

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, July 26, 2023

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, July 26, 2023, at 7:00 pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Regular Meeting 7:00pm

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes of June 28, 2023
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
7. Announcements:
 - a. Public Hearing date for Planning Commission August 2, 2023, Ordinance 2023-03, Amending Chapter 21, Section 14
 - b. Code Enforcement Officer Morgan Able - Oath of Office
 - c. July 4, 2023 activities recap and budget review by Councilmember Furley
8. Public Hearings: None
9. Action Items:
 - a. Appointment of Rochelle Gardner Planning Commission Alternate #3 term ending June 30, 2024
 - b. Discussion possible action for Leeds Park, Farmers Market schedule
10. Discussion Items:
 - a. Discussion Regarding Silver Pointe Estates Development Letter
11. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
12. Staff Reports:
13. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
14. Adjournment

The Town of Leeds will provide 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 Clerk/Recorder does hereby certify that the above notice was posted July, 25, 2023 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.**


Aseneth Steed, Clerk/Recorder

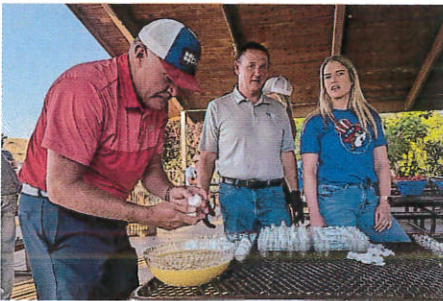
Patriot Pancake Breakfast

DATE: TUES JULY 4th, 2023

TIME: 8:00AM

LOCATION: Leeds Town Park

IMAGES :: Leeds Family Fun Facebook Postings



July 4th Parade

DATE: TUES JULY 4th, 2023

TIME: 10:00AM

LOCATION: Leeds Town

IMAGES :: Leeds Family Fun Facebook Postings



4TH of July Events



DATE: TUES JULY 4th, 2023

IMAGES :: Leeds Family Fun Facebook Postings



PATRIOT PANCAKE BREAKFAST

Kick-off event your 4TH of July celebration by joining us at the Leeds Patriot Pancake Breakfast.

What a great way to celebrate Independence Day!




Independence Day Parade.

Announcing the Leeds 2023 4th of JULY PARADE

We have an exciting event planned and would like to invite you to participate.

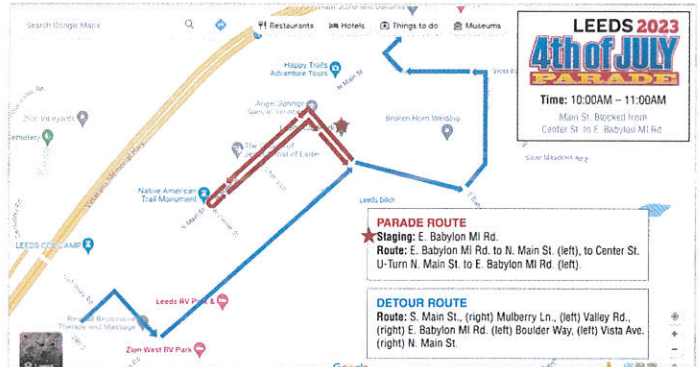
Join us in celebrating the 4th of July!




LEEDS-GO-BOOM FIREWORKS

The Leeds Bloom Committee is happy to announce that Leeds will be celebrating July 4TH with a bang!

The fireworks display will begin at 10:00PM, between Valley Road & Babylon Mill Road.

EVENT COMMITTEE

- KOHL FURLEY :: CHAIRPERSON | COUNCIL MEMBER
- STEPHEN WILSON :: VICE CHAIRPERSON :: COUNCIL MEMBER
- JULIE BRULEY :: EVENT COORDINATOR
- LISA PRICE :: OUTREACH COORDINATOR
- LARRY BRULEY :: VOLUNTEER COORDINATOR
- TRACY COMAS :: SECRETARY
- DORIS McNALLY :: TREASURER

EVENT ACCOUNTING

| | | | | | |
|-------------------|-------------------|----------------|--------------------|------------|--------------------|
| Breakfast Income: | \$1,080.00 | Event Expense: | -\$629.41 | Event Net: | \$450.59 |
| Raffle Income: | \$238.00 | Event Expense: | -\$0.00 | Event Net: | \$238.00 |
| Awards Income: | \$0.00 | Event Expense: | -\$100.00 | Event Net: | -\$100.00 |
| Parade Income: | \$0.00 | Event Expense: | -\$200.00 | Event Net: | -\$200.00 |
| | \$1,318.00 | | -\$929.41 | | \$388.59 |
| Fireworks Income: | \$0.00 | Event Expense: | \$2,000.00 | Event Net: | -\$2,000.00 |
| | \$0.00 | | -\$2,000.00 | | \$-2,000.00 |

TOWN OF LEEDS

ORDINANCE NO. 2023-03

AN ORDINANCE AMENDING CHAPTER 21, SECTION 14, RELATED TO VACATING, ALTERING, OR AMENDING A SUBDIVISION PLAT/MAP

WHEREAS, Section 10-9a-601 *et seq.*, Utah Code Annotated, grants municipalities authority to enact ordinances regarding the approval and recording of subdivision plat maps; and

WHEREAS, Section 10-9a-609(3), Utah Code Annotated, provides that a legislative body may vacate a subdivision; or a portion of a subdivision, by passing and recording an ordinance in the office of the county recorder; and

WHEREAS, the Town Council desires to harmonize the Town Code and the Utah Code regarding amendments or vacation of a subdivision plat/map; and

WHEREAS, the Town Council has reviewed the proposed amendment to Chapter 21, Section 14 and believes that it harmonizes the Town Code with the Utah Code and clarifies the Town Council's authority to vacate subdivisions.

