

PUBLIC NOTICE

TOWN COUNCIL AND PLANNING COMMISSION WORK MEETING TOWN OF LEEDS SPECIAL TOWN COUNCIL MEETING

WORK MEETING AGENDA

The Town Council and Planning Commission of Leeds will hold a work meeting on, Wednesday January 5, 2005, at the Leeds Town Hall, 218 North Main Street at 6:00 p.m.

The meeting is being held to discuss the "draft" of the new Leeds Zoning/Subdivision Ordinances, Capital Facilities Plan, "pooling" water agreement with WCWCD, possible increase in allotted hours for the Treasurer for grant writing and Alpha Engineering will be discussing encroachments for the irrigation project. The public is welcome to attend.

TOWN COUNCIL SPECIAL MEETING AGENDA

1. Call to order
2. Roll Call
3. Pledge
4. Approve agenda and minutes
5. Council Member Darrell Nelson-Planning Commission Items:
 - Merlin Sullivan building and site plans for a home at 70 E Cherry Lane
 - Bracken Custom Homes building and site plans for an addition/remodel at 1235 N Mountain Shadows Dr.
 - Pat Sheneman building and site plans for an office building at 560 N. Main Street
 - Cibolo Estates Development request a preliminary plat amendment
 - Gordon Casey request an extension on the one-year time limit for the preliminary plat for Subdivisions Inc.
- Draft of the new Zoning/Subdivision Ordinances
6. Council Member Gloria Parnell
7. Council Member Dave Harbour
8. Council Member Dale Barnes
9. Mayor Norma Gier
10. 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 4th day of January, 2005.

These public places being

- 1) Leeds Town Hall
- 2) Leeds Post Office
- 3) Waltons Plaza

Joy Stevens, Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council and Planning Commission Work Meeting
and Special Town Council Meeting
January 5, 2005

WORK SESSION

1. CALL TO ORDER:

The meeting was called to order at 6:00 p.m.

2. ROLL CALL:

Present were Mayor Norma Gier, Town Council members Darrell Nelson, Gloria Parnell, Dave Harbour, and Dale Barnes. Planning Commission Chairman Jim Parnell and Planning Commission member Alice Franks. Also present was Beautification Chairman LoAnne Barnes.

3. WORK MEETING:

The work meeting was held to work on the "draft" of the new Leeds Zoning/Subdivision Ordinance, Capital Facilities Plan, "pooling" water agreement with WCWCD, possible increase in allotted hours for the Treasurer for grant writing and Alpha Engineering will be discussing encroachments for the irrigation project.

The board members reviewed several pages of the "draft" of the new Leeds Zoning/Subdivision Ordinances. They also discussed different sewer options and the "pooling" agreement. Brent Gardner from Alpha Engineering asked the Council to approve the encroachments and waive the fees associated with the Leeds Irrigation project. **Motion** by Dave Harbour to approve the encroachments, waive the fees, and include a \$50.00 permit fee. Motion died for lack of a second. **Motion** by Darrell Nelson to approve the encroachments and waive the associated fees for the irrigation project. **Seconded** by Dale Barnes. **Roll call vote. Mayor Gier aye. Nelson aye. Parnell aye. Barnes aye. Harbour nay. Motion passed.**

4. ADJOURNMENT:

The meeting adjourned at 7:00 p.m.

SPECIAL MEETING

1. CALL TO ORDER:

The meeting was called to order at 7:05 p.m.

2. ROLL CALL:

Present was Mayor Norma Gier. Council Members Darrell Nelson, Gloria Parnell, Dave Harbour, and Dale Barnes.

3. PLEDGE OF ALLEGIANCE:

Gloria Parnell

4. COUNCIL MEMBER DARRELL NELSON:

Planning Commission Items:

1. **Merlin Sullivan-building and site plans for a home at 70 E. Cherry Lane.** The Planning Commission approved the site plan and referred the building plans to the building inspector.

2. **Bracken Custom Homes building and site plans for an addition/remodel at 1235 N Mountain Shadows Dr.** The Planning Commission approved the site plan and referred the building plans to the building inspector.

3. **Pat Sheneman building and site plans for an office building at 560 N. Main Street.** The Planning Commission tabled this item to have a chance to visually inspect the property. Major concerns were about the road width, elevations, and parking spaces.

4. **Cibolo Estates Development request a preliminary plat amendment.** The Planning Commission tabled this item. The request changed the plat to 44 lots rather than the original 71 lots. Some of the concerns were: Lot 11 being a flag lot, since the lots do not meet the R-R-2 Ordinance concerning width requirements they have asked for a PUD, traffic flow, sewer stub outs, deferral for the curb and gutter requirement, increase park space and donate funds for park improvements. Cibolo also asked for a refund of the difference in the number of lots. The refund would amount to \$650.00.

The Town Council discussed the flag lot and the refund of the \$650.00.

Motion by Dave Harbour to table the refund request until the final plat is submitted.

Seconded by Gloria Parnell. Passed unanimously.

