

TOWN OF LEEDS
Minutes of the Planning Commission Work Meeting
July 6, 2004

1. CALL TO ORDER:

Chairman Jim Parnell called the meeting to order at 5:05 p.m.

2. ROLL CALL:

Present was Chairman Parnell, Members Alice Franks, Bailey Muir and Mike Kelley. Elaine Murphy and Wayne Hepworth were absent.

3. WORK MEETING:

The work meeting was held at the request of Villa Tuscano LLC to discuss annexation of approximately 24.18 acres located at the corner of Silver Hills Road and Bonanza Road.

Items of discussion were:

Straighten out the dangerous curves on Silver Reef Road. Jared Westhoff and Bob Hermanson stated they will remove brush and trees and widen the road to 66' to improve site distance on the curves.

Zoning of the property. The Planning Commission had no problem with the R-R-1 zone being requested. Lot sizes will be a full one acre or more.

4. ADJOURNMENT:

The meeting adjourned at 5:55 p.m.

APPROVED AND SIGNED THIS 3rd DAY OF AUGUST 2004

Jim Parnell, Planning Commission Chairman

attest: Joy Stevens Clerk/Recorder

PUBLIC NOTICE
TOWN OF LEEDS
WORK SESSION AND TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Work Session and Town Council Meeting on, **Wednesday, July 28, 2004**, at the Leeds Town Hall, 218 North Main Street starting at **5:00 p.m.**

Public welcome to attend.

AGENDA

Work Session at 5:00 p.m.

The work session is being held at the request of Villa Tuscano LLC to discuss annexation of approximately 24.18 acres located at the corner of Silver Hills Road and Bonanza Road.

Work Session at 6:00 p.m.

The work session is being held at the request of Alberta Pace to discuss improvements and dedication of the road at approximately 720 N. Main Street.

Town Council Meeting at 7:00 p.m.

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes of June 30, 2004.
5. Oath of Office to the new Town Treasurer
6. Stacey Eaton-Great Western Star-To ascertain if the Town of Leeds has intention of annexing property owned by Great Western Star.
7. Council Member Darrell Nelson-Planning Commission Items:
 - 1) Dallas Smith-Conditional Use Permit for 2 horses on 1 acre at 445 N. Silver Reef Rd.
 - 2) Dennis Budd- Building and Site plan for a home on lot 17 El Dorado Hills Estates
 - 3) Clint Peterson- Request a Conditional Use Permit to build 106 storage units pm 16.27 acres on Cemetery Road by the I-15 South bound on ramp.
 - 4) Villa Tuscano LLC petition for annexation of approximately 24.18 acres located at the corner of Silver Hills road and Bonanza Road.
 - 5) Alberta Pace-Request approval to finish and dedicate, tot he Town of Leeds, the road and statue in the round-about, at approximately 720 N. Main Street.
 - 6) Fred Friese-Request a lot split/minor subdivision at 440 N. Main.
 - 7) Council Member Dave Harbour-submitted for review the new Zoning Ordinance Chapter 12 Zoning Districts, new Zoning Ordinance Chapter 13 Rural Residential Zoning Districts, new Animal Control Ordinance, new Sign Ordinance.
 - 8) Council Member Darrell Nelson-submitted new Beer Ordinance to include "on premise consumption" of alcohol.
8. Tabled items- Action on Public Hearing to adopt the new General Plan by Resolution #04-05
- 9.Council Member Dave Harbour
- 10.Council Member Dale Barnes
- 11.Adjournment

In compliance with the Americans with Disabilities Act, 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 Town Hall at 879-2447 at least 48 hours prior to the meeting.

Certificate of Posting

The undersigned Clerk/Recorder does hereby certify that the above notice was posted in three public places within Leeds Town limits on this 27th day of July, 2004. These public places being 1) Leeds Town Hall 2) Leeds Post Office 3) Norma's Country Kitchen & Things.



Joy Stevens, Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council Work Session
July 28, 2004

1. CALL TO ORDER:

Mayor Pro Tem Darrell Nelson called the meeting to order at 5:15 p.m.

2. ROLL CALL:

Present was Mayor Pro Tem Darrell Nelson, Council Members Dave Harbour and Dale Barnes. Mayor Norma Gier, Council Member Gloria Parnell and Clerk/Recorder Joy Stevens were excused.

