

PUBLIC NOTICE
TOWN OF LEEDS

TOWN COUNCIL MEETING AND PUBLIC HEARING

The Town Council of Leeds will hold a Public Hearing and Town Council Meeting on, **Wednesday, March 12, 2003**, at the Leeds Town Hall, 218 North Main Street at 7:00 p.m.

Public welcome to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes of March 12, 2003.
5. Public Hearing: (Motion to open and close)

The public hearing is held to accept comments on Sheneman & Ludlow's request of a zone change for Leeds Business Complex from Commercial to R-M-7.

6. Jim Bray

Discuss Sign Issues

7. Steve Maxfield

Information Concerning Septic System Problem on Rental Property.

8. Kerry Worthen

Update on Leeds Business Complex

9. Becky Welch

Information on Emergency Preparedness

10. Council Member Darrell Nelson

Information on the Annexation Plan

Cemetery Upgrade and Maintenance

Planning Commission Items:

1) Brant Jones-Request a zone change for property located on Wonder Lane. The property is currently zoned R-R-2 and the request is to change a portion of the property to Commercial for mini storage units.

2) Alberta Lee Pace-Request a zone change for property located in the vicinity of the Leeds Fire Station. The property is currently zoned General Commercial and the request is to change a portion of the property to R-M-7 multi-family dwellings.

3) Jared Westhoff-Request preliminary plat approval for a subdivision at approximately 162 E. Vista.

4) Silver Reef Estates Subdivision Petition for annexation into the Town of Leeds

5) Adolf Stuhmer-Request information concerning a windmill with living quarters

6) Ordinance #03-01 Amendment to the Subdivision Ordinance

11. Mayor Norma Gier

Approve Time of Day Watering Ordinance #03-02

Ordinance and Code Enforcement

Princess Pageant Update

12. Council Member Jan Madison

Request approval of bid for trimming the trees at the park

13. Adjournment

POSTED THIS 11TH DAY OF MARCH 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 MARCH 13, 2003. 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
March 12, 2003

1. CALL TO ORDER:

Mayor Norma Gier called the meeting to order at 7:00 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. Alene Cuff was excused.

3. PLEDGE:

Darrell Nelson

4. APPROVAL OF AGENDA AND MINUTES OF FEBRUARY 25, & 26, 2003:

Motion by Darrell Nelson to approve the agenda with the following amendments:

- a) Strike #5 Public Hearing for Sheneman & Ludlow zone change request has been withdrawn.
- b) Strike #10 item 2 Alberta Lee zone change request has been withdrawn.
- c) Strike #10 item 3 Jared Westhoff has tabled his request for a preliminary plat approval for a subdivision at 162 E. Vista.

Also to approve the minutes of February 25, 26, 2003. Seconded by Jan Madison.

Motion passed unanimously.

5. PUBLIC HEARING:

Sheneman & Ludlow zone change request for Leeds Business Complex from General Commercial to R-M-7 was withdrawn by Pat Sheneman prior to the meeting.

6. JIM BRAY:

Discuss sign issues. Mr. Bray was not present at this time.

7. STEVE MAXFIELD:

Information concerning septic system problem on rental property. Mr. Maxfield was not present at this time.

8. KERRY WORTHEN:

Update on Leeds Business Complex. Mr. Worthen stated he is now the owner of the Leeds Business Complex. Mr. Worthen posted a map of the complex indicating the businesses he will now start leasing out. Mr. Worthen said 75% of the complex is ready to occupy. Mr. Worthen asked Attorney Snow for clarification in the zoning ordinance concerning commercial zones and requiring a conditional use permit for the motel. In the ordinance it states motels are a permitted use and then it also states motels are a conditional use. Snow said motels are a conditional use. A resident in the audience asked

Worthen if part of the motel will be apartments. Mr. Worthen stated no. He will not have any apartments. He will have a motel period. Council Member Parnell asked if the service station will have 2 gas pumps. Worthen said no. He will have one pump with 2 nozzles for the unleaded fuels and diesel. Worthen said he will also have propane. Council Member Madison clarified that the motel units will not be long term. Worthen said if someone comes in and wants to rent a unit for a month that will be the longest time he will rent a room out for. Mayor Gier asked about the buried gas tank on the property. Worthen said the tank has been removed and he has all the paperwork on that.