5. **Gordon Casey request an extension on the one-year time limit for the preliminary plat for Subdivisions Inc.** The Planning Commission recommended approval of the extension. Casey will be putting in dry sewer lines to the street. All storm water will be retained on the individual lots rather than retaining ponds thus eliminating standing water. Casey said an agreement was reached with the Giers and the Stirlings for a road crossing their properties and intersecting with Babylon Road.

Motion by Darrell Nelson to approve the extension on the preliminary plat for Subdivisions Inc. for 1 year . Seconded by Dave Harbour. Passed unanimously.

5. COUNCIL MEMBER GLORIA PARNELL:

Parnell reported the tree project on Babylon is completed and the wood is gone. Council Members Parnell and Harbour will open the bids for the Babylon Road project on Thursday January 6th at 1:00 p.m.

6. COUNCIL MEMBER DAVE HARBOUR:

Nothing further at this time.

7. COUNCIL MEMBER DALE BARNES:

Barnes reported that the Snows are still thinking about selling their property. They will be in Town on February 1st and will talk to the Council then.


8. MAYOR NORMA GIER:

Nothing further at this time.

9. ADJOURNMENT:

The meeting adjourned at 8:00 p.m.

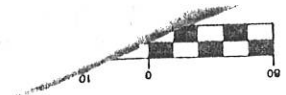
APPROVED AND SIGNED THIS 26th DAY OF JANUARY 200⁵



Mayor Norma Gier



Joy Stevens Clerk/Recorder

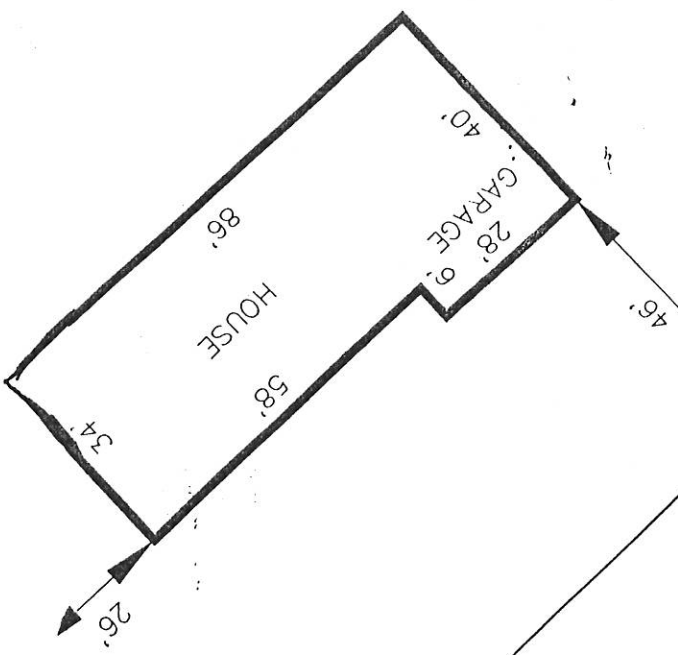


Valley Road

Merlin's
Cove

Dirt Lane

234.04



N47°55'06"E
234.00

LELAND & TANA
SULLIVAN

Cherry Lane

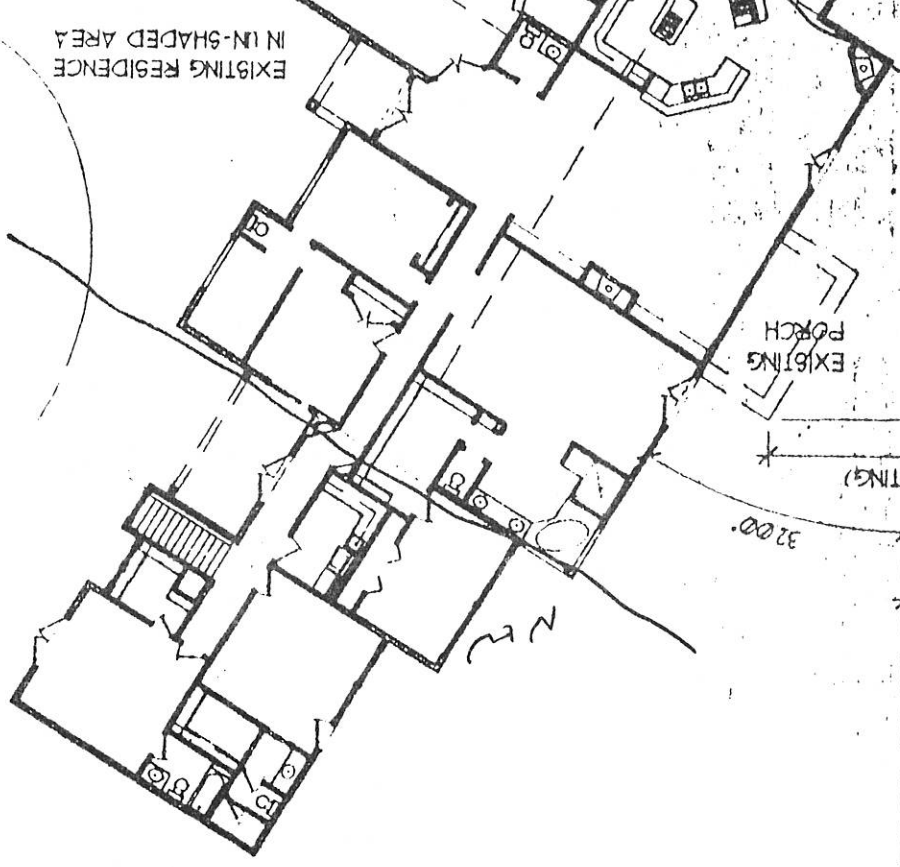
TOWN OF LEEDS BUILDING PERMIT APPLICATION