NOW, THEREFORE, BE IT ADOPTED, RESOLVED, AND ORDERED BY THE GOVERNING BODY OF THIS TOWN AS FOLLOWS:

That Chapter 21, Section 14 be amended to read as shown on Exhibit A attached hereto.

PASSED AND APPROVED this __th day of July, 2023.

TOWN OF LEEDS COUNCIL

Bill Hoster, Mayor

[SEAL]

VOTING:

| | | |
|----------------------------------|---------|---------|
| Mayor: Bill Hoster | Yea ___ | Nay ___ |
| Councilmember: Danielle Stirling | Yea ___ | Nay ___ |
| Councilmember: Ron Cundick | Yea ___ | Nay ___ |
| Councilmember: Kohl Furley | Yea ___ | Nay ___ |
| Councilmember: Stephen Wilson | Yea ___ | Nay ___ |

ATTEST:

Aseneth Steed, Clerk Recorder

Exhibit A

21.14.9. Notice of hearing for map change involving vacation, alteration or amendment of street.

If a [petition to change a ~~the proposed~~ plat/map ~~change~~](#) involves the vacation, alteration or amendment of a street, the Town Council shall give notice of the date, place and time of the hearing by:

21.14.9.1. Mailing notice as required in 21.13.8.; and

21.14.9.2. Publishing the notice once a week for four (4) consecutive weeks before the hearing in a newspaper of general circulation in the Town.

[21.14.9.3. This section does not apply to vacations of a subdivision map/plat pursuant to 12.14.6.2 of this Chapter.](#)

21.14.10. Grounds for vacating or changing map:

21.14.10.1. Within thirty (30) days after the public hearing required by this section, the Town Council shall consider the petition.

21.14.10.2. [After considering the petition,](#) if the Town Council is satisfied that neither the public nor any person will be materially injured by the proposed action, alteration or amendment, and that there is good cause for the vacation, alteration or amendment, the Town Council may vacate, alter or amend the plat/map, any portion of the plat/map, or any street or lot.

21.14.10.3. The Town Council may approve the vacation, alteration or amendment by amended plat/map, administrative order, or deed containing a stamp or mark indicating approval by the Town Council.

21.14.10.4. Applications for an amended plat/map, lot split or other action under this chapter are not finalized until such is recorded in the office of the Washington County recorder.

21.14.10.5. An aggrieved party may appeal the Town Council decision to the Board of Adjustment and may appeal the Board of Adjustment Decision to the district court as provided in Utah Code Annotated section 10-9a-801.

[21.14.10.6. This section does not apply to vacations of a subdivision map/plat pursuant to 12.14.6.2 of this Chapter.](#)



Town of Leeds
218 N Main St.
Leeds, UT. 84746

Re: Silver Pointe Estates Development

July 13, 2023

To whom it may concern:

Having started my position as Mayor in January of 2022, I have spent a great deal of time looking into the issues surrounding the Silver Pointe Estates development. Because it has been over a decade since the developer submitted the original application, researching past interactions, documentation, and consultation was essential to ensure a proper understanding.

The site for Silver Pointe Estates has undeniably been quite controversial within the Town for many years—and for good reasons. The site is considered to have unnatural hazardous and toxic contamination, as well as natural contamination. The prior administration agreed to work with the developer in qualifying the site as safe for residential development by utilizing a process developed by the State of Utah, known as a voluntary cleanup program, which requires a Certificate of Completion to satisfy the entire site as safe – nothing else qualifies. Though a subdivision plat was recorded in 2016, the Town has still not received a Certificate of Completion from the developer, DEQ or DERR.

Furthermore, the Town of Leeds has reviewed the expired agreement between the Town and Silver Pointe Estates, concluded an extension does not exist, and wishes to now direct Silver Pointe Estates to appropriately start the process of development over through the Town's established and proper channels: Town Planning Commission and then, if approved, the Town Council. This process is required for all developers within the Town of Leeds, and after careful consideration of the facts, the Town of Leeds concludes that beginning the process again is appropriate under these circumstances.

Because the developer failed to meet its contractual obligations for developing the property, the Town of Leeds plans to begin the process of vacating the recorded subdivision plat. As noted in Town Council minutes, the approval for recording was conditional upon the Town receiving the certificate of completion, as well as meeting all requirements of the agreement, to enable Silver Pointe Estates a pathway for financing or funding of their project. Because these conditions have not been met, despite the fact that it has been several years since the subdivision plat was recorded, the Town of Leeds plans to move forward with vacating the plat.

Kind Regards,
Bill Hoster, Mayor
Leeds, UT

TOWN OF LEEDS
PUBLIC COMMENT SIGN IN SHEET

[Click here to enter a date.](#)

PLEASE PRINT NAME AND ADDRESS

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