9. BECKY WELCH:

Information on emergency preparedness. Ms. Welch stated not only is she interested in emergency preparedness but she is also Leeds Town Treasurer and has an interest in the Town and how it functions. Welch said she met with Dean Cox who is the director of emergency services for Washington County. Welch went over the list of emergencies that could occur for our area. Welch proposed that the Town of Leeds take more of an active roll in preparing the citizens for possible emergencies. Welch handed out pamphlets concerning food and water in an emergency and family disaster supply kits. Welch suggested Leeds have a disaster response master checklist and having a Council Member in charge of this. Welch offered to do all of leg work in gathering the information for the Council Member. Welch said it would be helpful to have the Town Hall as a source for the information and even group orders that she would be in charge of. Welch asked if some of these things could be done on her Town Hall time. Welch said some of the residents are under the impression that this falls under the direction of the fire department but there isn't anything that states it is their responsibility. Mayor Gier and the Council Members agreed this would be a good thing to put in place. Welch asked if the emergency pamphlets and information on ordering the supply kits can be placed in the upcoming trash billing. Attorney Snow said this can be done by resolution to allow Welch to act as the Town of Leeds liaison for emergency preparedness to make this part of her job. All moneys for the kits will be placed in a separate account and not run through the Town.

10. COUNCIL MEMBER DARRELL NELSON:

Annexation Policy Plan. Nelson state the Planning Commission will be having a work session on the annexation policy plan to make some changes to the boundary lines. Concerns of Hurricane and Washington County will be taken into consideration.

Cemetery upgrade and maintenance. Nelson said the cemetery has a lot of weeds coming up and weed control needs to be started. Nelson said because of the water overage last year, due to a leak in the existing system, the Town might want to consider a sprinkler system and perhaps in the future planting grass. The Council would like to include the Cemetery in the Leeds Clean Up Day.

Planning Commission Items:

1) Brant Jones-Request a zone change for property located on Wonder Lane. The Property is currently zoned R-R-2 and the request is to change a portion of the property to General Commercial for mini storage units. Nelson stated the Planning

Commission recommended approval of the zone change request. The Town Council set the Public Hearing date for April 9, 2003, at 7:00 p.m.

2) **Alberta Lee Pace**-Request a zone change for property located in the vicinity of the Leeds Fire Station. The property is currently zoned General Commercial and the request is to change a portion of the property to R-M-7 multi-family dwellings. Alberta withdrew her request. Council Member Madison said she would like to discuss this item even though it has been withdrawn. Madison stated when Alberta withdrew her zone change request she told Clerk/Recorder Joy Stevens that she did not want the R-M-7 zone in the first place but Pat Sheneman recommended that she go for it. Madison asked what kind of conflict of interest is that. Attorney Snow said it would depend on what context it was made whether it was a simple inquire or not. Snow said individuals come before the Planning Commission all the time and ask for input. Snow said it depends if Sheneman has some type of joint venture interest in the property and possibly in developing that property. Then there may be conflict that Sheneman would have to decide and not be able to participate in the review on the Planning Commission level. Stevens stated that would be a question that should be asked of Sheneman personally in a closed meeting and not in a public meeting. Snow agreed this would be appropriate in a closed meeting. Madison asked if there isn't something in our code of ethics that would require anyone sitting on the Council or Commission not to have a joint venture interest. Snow said developers, realtors, and etc. do sit on commissions because they can help. It isn't good to have the whole commission full of developers because then they are only looking out for the interest of the developers and often times not for the health, safety and welfare of the citizens.

3) **Jared Westhoff**-Request preliminary plat approval for a subdivision at approximately 162 E. Vista. Jared Westhoff was present and the Mayor asked him if he still wished for this item to be struck. Jared said yes that is his wish.

4) **Silver Reef Estates Subdivision petition for annexation into the Town of Leeds.** Nelson informed the Council that representatives of Silver Reef approached the Commission concerning their intent to petition for annexation into the Town of Leeds. This was informational only and the petition will be submitted to the Council on the 26th of March.

5) **Adolf Stuhemer-Request information concerning a windmill with living quarters.** Nelson said the request was to build a windmill with living quarters on property Alberta Pace was trying to get rezoned from Commercial to R-M-7. It was informational only and no recommendation was made.

6) **Ordinance #03-01 Amendment to the Subdivision Ordinance.** Nelson said the Planning Commission recommended denial of the ordinance. The Council set April 9, 2003, at 7:00 p.m. for the public hearing.