(Applicant to fill out numbered spaces)

JOB ADDRESS		1235 N. Mountain Shadows Rd.																																																					
1 LEGAL DESCRIPTION																																																							
2 OWNER	MAIL ADDRESS	ZIP	PHONE																																																				
Ed Lewis	1235 N. Mountain Shadows Dr.	84746	879-8769																																																				
3 CONTRACTOR	MAIL ADDRESS	PHONE	LICENSE NO.																																																				
Bracken Custom Homes, Inc.	476 Riverside	673-8490	262990-5501																																																				
4 ELECTRICAL CONTRACTOR	MAIL ADDRESS		LICENSE NO.																																																				
D. Miller Electric	2251 W. Santa Clara Dr. STA		370797																																																				
5 PLUMBING CONTRACTOR	MAIL ADDRESS		LICENSE NO.																																																				
Larsen Plumbing	715 S. 35 W. Washington		2284185301																																																				
6 CLASS OF WORK																																																							
<input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE																																																							
7 USE OF BUILDING																																																							
Residence																																																							
8 NOTES AND SPECIAL CONDITIONS																																																							
HCP .002% Of Valuation																																																							
Building Permit																																																							
Valuation of Work: \$ 2,000,000. -																																																							
1% Surcharge																																																							
Plumbing: _____ Electrical: _____		PLAN CHECK FEE TOTAL PERMIT FEE																																																					
NOTICE																																																							
SPECIAL PERMITS MUST BE OBTAINED TO CUT UP STREETS IN MAKING SEWER & WATER CONNECTIONS, DRIVEWAYS, CURBS, ETC. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.																																																							
Signature of Contractor or Authorized Agent: _____ DATE: 12-23-04		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Type of Construction</td> <td>Occupancy Group</td> <td colspan="2">Division</td> </tr> <tr> <td>Size of Building (Total Sq. Ft.)</td> <td>No. of Stories</td> <td colspan="2">Max. Occ. Load</td> </tr> <tr> <td colspan="4" style="text-align: center;">Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>No. of Dwelling Units</td> <td colspan="3" style="text-align: center;">OFF STREET PARKING</td> </tr> <tr> <td></td> <td>Covered</td> <td colspan="2">Uncovered</td> </tr> <tr> <td>Special Approvals</td> <td>Required</td> <td>Received</td> <td>Not Required</td> </tr> <tr> <td>ZONING</td> <td></td> <td></td> <td></td> </tr> <tr> <td>HEALTH DEPT.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>FIRE DEPT.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SOIL REPORT</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WATER</td> <td></td> <td></td> <td></td> </tr> <tr> <td>RIGHT OF WAY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>OTHER</td> <td></td> <td></td> <td></td> </tr> </table>		Type of Construction	Occupancy Group	Division		Size of Building (Total Sq. Ft.)	No. of Stories	Max. Occ. Load		Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No				No. of Dwelling Units	OFF STREET PARKING				Covered	Uncovered		Special Approvals	Required	Received	Not Required	ZONING				HEALTH DEPT.				FIRE DEPT.				SOIL REPORT				WATER				RIGHT OF WAY				OTHER			
Type of Construction	Occupancy Group	Division																																																					
Size of Building (Total Sq. Ft.)	No. of Stories	Max. Occ. Load																																																					
Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No																																																							
No. of Dwelling Units	OFF STREET PARKING																																																						
	Covered	Uncovered																																																					
Special Approvals	Required	Received	Not Required																																																				
ZONING																																																							
HEALTH DEPT.																																																							
FIRE DEPT.																																																							
SOIL REPORT																																																							
WATER																																																							
RIGHT OF WAY																																																							
OTHER																																																							
SIGNATURE OF OWNER (IF OWNER BUILDER)		DATE																																																					
WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT																																																							
APPLICATION APPROVED BY		DATE																																																					
PAYMENT RECEIVED BY		DATE																																																					

NOTE: 1% Surcharge - State Department of Commerce, Division of Occupational and Professional Licensing

GARAGE ON
1 OVER LEVEL



PROPOSED ADDITION/
REMODEL AREA
SHADED.

EXISTING RESIDENCE
IN IN-SHADED AREA

PROPOSED ADDITION/
REMODEL AREA
SHADED

32.00'

39'-4 1/2" (EXISTING)

SETBACK

25'-0"

21'-6" EXISTING

30'-0" SETBACK

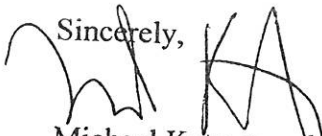
Dec. 21, 2004

Bracken Custom Homes (Contractor)
Edward & Mona Lewis (Owners)
Bonanza Estates Lot # 21

Dear Edward & Mona,

Thank you for responding to our clarification request dated December 13, 2004. The Architectural Control Committee for El Dorado Hills met on Dec 19, 2004 and have APPROVED the plans for your build. We appreciate your patience in this process.

