

**PUBLIC NOTICE**  
**TOWN OF LEEDS**  
**TOWN COUNCIL MEETING**

The Town Council of Leeds will hold a Town Council Meeting and Public Hearing on, **Wednesday,**  
**January 22, 2003,** at the Leeds Town Hall, 218 North Main Street at 7:00 p.m.

Public welcome to attend.

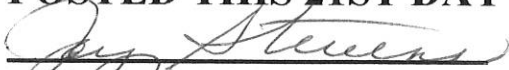
**AGENDA**

**5:30 P.M. TO 7:00 P.M. EXECUTIVE SESSION**

**7:00 P.M. COUNCIL MEETING**

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes of January 8, 2003.
5. Sheriff Kirk Smith  
Annual report
6. Laron Hall  
Hurricane Valley ATV Trail
7. Public Hearings: (Motion to open and close)
  - A. Ordinance #03-01 amending Chapter 2 and Chapter 3 of the Zoning/Subdivision Ordinance
  - B. Resolution #03-03 to open and amend the 2002-2003 budget concerning the CDBG Grant and to balance the accounts.
  - C. Reinhard Vogel request zone change
  - D. Future land use and EPA remediation of Wilkinson and Crosby property
8. Action taken on Public Hearings
9. Reports:  
Mayor, Town Council, Clerk/Recorder, Treasurer and Committees
10. Mayor Norma Gier
  - A. Approve amendment of Washington County Solid Waste agreement
  - B. Discuss amending the Leeds Zoning/Subdivision Ordinances
  - C. Set date for work session and public meeting concerning Leeds General Plan
  - D. Amend building permit policy and instructions concerning all building permit applications and plans be reviewed by the Planning Commission and Town Council.
  - E. Discuss Utah Ordinance Compliance Association Conference
11. Council Member Alene Cuff
12. Council Member Darrell Nelson
  - A. Discuss impact fees
  - B. Update on El Dorado Hills Homeowners request for compliance of property.
13. Council Member Gloria Parnell
  - A. Update on Leeds road survey
14. Council Member Jan Madison  
Discuss future Town projects
15. Adjournment

**POSTED THIS 21ST DAY OF JANUARY 2003**



Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Waltons Plaza

**THIS NOTICE MUST BE POSTED UNTIL JANUARY 23, 2003. IT IS AGAINST UTAH STATE LAW TO REMOVE BEFORE DATE INDICATED.**

In compliance with the Americans with Disabilities Act, the Town of Leeds will make reasonable accommodation for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call Joy Stevens at 879-2447 at least 48 hours prior to the meeting.

## TOWN OF LEEDS

Minutes of the Town Council Meeting  
January 22, 2003

### 1. CALL TO ORDER:

Mayor Norma Gier called the meeting to order at 7:05 p.m.

### 2. ROLL CALL:

Present was Mayor Norma Gier, Council Members Jan Madison, Gloria Parnell and Darrell Nelson. Also present was Attorney Heath Snow. Council Member Alene Cuff was excused.

### 3. PLEDGE:

Jan Madison

### 4. APPROVAL OF AGENDA AND MINUTES OF JANUARY 8, 2003:

Mayor Gier informed the Council because of the Clerk/Recorders heavy work load recently the minutes are not ready for approval.

Motion by Gloria Parnell to approve tonights agenda with the following amendments: a( amend by striking the public hearing for Reinhard Vogels request. Mr. Vogel has withdrawn his request for a zone change. b( amend to strike the public hearing for future land use and EPA remediation of Wikinson and Crosby property since the parties involved are not ready for a public hearing on the issue. Seconded by Darrell Nelson. Motion passed unanimously.

### 5. SHERIFF KIRK SMITH:

**Annual Report.** Sheriff Smith stated he is glad to be here and the Sheriffs Dept. is running smoothly. Smith said he has no idea how Governor Leavitt's budget cuts will affect the Sheriffs Department. Smith reminded everyone the importance of keeping doors locked stating it would surprise you as to what goes down the I-15 freeway. Smith stated Leeds is important to him and promised to return any phone calls he receives.

### 6. LARON HALL:

**Hurricane Valley ATV Trail.** Mr. Hall was not present at this time.

### 7. PUBLIC HEARING:

#### (MOTION TO OPEN AND CLOSE)

Motion by Gloria Parnell to open the public hearing. Seconded by Darrell Nelson. Motion passed unanimously.

