

TOWN OF LEEDS
Minutes of the Town Council Work Meeting
July 27, 2005

1. CALL TO ORDER:

Mayor Gier called the meeting to order at 6:00 p.m.

2. ROLL CALL:

Present were Mayor Gier, Council Members Dave Harbour, Darrell Nelson, Dale Barnes and Gloria Parnell. Also present were UDOT representative Aaron Wall and Clerk/Recorder Joy Stevens. Brent Gardner, from Alpha Engineering, arrived at 6:25 p.m.

3. WORK MEETING:

The work meeting was being held to work on the Enhancement Grant. Discussion was on easements, funding, environmental issues, utilities, risks, time line, and co-operative agreement.

4. ADJOURNMENT:

The meeting adjourned at 6:45 p.m.

APPROVED AND SIGNED THIS 17th DAY OF AUGUST 2005

Mayor Norma Gier

attest: Joy Stevens Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council Meeting and Public Hearing
July 27, 2005

1. CALL TO ORDER:

Mayor called the meeting to order at 7:03 p.m.

2. ROLL CALL:

Present was Mayor Norma Gier, Council Members Darrell Nelson, Gloria Parnell, Dave Harbour and Dale Barnes. Also present was Attorney Heath Snow and Clerk/Recorder Joy Stevens.

3. PLEDGE OF ALLEGIANCE:

Dale Barnes

4. APPROVE AGENDA AND MINUTES:

Motion by Gloria Parnell to approve the agenda and the minutes of June 15, 2005.
Seconded by Dave Harbour. Passed unanimously.

5. PRESENTATION:

Present the Leeds Princess Royalty with a \$50.00 check. Mayor Norma Gier presented Princess Ashlee Sullivan, and attendant Charisee Fowlks, with a \$50.00 check. The other two attendants, Yvette Reed and Stephanie Taylor were not present. The Royalty will be having a fund raiser at the park on Saturday July 30th.

Mayor Gier also recognized Leeds Fire Department and expressed her appreciation for all they do and have done in fighting the numerous fires we have had this year. Fire Chief Steve Lewis spoke about the intensity of the fires. Lewis said the fire department will take care of the emergencies but it is up to the homeowners to take care of the weeds around their homes.

6. CIBOLO ESTATES DEVELOPMENT SUBDIVISION PLAT AMENDMENT:

Information item. Drake Howell representing Cibolo Estates updated the Council on the project. They held another meeting at their offices and invited the public to attend so they will be informed concerning the subdivision. Howell reviewed the plat indicating the various changes. Howell summarized that there will be 45 lots on 115 acres. There is a no build restriction east along the Bonanza Estates and El Dorado Hills Subdivisions. The CC&R's will be more restrictive than the neighboring subdivisions. They will not allow any homes to be painted white. An agreement and exchange of water has been completed with LDWA. LoAnn Barnes asked Howell if they will consider the possibility of a trail within the designated open space. Howell said they will take that into consideration. Howell said they will be back at the next Town Council meeting.

7. PUBLIC HEARING: (Motion to open and close)

Public hearing is being held to receive public comment relative to Leeds new Zoning/Subdivision Ordinance #05-02, Leeds new Animal Control Ordinance #05-03, and Leeds new Standard Design & Building Specifications Ordinance #05-04.

Motion by Dale Barnes to open the public hearing. **Seconded** by Gloria Parnell. **Passed unanimously.**

Mayor Gier thanked the citizens for coming to the hearing. Mayor thanked everyone for spreading the word and the letters of concern that the Council has received. Mayor said the Council could have used help from the public through this long process. Hours and hours of time has been spent on research and writing of these ordinances. Mayor then thanked Dave Harbour for all of the work has done on these ordinances. Mayor then turned the time over to Dave Harbour. Harbour reviewed the necessity of the changes and clarification concerning conflicting areas in the ordinances. Mayor Gier then clarified that everyone can have a garden and it was never the intention of the Council to do away with gardens. Mayor stated the ordinances have not been created in haste. Eighty percent of the new zoning and animal control ordinance is the same as the old one. The changes have only amounted to about twenty percent. Mayor had placed several charts on the wall indicating meeting dates and times when the Zoning/Subdivision and Animal Control Ordinance were on the agendas for town meetings. The ordinances were on the Planning Commission agenda 9 times, the Town Council agenda 11 times, and in the Town Newsletter from October 2004 to July 2005. The Planning Commission recommended adopting the ordinances on June 7, 2005. Mayor Gier said the "draft" ordinances were given to the town attorney and engineer to review. The ordinances were also given to Utah Local Governments and Trust Attorney David Church, Utah League of Cities and Towns Sydney Fonsbeck and Meg Ryan, and ULG&T Gene Mosher for review. Mayor Gier said this was done so it wouldn't be done arbitrary or capriciously. Mayor reminded everyone that these are working documents and can be changed. The General Plan and Zoning Ordinances should be revised every 5 years.

