

APPROVED ON THIS 13 DAY OF December, 2017



Mayor, Wayne Peterson

ATTEST:



Kristi Barker, Clerk/Recorder