**Ordinance #03-01 amending Chapter 2 and Chapter 3 of the Zoning/Subdivision Ordinance.** The proposed ordinance was read aloud by Attorney Heath Snow. (See attached) Under the current Leeds zoning/subdivision ordinance, people on the Planning Commission and Board of Adjustments are not required to be residents of the town. They can also hold other public offices. Mayor Gier stated she had

made quite a few phone calls to surrounding communities concerning Planning Commission and Board of Adjustment Members being residents of the community. Mayor read from the chart she had prepared. Nine other communities revealed that they required all members of Planning Commission and Board of Adjustment members reside within the city limits. The amended ordinance would require members of these boards to be residents of the town of Leeds and property owners. Currently three members of the Planning Commission live outside the town limits. They are Chairman Pat Sheneman, members Roger New and Dave Clemments. Mayor asked if there were any comments from the audience. Pat said he feels the boards should stay the way they are for diversity. Dave said he doesn't think the Council will get anyone in Town to serve on the boards. Mayor Gier said she doesn't believe there aren't people in the Town limits who are willing to serve. She said yes this is a thank less job and you do develop a thick skin but you can count on some people all of the time. Some people are waiting to be considered but afraid to volunteer. Jared Westhoff said people who live in Town have taken turns and don't want to serve again. Mayor Gier stated with the recent annexations and more annexations being considered there is a wider pool of volunteers in the making. Pat, Roger and Dave asked when this ordinance would take effect. Mayor Gier said the changes would take effect when their term of office expires. One change will come into effect right away. People can only hold one public office at a time. Since the new ordinance takes effect immediately, the Council will need to appoint two new members to the Planning Commission. Council Member Darrell Nelson is on the Planning Commission board. He will continue to attend meetings but only as a non-voting liaison and, by the new ordinance, an alternate will be appointed. The Planning Commission will consist of five voting members, one alternate member who is non voting unless there is a member absent, and a non voting liaison from the Town Council. Mayor Gier said all ordinances will be looked at and not just this one.

**Motion** by Jan Madison to close the public hearing. **Seconded** by Darrell Nelson.  
**Motion passed unanimously.**

**Motion** by Jan Madison to adopt Ordinance #03-01 as read by Attorney Snow.  
**Seconded** by Mayor Gier. **Roll call vote. All aye votes. Motion passed unanimously.**

#### **PUBLIC HEARING:**

##### **(MOTION TO OPEN AND CLOSE)**

**Motion** by Jan Madison to open the public hearing. **Seconded** by Gloria Parnell.  
**Motion passed unanimously.**

**Resolution #03-03 to open and amend the 2002-2003 budget concerning the CDBG grant and to balance the accounts.** The resolution was read by Mayor Gier. (See attached) A grant in the amount of \$35,000. has been awarded to the Town. Clerk/Recorder Joy Stevens explained the purpose of the grant was for an engineers study of the proposed pressurized irrigation system. The 2002-2003 budget needs to be opened and amended to include the grant as a revenue and expenditure for the project. Mayor Gier asked for any comments from the Council or the audience. There were no comments.

Motion by Darrell Nelson to close the public hearing. Seconded by Jan Madison. Motion passed unanimously.

Motion by Darrell Nelson to adopt Resolution #03-03 to amend the 2002-2003 budget for the CDBG grant in the amount of \$35,000. Seconded by Jan Madison. Roll call vote. All aye votes. Motion passed unanimously.

#### **8. REPORTS:**

**A. CLERK/RECORDER.** Clerk/Recorder Joy Stevens stated the Mayor has approved change orders concerning the remodel of the public safety facilities. The change orders are for fascia on the building and a platform so the Council table can be raised.

The dog licensing and vaccination clinic has been changed from February 1st to January 25th to accommodate the veterinarians schedule.

#### **9. MAYOR NORMA GIER:**

**A.** Mayor Gier read an amendment to Washington County Solid Waste agreement. Washington County Solid Waste wants to do away with all privately owned trash cans and garbage in bags. The amendment would allow for residents to have two automated trash receptacles, instead of one, with no additional charge, to eliminate the need for other trash containers. A third automated can will be made available for an additional \$3.00 a month. The Council agreed the additional automated can would be a good thing for everyone and asked Attorney Snow to review the amendment. Motion by Gloria Parnell to approve subject to the Attorneys review. Seconded by Jan Madison. Motion passed unanimously.