Mayor Gier stated that the Town Council has listened to the public and she suggested to the Council that they return the zoning back to rural. Mayor then asked for the Council to comment. Dave Harbour said it was never intended to take away anyone's animals. Harbour said he will go along with putting the zoning back the way it was. Gloria Parnell said she is okay with it being put back the way it was. Darrell Nelsons said he would like it left the way it was as being rural. Mayor asked all of the members with a show of hands who would like the zoning put back the way it was. All members raised their hands.

Mayor Gier reminded those in the audience wishing to speak to fill out a consent form. Those wishing to speak will be given a 3 minute time limit and please don't repeat what someone else has already said. Mayor Gier then turned the time over to those who filled a consent form. Jennifer Vigil at 169 Vista Avenue, stated they have raised pigs for 4-H and school projects. They moved here so they could raise animals. Orlando Vigil said they moved here 6 years ago because this area is rural and he doesn't want to see it change. Steve Dove 175 E Center, said he loves horses, loves Leeds and these things can be worked out. Becky Welch 89 W Mulberry stated growth is happening and the legal requirements concerning posting were done. However, it should have been more specific with what changes were being proposed. Welch said conditional use permit fees are excessive. She remembers that they jumped from \$25 to \$600. Penny Weston at 190 N Main Street, said she wants the zoning left the way it was. Property values will be affected if properties do not remain rural. She said leave the CC&R's to the developers. Weston said she is very concerned about the crime and drugs going on across the street at the South Leeds Business Center. Karen Reeve at 59 W Mulberry, stated the gardening issue came from the agricultural definition. Reeve then read an excerpt from the General Plan concerning Leeds being a clean rural area and maintaining the rural atmosphere. Trudy Law at 140 South

Main Street, said she is pleased the Council is going to put the zoning back the way it was. However, she still feels it is too restrictive. Law said the zoning ordinance is not clear. She would like the public notices to go beyond the legality of properly noticing. Danielle Stirling at 589 E. Babylon Road said they don't want to develop their property yet but when they do they would like the ½ acre zone. She said when the sewer comes in they want to re-zone their property to 1/4 acre lots. Brian Hansen at 480 N Main Street, said his home has been there for years and he wants to have horses. Mike Lindsten at 1548 N 250 E, wanted to know what the proposed road is going through his property at the end of Silver Meadows Road. Don Goddard 1001 N Wonder Lane, asked if the Council was aware of the Ag. Protection Law. He said some things in the ordinance you cannot do. Mike Empey at 140 N Main Street, said he is glad the Council reconsidered the rural zone and would like the Council to consider revising the Conditional Use Permit fee. Kirk McCullough at 255 S Main Street, said growth is inevitable. The postings need have more information in them. Crime across the street is what comes when you make city changes. Keith Sullivan at 325 South Foothill Road, said he loves the rural feel of the community and agrees with the other comments that have been made. Shane Sullivan at 40 E Cherry Lane, said the center section of town will never and shouldn't change. These are large lots with irrigation water rights. Those with irrigation rights on large lots have animals and pastures to water. Leave it rural it is the only use for the ground. Jarred Westhoff at 245 Mesa Avenue, said he has a pond on one of his properties that will be going away soon. When it does he wants 1/4 acre lots. Westhoff said when the Mayor was mentioning all of the government agencies, who have reviewed the Zoning/Subdivision Ordinance, she didn't mention property owners or developers that had the ordinance to review. Phillip Peine at 60 E Babylon Road, said he has lived in Leeds all his life. He grew up with cows and silage, and likes it that way. Change is not inevitable. We change the area not the area changes us. Fran Rex a resident of the county at 1556 North Homespun, said she wants to be able to give and sell her produce for the garden. Roger New at 900 N Main Street, said he is in Leeds area of influence and wants to see the town stay at ½ acre or more and remain rural. New said there are hundreds of acres in the hands of developers in our area. Zoning is very important and essential. New said the conditional use permit fee is excessive. The county charges \$125.00 of a conditional use permit.