Sincerely,

A handwritten signature in black ink, appearing to be 'MK' with a stylized flourish.

Michael Katz, member

On behalf of the EDH Architectural Control Committee

TOWN OF LEEDS BUILDING PERMIT APPLICATION

(Applicant to fill out numbered spaces)

JOB ADDRESS
OWNER

JOB ADDRESS			
560 540 N. Main St.			
LEGAL 1 DESCR			
OWNER	MAIL ADDRESS	ZIP	PHONE
2 Pat Sheneman	P.O. Box 715	84746	879-6878
CONTRACTOR	MAIL ADDRESS	PHONE	LICENSE NO.
3 Patrick Development, INC.			93-265064-5501
ELECTRICAL CONTRACTOR			LICENSE NO.
4 High Country Elec.			95-288858-5501
PLUMBING CONTRACTOR			LICENSE NO.
5 Grant's Plumbing			0000266739-3
6 Class of work: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE			
USE OF BUILDING			
7 Warehouse Office			
8 Notes and Special Conditions			

	HCP .002% of Valuation
	Building permit
Plumbing:	Electrical:
	1% Surcharge

Valuation of work: \$ 70,000 ⁰⁰	PLAN CHECK FEE	TOTAL PERMIT FEE
--	----------------	------------------

NOTICE

SPECIAL PERMITS MUST BE OBTAINED TO CUT UP STREETS IN MAKING SEWER & WATER CONNECTIONS DRIVEWAYS, CURBS ETC

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION

Jack [Signature] 1-3-05
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)

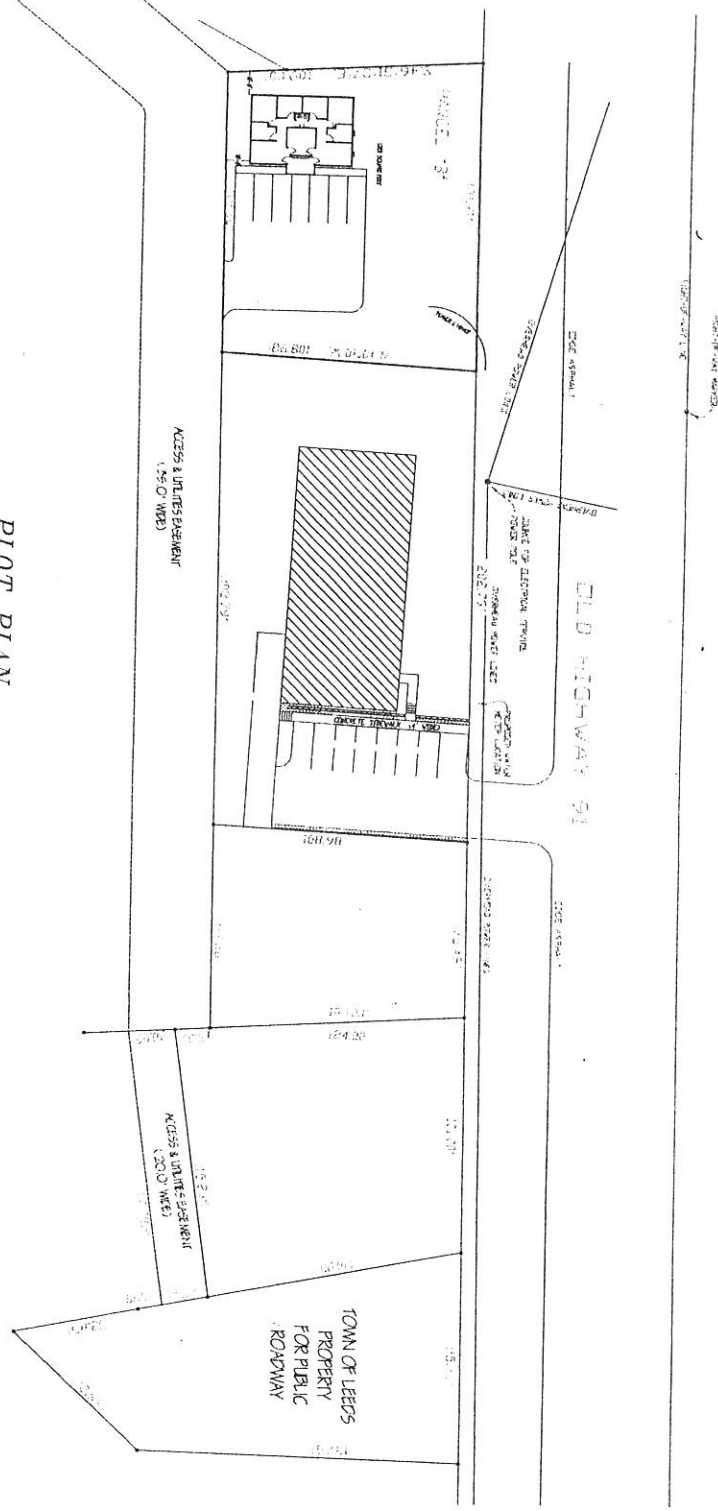
Type of Const	Occupancy Group	Division	
Size of Building (Total) Sq Ft	No of Stories	Max Occ Load	
Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No			
No of Dwelling Units	OFF STREET PARKING		
	Covered	Uncovered	
Special Approvals	Required	Received	Not Required
ZONING			
HEALTH DEPT			
FIRE DEPT			
SOIL REPORT			
WATER			
RIGHT OF WAY			
OTHER			