11. MAYOR NORMA GIER:

Approve Time of Day Watering Ordinance #03-02. Mayor Gier stated she received a draft ordinance from the Washington County Water Conservancy District. The ordinance the WCWCD would like Leeds to adopt is similar to the one last year at this time. The only difference is the time of day the district would like us to refrain from

watering. This ordinance states refrain from watering from 8 a.m. to 8 p.m. Mayor asked the Council to read the ordinance and it will be on the next meetings agenda.

Ordinance and Code Enforcement. Mayor Gier said we are having problems with individuals not adhering to the Town ordinances. Mayor asked the Council what they thought about a code enforcer. Attorney Snow said this should be an assignment from the Mayor to a member of the Council or the Planning Commission. The procedure for the code enforcer would be to initially give a demand letter on behalf of the Town. If the letter doesn't get any results then the matter would be referred to the Washington Co. Attorney's office. It is a misdemeanor in the State of Utah to violate a zoning ordinance. A demand letter usually has a date of 30 days to comply. Mayor asked for this to be on the next meeting agenda and in the meantime the Council will look at a possible candidate for the code enforcer.

Update on this years Leeds Princess Pageant. Mayor Gier informed the Council that the princess pageant is scheduled for May 17th. The pageant is open to girls ages 14, 15 and 16. Mayor asked everyone to spread the word and hopefully we will have more contestants this year.

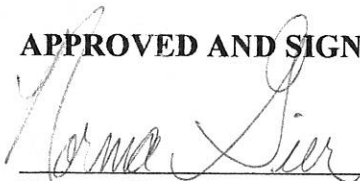
12. COUNCIL MEMBER JAN MADISON:

Request approval of a bid for trimming the trees at the park. Madison stated she has received a bid to trim the 9 cottonwood trees at the park. The bid is for \$660.00. **Motion** by Darrell Nelson to approve the expenditure of up to \$660.00 to trim the trees. **Seconded** by Gloria Parnell. **Roll call vote. All aye votes. Motion passed unanimously.**

13. ADJOURNMENT:

The meeting adjourned at 7:45 p.m.

APPROVED AND SIGNED THIS 26TH DAY OF MARCH 2003



Norma Gier, Mayor



attest: Joy Stevens, Clerk/Recorder

PUBLIC NOTICE
TOWN OF LEEDS
TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on, Wednesday, March 26, 2003,
at the Leeds Town Hall, 218 North Main Street at 7:00 p.m.

Public welcome to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes of March 12, 2003.
5. Update on Wash. Co. Water Conservancy District Pipeline
6. Silver Reef Estates Subdivision Petition for Annexation
7. Review Time of Day Watering Ordinance #03-02
8. Approve Emergency Preparedness Resolution #03-04
9. Mayor Norma Gier
 Update on Leeds Area Mines
10. Council Member Gloria Parnell
 Discuss Clearing the Trees by the North Bound Off Ramp.
11. Council Member Jan Madison
 Update on Trimming the Trees at the Park
 Information on Eagle Projects
12. Council Member Darrell Nelson
 Master Annexation Plan
13. Adjournment

POSTED THIS 25TH DAY OF MARCH 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 MARCH 27, 2003. 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
March 26, 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 and Gloria Parnell. Darrell Nelson and Alene Cuff were excused.

3. PLEDGE:

Jan Madison

4. APPROVAL OF AGENDA AND MINUTES OF MARCH 12, 2003:

Motion by Jan Madison to approve the agenda and minutes of March 12, 2003. Seconded by Gloria Parnell. Passed unanimously.

5. UPDATE ON WASH. CO. WATER CONSERVANCY DISTRICT PIPELINE:

Leeds Irrigation Company representative Dave Stirling had not yet arrived. This item will be revisited upon his arrival.

6. SILVER REEF ESTATES SUBDIVISION PETITION FOR ANNEXATION:

Sponsor of the petition, Kayla Koeber, presented the information concerning the annexation petition. Koeber stated she wanted it made very clear that water is not the only reason they want to be a part of Leeds. Koeber said 68% voted for the annexation giving them more than the required number of votes to petition. Koeber read the summary of the annexation proposal to the Council. Clerk/Recorder Joy Stevens asked Koeber if they would amend paragraph number 8 in the summary. Paragraph 8 reads: Town improvements such as streetlights/signs, sidewalks, and sewers will be based upon the desires of residents, unless required by law or in accordance with the CC&R's. Stevens said she would like it to read .. "unless required by law, Leeds Ordinances, or in accordance with the CC&R's." Stevens said "law" to her means State Law and would like Leeds Ordinances included in the paragraph. Koeber asked the other two sponsors, Dave Clements and Gary Tanner, if they saw a problem with the request. Clements and Tanner were in the audience and neither one of them objected to the change. Koeber stated she will make the change to the proposal and submit it to Stevens on March 27, 2003. Mayor Gier said she appreciated the clarity and completeness of the petition by Silver Reef. The Council expressed their desire in having Silver Reef becoming part of Leeds Town. Motion by Gloria Parnell to accept the petition for annexation of Silver Reef Estates Subdivision. Seconded by Jan Madison. Passed unanimously. A copy of the Declaration of Protective Covenants for Development of Silver Reef Estates and Silver Reef Architectural Control Committee Conditions and Agreements was attached to the petition and summary. (See attachments)