3. WORK SESSION NUMBER 1:

This work meeting was held at the request of Villa Tuscano LLC to discuss possible annexation of approximately 24.18 acres located at the corner of Silver Hills Road and Bonanza Road. Those present representing Villa Tuscano LLC were: Jared Westhoff, Bob Hermandsen, and Ken Murphy.

Items of discussion were:

- a) Safety issues concerning dangerous curves in the road adjacent to the property
- b) Zoning of the property.

4. ADJOURNMENT:

This meeting adjourned at 6:08 p.m.

5. WORK SESSION NUMBER 2:

Called to order at 6:09 p.m.

This work meeting was held at the request of Alberta Pace to discuss improvements and dedication of the road at approximately 720 N. Main Street. Those present representing Alberta Pace were: Neil and Alberta Pace and their Attorney Dan McKay.

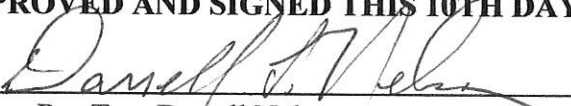
Items of discussion were:

- a) Pace's previous violation of the Hillside Ordinance.
- b) The road restoration.
- c) Legal description of the 2 lots and road.


6. ADJOURNMENT:

This meeting adjourned at 6:58 p.m.

APPROVED AND SIGNED THIS 10TH DAY OF NOVEMBER 2004



Mayor Pro Tem Darrell Nelson



attest: Joy Stevens Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council Meeting
July 28, 2004

1. CALL TO ORDER:

Mayor Pro Tem Darrell Nelson called the meeting to order at 7:04

2. ROLL CALL:

Present was Mayor Pro Tem Darrell Nelson, Council Members Dave Harbour and Dale Barnes. Deputy Recorder Becky Welch. Mayor Norma Gier, Council Member Gloria Parnell and Clerk/Recorder Joy Stevens were excused.

3. PLEDGE OF ALLEGIANCE:

Darrell Nelson

4. APPROVE AGENDA AND MINUTES OF JUNE 30, 2004:

Motion by Dave Harbour to approve the agenda and minutes of the Town Council Meeting on June 30, 2004. Seconded by Dale Barnes. Passed unanimously.

5. OATH OF OFFICE TO NEW TOWN TREASURER:

Deputy Recorder Becky Welch administered the Oath of Office to Elaine Murphy as the new Town Treasurer.

6. STACEY EATON-GREAT WESTERN STAR:

To ascertain if the Town of Leeds has intention of annexing property owned by Great Western Star. Eaton was not present at the meeting. A letter will be sent to Eaton to reflect his property is within possible annexation area, but the Town will not initiate

7. COUNCIL MEMBER DARRELL NELSON-PLANNING COMMISSION ITEMS:

1) Dallas Smith-Conditional Use Permit for 2 horses on 1 acre at 445 N. Silver Reef Road. The Animal Control Ordinance states horses are permitted in the R-R-1 Zone due to "private stable" reference, it is in conflict with the Zoning Ordinance. The Zoning Ordinance states that in the R-R-1 Zone horses are permitted by Conditional Use Permit.

Motion by Dale Barnes to allow 2 horses for private use without a conditional use permit since it is a permitted use in the Animal Control Ordinance. With the following conditions: Corrals are 50' from any other residence, maintains the area so as not to be a nuisance, personally owned horses only. Seconded by Dave Harbour. Passed unanimously.

2) Dennis Budd-building and site plan for a home on lot 17 El Dorado Hills Estates. The Planning Commission approved the site plan and the building plans were referred to the building inspector.

3) Clint Peterson-request a Conditional Use Permit to build 106 storage units on 16.27 acres on Cemetery Road by the I-15 South bound on ramp. Peterson has been before the Planning Commission on several occasions to work out any issues that the Commission has had. On July 6, 2004, the Planning Commission recommended approval with conditions.