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT	
APPLICATION APPROVED BY	DATE
PAYMENT RECEIVED BY	DATE

NOTE: 1% Surcharge - State Department of Commerce, Division of Occupational & Professional Licensing



PLOT PLAN
 SCALE ----- 1"=24'



1

PAT SHENEMAN

BRAD SHENEMAN

1194 EAST REGENT STREET WASHINGTON UT 84780
 Ph: (435) 862-8884
 STILLKNOWSN.COM

008-04
 10/17/2004
 BRAD SHENEMAN



State of Utah

School and Institutional
TRUST LANDS ADMINISTRATION

Olene S. Walker
Governor

Kevin S. Carter
Director

Southwestern Area Office
2303 North Coral Canyon Boulevard, Suite 100-A
Washington, Utah 84780
435-652-2950
435-652-2952 (Fax)
<http://www.trustlands.com>

December 16, 2004

Ms. Joy Stevens
Town Clerk
Town of Leeds
218 North Main Street
Leeds, UT 84746

RE: Amendment to Cibolo Estates Development Application

Dear Ms. Stevens,

Since the original submittal of our development application for the Cibolo Estates subdivision in the Town of Leeds, we have significantly modified the preliminary plat. The modifications we have made to the preliminary plat are a direct result of receiving feedback from Leeds residents about our development plans. Since June 2004 we have held four meetings with Leeds residents to discuss our development plans; we have called these meetings Project Planning Workshops.

With this letter we respectfully amend our original application for development of the Cibolo Estates subdivision. Changes made to the preliminary plat include:

- Reduction in total acres included in the development (141.44 to 103.67).
- Reduction in total lots included in the development (71 to 44).
- Reduction in development density (0.5 DU/acre to 0.42 DU/acre).
- Designation of "No Build Restriction" areas on many subdivision lots.

After our original application, we requested action on the development plans be tabled while action was taken on our petition to annex 40 acres of Trust Lands into the Town of Leeds (these 40 acres are included in the development plans). Our petition for annexation was approved by Town Council during their October 27, 2004 meeting and the annexation plat was subsequently recorded at the Washington County Recorder's office. We request that our application for development of the Cibolo Estates subdivision be revived and placed on the Leeds Planning Commission's January 4, 2005 agenda.

Our original application included a check for \$2,750.00, which included 1) \$500.00 for the annexation petition fee, 2) \$500.00 for the development application fee, and 3) \$1,750.00 for the \$25.00 per lot fee (we inadvertently included only 70 lots instead of 71 lots in this payment).

Inasmuch as the total number of lots included in the development has decreased from 71 to 44, we respectfully request a partial refund of \$650.00 (26 lots @ \$25.00/lot). Please include our request for a partial refund on the Planning Commission's January 4, 2005 agenda as well.

We appreciate your help in including the Cibolo Estates amended preliminary plat and our partial refund request on the January 4, 2005 Planning Commission agenda. In addition to the 22" x 34" amended preliminary plat I delivered to the town offices this morning, I will have fourteen 11" x 17" copies of the amended preliminary plat delivered to the town offices by December 29, 2004. Please do not hesitate to call me at (435) 652-2950 with any questions or concerns.

Regards,

A handwritten signature in black ink that reads "Drake J. Howell". The signature is written in a cursive, flowing style.

Drake J. Howell
Project Manager

FILLING FEE:
\$500 + \$25 per lot

TOWN OF LEEDS
218 N MAIN, LEEDS, UT. 84746

SUBDIVISION PRELIMINARY PLAN APPLICATION

APPLICANT Subdivisions Inc. AGENT Gordon Casey
ADDRESS 2145 So. Main St. ADDRESS 1287 N. 950 W.
Salt Lake City, Utah 84115 Orem Utah 84057
PHONE # 801-468-3686 PHONE # 801-222-0891

NAME OF PROPOSED DEVELOPMENT: VISTA VIEW ESTATES, PHASE 2
LOCATION: 162 EAST VISTA
PROJECT ENGINEER: GORDON CASEY CONTACT: _____
MAILING ADDRESS: 1287 N. 950 W.
PHONE # 801-222-0891 FAX# _____ ZONING: R-1-20

APPLICANT AFFIDAVIT

I, J. Gordon Casey V.P. Sub Inc. ^{and} DO HEREBY SAY THAT I AM THE OWNER/AGENT OF THE SUBJECT PROPERTY OF THIS APPLICATION, THE STATEMENTS, INFORMATION, EXHIBITS AND ANY AND ALL PLANS HEREIN OR ATTACHED OR SUBMITTED PRESENT THE INTENTIONS OF THE APPLICANT AND ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I DO HEREBY AGREE TO PAY ALL ADOPTED AND CUSTOMARY FEES OF THE TOWN OF LEEDS RELATING TO THIS APPLICATION.