REVIEW TIME OF DAY WATERING ORDINANCE #03-02:

Mayor Gier presented the ordinance to the Council for review. The intent of the ordinance was discussed. The Council agreed upon the date of April 23, 2003, for a public hearing for Ordinance #03-02.

8. APPROVE EMERGENCY PREPAREDNESS RESOLUTION #03-04:

Mayor Gier read Resolution #03-04 in its entirety to the Council. The resolution is to approve Treasurer Becky Welch, as part of her duties, to be the Town of Leeds liaison for emergency preparedness. **Motion** by Gloria Parnell to adopt Resolution #03-04. **Seconded** by Jan Madison. **Roll call vote. All aye votes. Motion passed unanimously.**

9. MAYOR NORMA GIER:

Update on Leeds area mines. Mayor Gier informed the Council that some of the mines in the Leeds area are being re-tested. Mayor stated the EPA sent her a list of "hot" mines in our area. Mayor said most of the mines are in the Silver Reef area with the exception of one mine in the South end of Town. Mayor said she will keep the Council updated when she has additional information.

10. COUNCIL MEMBER GLORIA PARNELL:

Discuss clearing the trees by the North bound off ramp. Parnell said she spoke with Scott Munson about the trees and wild berry bushes. Parnell said UDOT sent out a crew and they did cut back the trees and bushes. Mayor Gier said she would like to see the bushes and trees cleared even further back. Parnell said she will call UDOT and see if they will come back and trim more off..

11. COUNCIL MEMBER JAN MADISON:

Update on Trimming the Trees at the Park. Madison informed the Council the trees at the park and Town Hall have been trimmed. Madison said it looks like they did a good job but we will have to wait and see when the trees leaf out.

Information on Eagle Projects. Madison said she hasn't spoken with the scouts for about 2 months. Madison said she will contact Sam Howard about his project for a basketball court to see if it is a go or not.

REVISIT ITEM # 5:

Washington Co. Water Conservancy District pipeline meeting. David Stirling still had not arrived. Mayor Gier asked Scott Hayes, President of LDWA, if he would give the Council an update on the pipeline project that was discussed at the meeting. Hayes said there were representatives from LDWA, Leeds Irrigation Company and Leeds Town at the WCWCD meeting. Hayes said the pipeline will run down through Leeds, tie in with Hurricane, and then on down to the Schwitts Indian Reservation. The option to put a pipe line in the same trench was given to Leeds Irrigation Company for the pressurized irrigation system. Discussion went to location of the trench, cost to put in the irrigation pipe, less evaporation of ditch water, different phases of the project and conflict with irrigation watering season and the date that has been set for the pipe line to be installed. The Council will be updated as the project continues.

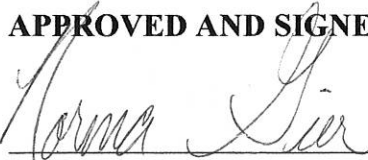
.. COUNCIL MEMBER DARRELL NELSON:

Master Annexation Plan. Council Member Nelson has now arrived at the meeting. Nelson informed the Council that the Planning Commission has made the recommended changes to the annexation plan. Since Nelson did not have the amended plan with him the Council will review the plan at the meeting on April 9, 2003. The Council set the public hearing date for the Master Annexation Plan for April 23, 2003.

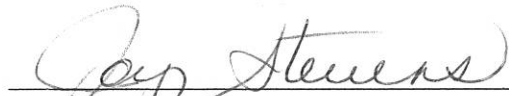
13. ADJOURNMENT:

The meeting adjourned at 7:55 p.m.

APPROVED AND SIGNED THIS 9TH DAY OF APRIL 2003



Norma Gier, Mayor



attest: Joy Stevens, Clerk/Recorder