Motion by Dave Harbour to approve the Conditional Use Permit subject to the Planning

Commission's conditions: The entrance will have a hard surface, realign the entrance so it won't be so sharp without violating the Hillside Ordinance, trash receptacle will be between building C & D as indicated on plan, an emergency access at the automatic gate, no overnight living, facility will be kept clean and weed free, present proof of water before building, meet fire code requirements and comply with the sign ordinance. Also that the Utah Power pole be moved and the alignment of the entrance be approved by the Town Engineer prior to receipt of a building permit. **Seconded** by Dale Barnes. **Passed unanimously.**

4) Villa Tuscano LLC petition for annexation of approximately 24.18 acres located at the corner of Silver Hills Road and Bonanza Road. Ken Murphy and Jared Westhoff represented Villa Tuscano. At the suggestion of Dave Harbour Westhoff expressed willingness to have 2 acre lots on the North side of the subdivision where it is adjacent to an area of 5 acre lots.

Motion by Dave Harbour to accept the petition for annexation subject to: North side lots adjacent to Silver Hills Road, and Bonanza Estates Subdivision, being at least 2 acres. That the present roads be modified to meet current safety standards including softening of curves in roads to increase site distance and allowing for delineated center line. **Seconded** by Dale Barnes. **Passed unanimously.** The plat and petition will need to be amended to reflect these changes.

5) Alberta Pace-request approval to finish and dedicate to the Town of Leeds, the road and statue in the round-about, at approximately 720 North Main. The Planning Commission recommended denial of the request based upon a previous violation of the Hillside Ordinance that has not been resolved. Pace was represented by Attorney Dan McKay. McKay said Ordinance #04-01 is discretionary not mandatory, regarding the red tag for the Hillside Ordinance violation. Leeds Attorney Heath Snow suggested that the lot lines for lots 1 & 2 be adjusted to the boundary of the road to be dedicated to the Town, rather than to the center line of the road. The dedication plat will need signature blocks, legal description of the 2 lots and road. Alberta and Neil Pace agreed to restore the hillside to the original configuration within 60 days from today in order to resolve "red tag" status.

Motion by Dale Barnes to approve the road dedication/lot line adjustment plat and statue at approximately 720 N Main with the following conditions: 1) plat be revised to show outer boundaries of road and the road itself with proper legal descriptions and signature blocks 2) fire Chief receives written verification from Pace to satisfy his previous expressed concerns 3) road work that was "red tagged" be restored to prior condition, subject to approval by the Town Engineer within 60 days from today 4) final recording of road dedication/lot line adjustment plat will not take place until after road restoration is completed. **Seconded** by Dave Harbour. **Passed unanimously.**

6) Fred Friese-request a lot split/minor subdivision at 440 N. Main Street. Fred Friese withdrew his request.

7) Council Member Dave Harbour-submitted for review the new Zoning Ordinance Chapter 12 Zoning Districts, new Zoning Ordinance Chapter 13 Rural Residential zoning Districts, new Animal Control Ordinance, new Sign Ordinance. Harbour is still working on these ordinances and asked the Planning Commission for their input.

8) Council Member Darrell Nelson submitted new Beer Ordinance to include "on premise consumption" of alcohol. The Planning Commission recommended approval of the new Beer Ordinance.

Motion by Darrell Nelson to set the date of August 25, 2004, for a public hearing on the

Beer Ordinance. **Seconded** by Dale Barnes. **Passed unanimously.**

8. TABLED ITEMS:

Action on Public Hearing to adopt the new General Plan by Resolution #04-05.

Motion by Dave Harbour to re-table since Mayor Gier is not present. **Seconded** by Dale Barnes. **Passed unanimously.**

9. COUNCIL MEMBER DAVE HARBOUR:

Harbour had no additional items.

10. COUNCIL MEMBER DALE BARNES:

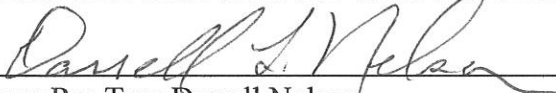
Barnes said Don Fuller is interested in having a Farmer's Market on his property located behind Mike Kelley's house.

Park update. A regulation horse shoe pit will be put in by an Eagle Scout. The basketball poles were mis-shipped and will be here shortly.

11. ADJOURNMENT:

The meeting adjourned at 9:30 p.m.

APPROVED AND SIGNED THIS 10th DAY OF NOVEMBER 2004



Mayor Pro Tem Darrell Nelson



attest: Joy Stevens Clerk/Recorder