J. Gordon Casey
OWNER/AGENT

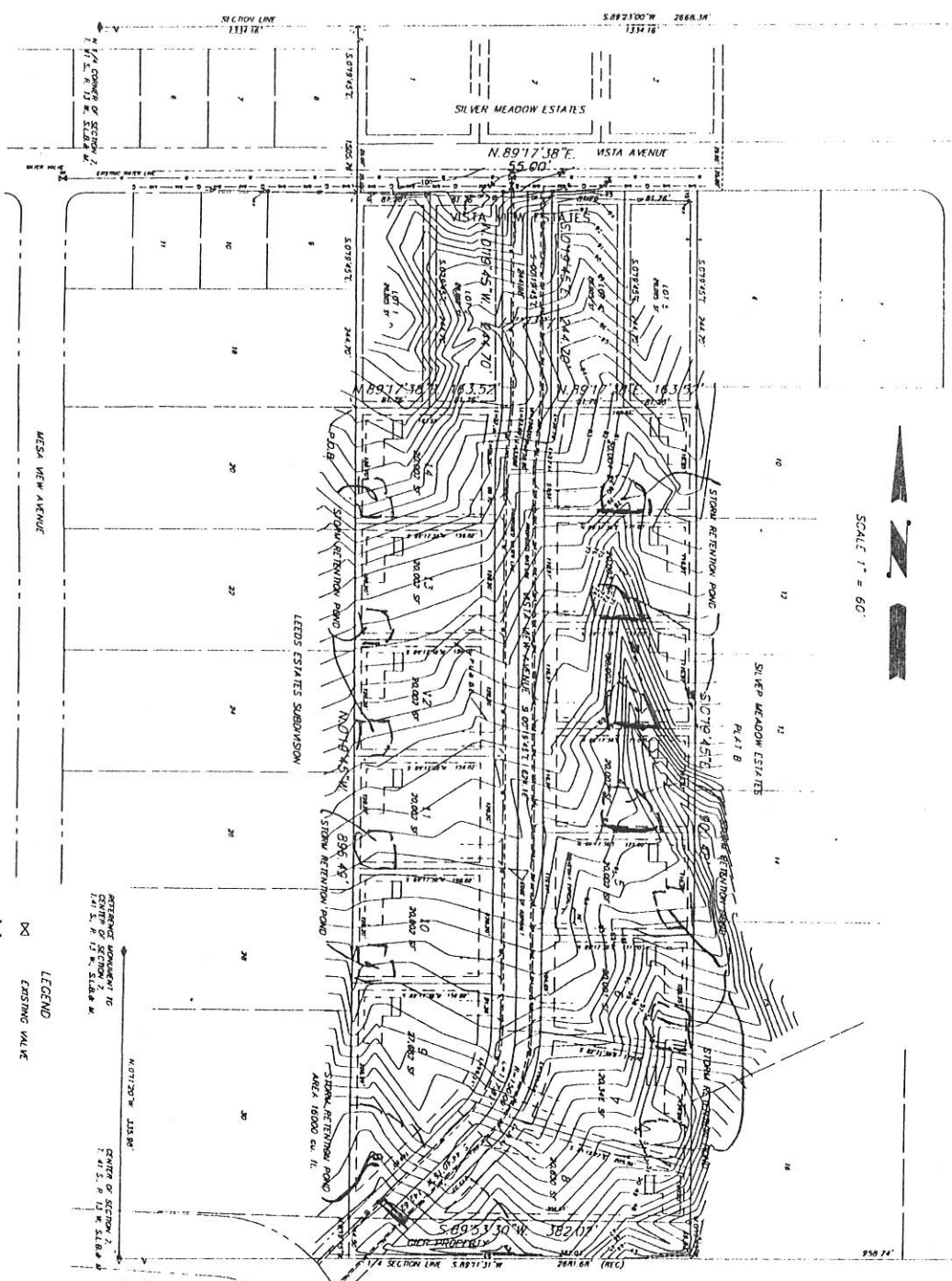
12-11-03
DATE

N. CORNER OF SECTION 7
 1/4 SECTION 7
 1/4 SECTION 7

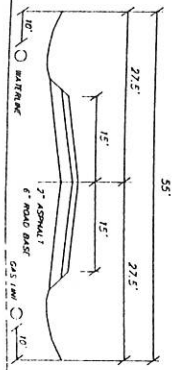
E. 1/4 CORNER OF SECTION 7
 1/4 SECTION 7
 1/4 SECTION 7

VICINITY MAP

SCALE 1" = 60'



TYPICAL SECTION



- LEGEND
- EXISTING WALK
 - EXISTING POWER POLE
 - SEPTIC TANK AND LEACH FIELD
 - EXISTING POWER POLE
 - SEPTIC TANK AND LEACH FIELD

NOTE: FRONT LOT EASEMENT IS 15'
 SOE AND REAR EASEMENTS ARE 25'
 UNLESS OTHERWISE NOTED

PRELIMINARY PLAT
VISTA VIEW ESTATES, PHASE 2

LOCATED IN THE NE 1/4 OF SECTION 7,
 T. 41 S., R. 13 W., S.L.E. & M.
 IN THE CITY OF LEEDS, UTAH
 OWNER/DEVELOPER
 SUBDIVISIONS INC.
 2145 SOUTH MAIN STREET
 SALT LAKE CITY, UTAH 84115
 (801) 465-3586

STORM DRAINAGE
 Storm water runoff from houses, driveways, and road will be contained for each individual lot with individual detention area. Also a 15,000 cubic foot detention pond will be constructed on lot 9 for potential over flow from lots 1-8. Storm Detention will be based upon a 24 hour 100 year storm which is approximately 4 inches of rain fall.