There were no more comments from the Council or the public. **Motion** by Darrell Nelson to close the public hearing. **Seconded** by Dave Harbour. **Passed unanimously.**

8. ACTION ON PUBLIC HEARING:

Mayor Gier thanked everyone for the calm way they expressed their comments. Mayor said the Town Council is trying to be prepared for future growth. Mayor then asked for comments from the Council. **Dale Barnes** directed his comments to the gardening questions. He assured the public that no one is here to take away any gardens. **Dave Harbour** directed his comments to proposed roads. There are areas with long roads one way in and one way out. He said the proposed roads on the zoning plat are exactly that, proposed roads. **Gloria Parnell** directed her comments to misunderstandings of agendas and ordinances. If someone doesn't understand an item on the agenda call Joy at Town Hall or come to the meeting. **Darrell Nelson** directed his comments to the limitations of animal units in certain zones. Nelson said he wants to leave the zones rural just the way they currently are. He said proper procedures will save this town and ordinances will protect the citizens. **Attorney Heath Snow** said he loves to see the political process and in a small town it is at its best. Attorney Snow directed his comments to

those who had an issue with the cost of a conditional use permit. Snow explained that the cost does not go just to pay employees to process the permit. There are engineers, attorneys, employees, cost for the use of the building, publications, and postings. Attorney Snow said the Council can't with one fell swoop change a zone at some ones request. People have written letters and asked the Council "while you're doing it change my zone". The town will not piece meal zones. Attorney Snow stated everyone can have gardens. The problem is when does it become personal or commercial. There has to be some regulation of the commercial end because it becomes a business. **Mayor Gier** directed her comments to the agendas and proper notification. Mayor said the town is required to post agendas of all meetings and that is done efficiently by Joy. If you have any questions concerning an item on the agenda call Joy and she will inform you of the item. The newsletter that comes out quarterly in the trash billing is very informative.

Mayor Gier asked the Council what they would like to do concerning action on this item since the Planning Commission has recommended approval. Dave Harbour stated that with all the input from the letters that came in some revisions have been made to the Zoning/Subdivision Ordinance. He put in a definition for gardens in all zones. There are several pages of revisions. Attorney Snow stated if there are revisions to the ordinance and zoning map then there should be a new "draft" available with the revisions. The substantial changes need to be in place before being voted on. This should be an action item for the next meeting.

Motion by Dave Harbour to table and put together the proposed revised items for the Zoning/Subdivision Ordinance #05-02, and have available for review at the Town Hall. Also to have this as an action item at the meeting on August 17, 2005, at 7:00 p.m. **Seconded** by Darrell Nelson. **Discussion.** Some residents can't make it to the Town Hall during the hours it's open. Don Goddard said he will go make copies of the revision for those who can't go to the Town Hall to review. **Addendum to the motion.** The copies of the revisions will be made available at the Town Hall and Leeds Market. **Motion passed unanimously.**

The Animal Control, and the Standard Design & Building Specifications Ordinance have been previously reviewed. There were no comments from the public or the Council.

Motion by Dave Harbour to approve the Animal Control Ordinance #05-03. **Seconded** by Dale Barnes. **Roll call vote. All aye votes. Passed unanimously.**

Motion by Dale Barnes to approve the Standard Design & Building Specifications Ordinance #05-04. **Seconded** by Gloria Parnell. **Roll call vote. All aye votes. Passed unanimously.**

9. COUNCIL MEMBER DARRELL NELSON:

Planning Commission items from the meeting on July 5, 2005.

The Council reviewed the tabled and information items from the Planning Commission meeting on July 5, 2005.

Planning Commission items from the special meeting held on July 7, 2005.

a) **Triple S Properties, L.C.-request a conditional use permit for mini storage units on property previously owned by Clint Peterson on Cemetery Road by the I-15 south bound on ramp.** The Planning Commission recommended approval with the condition a plat be submitted indicating the change from 20' to 30' on building A. And all conditions will still apply as previously stated on Clint Peterson's permit concerning the project.

Ray Stoker introduced himself to the Council and explained the location of the property.

Stoker reviewed the previous owner's process through the Commission and Council for the conditional use permit he was approved for. Since the property was sold to Mr. Stoker that permit became void and Stoker had to resubmit for a conditional use permit. The Council reviewed the mini storage plat and conditions. Stoker said he has re-aligned the entrance so he won't have to move the power pole. Dave Harbour said he wants to see the re-alignment. The current entrance is an accident creating entrance. Stoker said the entrance has now been moved over from the guardrail and the pole is no longer a problem. Harbour said he wants to hear that from an engineer. The Council discussed the location of the fire hydrants, retaining wall behind building A with a solid concrete V ditch, the retention pond, one monument sign, water and electricity. None of the units will have water or electricity in them. Stoker said they will have lighting on the building for the surveillance cameras. Stoker said Peterson agreed to put in an 8" line to the cemetery and he is still willing to do this for the Town. The operating hours will be daytime only from 6 am to 10 p.m. A clause stating no hazardous materials will be in the rental contract. The automatic gates will have an access for the fire department.