**B.** Mayor Gier stated she feels it is time to renew and amend the Leeds Zoning/Subdivision Ordinances. It has been over five years since they have been reviewed. Attorney Snow said there is usually grant money available to help re-compile ordinances. Mayor Gier said she would like to have this item on the next agenda after she has had an opportunity to learn more about the cost involved.

**C.** Mayor Gier said she would like to have a work session and town meeting concerning amending the General Plan. She would like to have input from the residents on what they want for their town. The Council felt this is a great idea but are unsure of how to "light a fire" under the residents in order to have their input. A tentative date was set for early March.

**D.** Mayor Gier said she would like to have the Planning Commission more involved in the building plans and permit process. She asked the Council if they wanted to stay with the current policy or change it. The current policy calls for plans to be submitted to the clerk/recorder then to the building inspector for review and then back to the clerk for processing of the permit. The change would be to involve the Planning Commission. The Planning Commission would review all plans first for compliance with all ordinances before going to the clerk. Planning Commission Chairman Pat Sheneman said he doesn't feel it is the job of the Commission to review plans. He said this process would only slow down those who are ready to build. Mayor Gier asked the clerk for her view on this. Joy said she feels she does not have the expertise to be reviewing building plans. Joy feels very strongly that the Planning Commission should review the plans for compliance with

the ordinances, drainage concerns, and etc. Sheneman said he feels this is a clerical problem processing the plans and permits. Sheneman said Joy needs more help in performing these duties. Joy said she doesn't mind processing the permits its the plans she is uncomfortable with. Sheneman said he feels this is a job for the building inspector. Sheneman suggested giving the inspector more money to add this to his job description. Joy said the building inspector has already indicated he is not the zoning ordinance and code enforcer for the Town and does not want the job. Mayor Gier asked Joy to make a list of the things she is not comfortable with and this will be discussed at the next meeting.

**E. Discuss Utah Ordinance Compliance Association Conference.** Mayor Gier asked Joy if she had any information on this item. Joy stated she has left several messages on voice mail but no one has returned her calls. Joy said she will try to find out more on this before the next meeting.

**10. COUNCIL MEMBER ALENE CUFF:**

**Alene was excused due to health issues.**

**11. COUNCIL MEMBER DARRELL NELSON:**

**A. Discuss Impact Fees.** Darrell said he has been checking into the surrounding communities impact fees to see if Leeds needs to raise these fees. Since Leeds impact fees are in line with the other communities he felt there is no need for an increase at this time.

**B. Update on El Dorado Hills Homeowners request for compliance of property.** Darrell informed the Council the committee on this issue will be meeting on Tuesday the 21st to discuss the homeowners concerns.

**12. COUNCIL MEMBER GLORIA PARNEL:**

**Update on Leeds road survey.** Gloria said she has received a bid from Bush and Gudgell to survey Leeds roads. To survey 4 roads in Leeds the cost would be \$3400. and to survey all roads in Leeds the cost would be \$6200. The Council discussed the options.

**Motion** by Darrell Nelson to survey all the roads in the Town if funding is available. **Seconded** by Jan Madison. **Roll call vote. All aye votes. Motion passed unanimously.** Gloria said she will meet with Bush and Gudgell to review maps concerning Town roads. Mayor Gier said input from the Planning Commission will be appreciated and welcomed.

**13. COUNCIL MEMBER JAN MADISON:**

**Discuss future Town projects.** Jan said she would like to replace the playground equipment. Mayor Gier said she spoke with Mr. Cox of Utah Power about the recent power outages and brown outs. In her conversation with Mr. Cox he said they have a program where they put money back into communities. He indicated if the Town will write a letter requesting playground equipment it would be a possibility.

Jan indicated she would like to work on a low light requirement. She will look into what other communities have adopted on the issue.