BOUNDARY DESCRIPTION
 ALL OF PARCELS 1 OF VISTA VIEW ESTATES PHASE 1
 ZONE B-1-20
 TOTAL AREA 8,189 ACRES

SHEET 1 OF 5

SCALE 1" = 60'
 DATE 4-25-2008
 DRAWN BY JC
 CHECKED BY GC
 REVISIONS

CASEY & ASSOCIATES
 CIVIL ENGINEERING & LAND SURVEYING
 1853 THREE MARYS PLACE
 ST. GEORGE, UTAH 84770

PRELIMINARY PLAT
 VISTA VIEW ESTATES, PHASE 2

OWNER/DEVELOPER
 SUBDIVISIONS INC.
 2145 SOUTH MAIN STREET
 SALT LAKE CITY, UTAH 84115

TC - Jan. 28, 2004

RESOLUTION NO. 04-01:

To approve the Mayor signing a binding arbitration concerning West Center Street. Mayor Gier stated Terry Prisbrey is not willing for binding arbitration. Therefore the resolution has no practical significance.

COUNCIL MEMBER DARRELL NELSON:

Discuss the Historical Cemeteries. Nelson presented a map, warranty deed and quit claim deeds concerning the Historical Cemeteries. Nelson said he would like to request funding to stake the road and verify the survey stakes for the cemeteries. Nelson said he will get bids for the project and request for funding at the next meeting.

Planning Commission Items.

Clint Peterson request a Conditional Use Permit for Mini Storage Units. Nelson said the Planning Commission still had several concerns with this project. This item was tabled and Peterson will be back to the next meeting to address the concerns.

Gordon Casey Subdivisions Inc. request approval of preliminary plat for Vista View Estates II Subdivision at approximately 162 E. Vista Ave. Nelson stated the Planning Commission recommended approval of the preliminary plat for Vista View Estates II Subdivision subject to these conditions: 1) Subdivisions Inc. obtain ownership and access of the proposed right of way tying into Babylon Road and that no dirt be moved until acquisition. 2) Curb and gutter be installed. 3) The retention basins on the two back lots, #8 and #9, be increased to a size agreeable to the Town Engineer. 4) Street lights be installed.

At the Town Council meeting Mayor Gier declared a conflict of interest and turned the chair position over to Mayor Pro Tem Darrell Nelson. Nelson then turned the time over to Gordon Casey for his presentation to the Council. Casey presented the preliminary plat indicating half acre lots and a road going through Giers and Stirlings property and tying into Babylon Road. Casey indicated drainage retention on each lot however with curb and gutter they will need to increase the retention ponds on the bottom two lots. Casey said they will prepare a soil study before the final recording. Casey said they won't move dirt until they obtain a right of way from the Giers and Stirlings. **Motion** by Darrell Nelson to accept the Planning Commission's recommendation and approve the preliminary plat of Vista View Estates II Subdivision subject to these conditions: 1) Subdivisions Inc. obtain ownership of the proposed right of way tying into Babylon Road and that no dirt be moved until such acquisition. 2) curb and gutter be installed. 3) The retention basins on the two back lots, #8 and #9, be increased to a size agreeable to Leeds Town Engineer. 4) Street lights be installed. 5) That all of Leeds Ordinances will be complied with. **Seconded** by Dale Barnes. **Roll call vote. 4 aye votes and 1 abstention. Motion passed unanimously.**

D. MAYOR NORMA GIER:

Mayor Pro Tem Darrell Nelson turned the chair position back over to Mayor Gier. Mayor Gier thanked Council Member Dale Barnes and everyone else who has helped with the park project. The playground equipment is going up and the sidewalks are getting ready for concrete. This project has been a lot of hard work on all of the volunteers who have been so willing to help.

COUNCIL MEMBER GLORIA PARNELL:

Parnell wanted to thank everyone who helped with the cleanup on Mountain View Trail.

PUBLIC NOTICE

**TOWN OF LEEDS TOWN COUNCIL AND PLANNING COMMISSION WORK MEETING
AND TOWN COUNCIL SPECIAL MEETING**

Wednesday January 12, 2005 at 6:00 p.m. at the Leeds Town Hall, 218 N Main Street.

The work meeting is being held to work on the "draft" of the new
Leeds Zoning/Subdivision Ordinances.

The Town Council of Leeds will hold a special meeting immediately following the work meeting to
award the bid for the Babylon Road Project.