**REVISIT NO. 6-HURRICANE VALLEY ATV TRAIL:**

Laron Hall and Leon Gubler explained that the idea to have an ATV trail was put together by Hurricane Mayor Tom Hirschi. Hall submitted a master plan and map

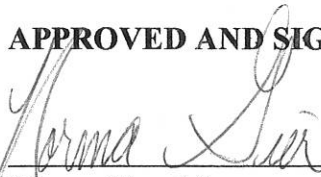


indicating the location of the trail. Hall handed out an ordinance that LaVerkin has in place concerning the trail. Hall and Gubler indicated the trail would be beneficial to local businesses and give area residents a place to ride their ATV's. Hall said Utah State Law allows Towns to designate roads as ATV use. Mayor Gier asked if the Town goes along with this plan what is the Town's obligation concerning the infrastructure. Hall said it won't cost the Town anything except an ordinance being compiled. Since the trail is still in the planning stage there are a lot of issues yet to be resolved and especially with land owners affected by the location of the trail. Mayor Gier asked for any comments from the Council. The Council felt this would be a good plan and give the youth a place to ride. Hall said they would like to have someone from the Town of Leeds be on the committee. Mayor Gier said this will be on the next agenda to appoint someone to be on the committee.

**14. ADJOURNMENT:**

The meeting adjourned at 9:20 p.m.

**APPROVED AND SIGNED THIS 12TH DAY OF FEBRUARY 2003**

  
\_\_\_\_\_  
Norma Gier, Mayor

  
\_\_\_\_\_  
attest: Joy Stevens, Clerk/Recorder

TOWN	MEMBERS	RESIDENCY REQUIREMENTS	HOW APPOINTED	TERM OF OFFICE	OFFICERS AND STAFF	RECALL	COMPENSATION	QUORUM	COUNCIL MEMBER	MEETING SCHEDULE
HURRICANE	8	NONE HAVE EVER BEEN OUTSIDE CITY LIMITS - WORKING ON REVISIONS NOW	MAYOR	4 YRS	CHM ELECTED FOR ONE YEAR BY COMMISSION MEMBERS	FOR CAUSE AFTER PUBLIC HEARING	NONE	5	?	2ND THUR. OTHERS AS NEEDED
IVINS	5	RESIDENTS OF IVINS TOWN	MAYOR WITH ADVICE + CONSENT OF TOWN BOARD	5 YRS	CHAIR + CHAIR PRO TEM FOR ONE YEAR	MISCONDUCT, NON-PERFORMANCE, ABSENCES	NONE	2 PLUS CHAIR	YES	REGULARLY SCHEDULED
LEEDS	5	RESIDENTS OF LEEDS AREA	TOWN COUNCIL	5 YRS	CHM + CHAIR PRO TEM FOR ONE YEAR	MISCONDUCT + NON-PERFORMANCE OF DUTY	NONE	3	YES	MONTHLY
PROVO	7	RESIDENTS OF PROVO CITY	MAYOR W/ ADVICE + CONSENT OF TOWN COUNCIL	4 YRS	CHM. FROM MEMBERS OF PLAN. COMM.	WITH OR WITHOUT CAUSE BY MAJORITY VOTE OF MUNICIPAL COUNCIL	NONE	?	?	?
SPRING-DALE	7 + 2 EX-OFFICIO, MAYOR APPT. OF ROCKVILLE + 1 OF ZION PARK	RESIDENTS OF TOWN, TWO EX OFFICIO = 1 RES. OF ROCKVILLE + 1 OF ZION PARK	MAYOR W/ ADVICE + CONSENT OF TOWN COUNCIL	5 YRS	CHAIR FROM MEMBERS	FOR CAUSE + AFTER PUBLIC HEARING	MAY FIX PER DIEM COMPENSATION	4 VOTING MEMBERS	NO	?
ST. GEORGE	7 COUNCIL CAN APPT. 1 OR MORE ALT. MEMBERS	QUALIFIED ELECTORS OF ST. GEORGE	CITY COUNCIL	1, 2, 3 + 4 YRS	CHM, VICE-CHM FOR ONE YEAR	AFTER PUBLIC HEARING BY MAJORITY VOTE OF CITY COUNCIL	NONE	4	YES	1ST TUES. OF MONTH
WASHINGTON CITY	5 1 ALT.	RESIDENTS OF WASHINGTON CITY + OWNERS OF REAL PROPERTY THEREIN	CITY COUNCIL	3 YRS	CHM. ELECTED FOR ONE YEAR BY COMMISSION MEMBERS	MISCONDUCT OR NON-PERFORMANCE	NONE	3	YES	REGULARLY SCHEDULED
<i>Presented by the Mayor concerning the Planning Commission and Ord. # 63-01</i>										