The public is welcome to attend.

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 11th day of January, 2005.

These public places being

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


Joy Stevens, Clerk/Recorder

TOWN OF LEEDS
Minutes of Town Council/Planning Commission Work Session
Special Town Council Meeting
Jan. 12, 2005

1. CALL TO ORDER:

Mayor Norma Gier called the work session to order at 6:10 p.m. Present were council members Dale Barnes, Dave Harbour and Gloria Parnell. Council member Darrell Nelson was excused. Planning Commission members attending were Chairman Jim Parnell, Alice Franks and Bailey Muir.

2. WORK SESSION:

The work session was devoted to a discussion of the revised Zoning/Subdivision Ordinances. Council members and Planning Commission members began a page-by-page review of the revisions. Similar meetings will continue each Wednesday until all feel the revised Zoning/Subdivision Ordinances are ready to be presented for adoption.

3. SPECIAL COUNCIL MEETING:

At 7:00 p.m. the work session was closed and the special Council meeting was opened. The item under discussion was a review of bids received for Babylon Road work.

Motion by Dave Harbour to table any decision regarding Babylon Road until the Jan. 26th meeting and in the meantime, allow Gloria Parnell to get additional information on past performances of the two lowest bidders, check with Jim Raines of Bush and Gudgeon Inc. on types of bonds needed, obtain verification of proper business and other proper licenses, and ask bidders to provide start and completion dates. Seconded by Dale Barnes.

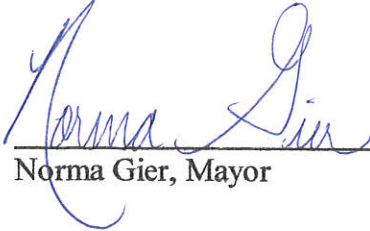
Roll call vote: Norma Gier - aye
Dale Barnes - aye
Dave Harbour - aye
Gloria Parnell - aye

Motion passed unanimously.


4. ADJOURNMENT:

Meeting adjourned at 7:30 p.m. due to power outage.

APPROVED AND SIGNED THIS 19th DAY OF JANUARY 2005



Norma Gier, Mayor



attest: Joy Stevens, Clerk/Recorder

PUBLIC NOTICE

**TOWN OF LEEDS TOWN COUNCIL AND PLANNING COMMISSION WORK MEETING
AND TOWN COUNCIL SPECIAL MEETING**

Wednesday January 19, 2005 at 6:00 p.m. at the Leeds Town Hall, 218 N Main Street.

The work meeting is being held to work on the "draft" of the new
Leeds Zoning/Subdivision Ordinances.

The Town Council of Leeds will hold a special meeting immediately following the work meeting to
award the bid for the Babylon Road Project and approve expenditure for tires on the Police vehicle.
The public is welcome to attend.

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 18th day of January, 2005.

These public places being

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



Joy Stevens, Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council and Planning Commission Work Meeting
and Town Council Meeting
January 19, 2005

1. CALL TO ORDER:

The meeting was called to order at 6:05 p.m.

2. ROLL CALL:

Present were Mayor Norma Gier, Town Council members Darrell Nelson, Gloria Parnell, Dave Harbour, and Dale Barnes. Planning Commission Chairman Jim Parnell.

3. WORK MEETING:

The work meeting was held to work on the "draft" of the new Leeds Zoning/Subdivision Ordinance.

4. SPECIAL MEETING

1. APPROVE THE AGENDA AND MINUTES OF JANUARY 12, 2004.

Motion by Dave Harbour to approve the agenda and minutes of January 12, 2005. Seconded by Dale Barnes. Passed unanimously.

2. APPROVE EXPENDITURE FOR NEW TIRES FOR THE POLICE VEHICLE:

Motion by Dale Barnes to approve up to \$400.00 for new tires for the Police vehicle. Seconded by Dave Harbour. Roll call vote. All aye votes. Passed unanimously.

3. AWARD THE BID FOR THE BABYLON ROAD PROJECT:

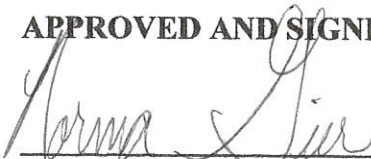
There were four companies who submitted bids for the project. Low bidder was Progressive Contracting.

Motion by Dave Harbour to award the bid for the Babylon Road project to Progressive Contracting. Seconded by Dale Barnes. Roll call vote. All aye votes. Passed unanimously.

5. ADJOURNMENT:

The meeting adjourned at 8:20 p.m.

APPROVED AND SIGNED THIS 26th DAY OF JANUARY 2005



Mayor Norma Gier



Joy Steyens Clerk/Recorder

PUBLIC NOTICE

LEEDS TOWN COUNCIL FIELD TRIP

The Leeds Town Council will be taking a field trip to walk Majestic Mountain Road and related project with Contractor Russell Limb and property owners Alberta and Neil Pace. The Town Council will meet at Main Street and Majestic Mountain Road at 10:00 a.m., Monday, January 31, 2005.

Public is invited and welcome to attend the field trip.

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 January, 2005. These public places being

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

Joy Stevens, Clerk/Recorder