Motion by Dave Harbour to approve the conditional use permit for Triple S Properties, L.C. providing immediately following this meeting Stoker will submit a revised site plan designating the location of the monument sign and removing the noted sign by the detention pond. Submit a letter from an engineer concerning the removal of the power pole. Hours of operation will be from 6:00 a.m. to 10:00 p.m. A rental agreement to restrict hazardous materials in the units. All other conditions as recommended by the Planning Commission and noted on Clint Peterson's permit and conditions recommended by the Planning Commission at the meeting on July 7, 2005. **Seconded** by Dale Barnes. **Passed unanimously.**

b) Bailey Muir-conditional use permit for a card only fuel pump at the South Leeds Business Center. The Planning Commission recommended approval with the condition a 6' second retaining wall be placed behind the existing wall for the purpose of landscaping to help hide the storage tank. The Town Council reviewed the plans for the placement of the tank and the pump. Discussion. Placement of the tank needs to be 10' from the property line. All permanent structures have to be 10 ft. from the property line. There will be no signage, hours of operation will be from 6 a.m. to 10 p.m., and semi trucks will not be able to reach the pump for fueling.

Motion by Dale Barnes to approve the conditional use permit for a card only gas pump at the South Leeds Business Center for Bailey Muir, owner of Leeds Market. Conditions are: the tank will be 10' from the side property line; a 6' second retaining wall will be placed behind the existing wall for the purpose of landscaping to help hide the above ground storage tank; hours of operation will be from 6 a.m. to 10 p.m.; there will be no signage; semi trucks will be unable to reach the pump for fueling; and will meet all regulations of the State of Utah, County of Washington, and Town of Leeds. **Seconded** by Gloria Parnell. **Passed unanimously.**

10. TABLED ITEMS AT THE TOWN COUNCIL MEETING ON JUNE 15, 2005.

a) Action on new Leeds Zoning/Subdivision Ordinance #05-02 and the new Leeds Animal Control Ordinance. This was addressed during the public hearing at the beginning of this meeting.

Cibolo Estates Development-Subdivision plat amendment. This was addressed as an information item at the beginning of this meeting. This item will remain tabled until the next meeting.

11. MAYOR NORMA GIER:

Agreement with Town Attorney. Town Attorney Heath Snow now has his own firm and is no longer with Barney & McKenna. Mayor asked for authorization to have the Town records transferred from Barney & McKenna to Attorney Heath Snow.

Motion by Darrell Nelson to authorize Mayor Gier to sign an agreement to retain Attorney Heath Snow as the Town of Leeds attorney, and to transfer the Town records from Barney & McKenna to Attorney Heath Snow. **Seconded** by Dave Harbour. **Passed unanimously.**

12. COUNCIL MEMBER DAVE HARBOUR:

Discuss violations at the South Leeds RV Park and determine action to be taken. A notice outlining violations in the RV Park was hand delivered to owner Dan Hammond on May 6, 2005, at 2:45 p.m. Mr. Hammond signed the notice that the violations were explained to him and he understood the violations. Some of the violations had a 30 day time frame for compliance and other violations were given 60 days. Mr. Hammond was informed at the May 6th meeting that Item #2, Leeds Ordinance requirement that an RV Park have a minimum of three (3) acres, would require a variance to be granted by the Leeds Board of Adjustment. Mr. Hammond had his manager, Krista Rogers, submit the variance paper work on July 6, 2005, at 4:55 p.m. The Board of Adjustment members were called and a meeting was set for July 28, 2005, at 7:00 p.m. Mr. Hammond withdrew his variance request on July 12, 2005, as he decided to go on a trip. At the May meeting Hammond was given thirty (30) days to obtain this variance and made no attempt until the dates above. Hammond is currently operating in violation of the Leeds Ordinance. Hammond has been operating the RV Park without a business license since December 31, 2004. The Council and Attorney Snow discussed pursuing Hammond criminally, a civil court order, a citation for violation of the ordinances, or go to District Court and sue Hammond for the violations. There were also some concerns about the ownership of the property. Attorney Snow will research ownership.

Motion by Dale Barnes to serve an injunction on the South Leeds RV Park owner. **Seconded** by Gloria Parnell. **Passed unanimously.**

13. COUNCIL MEMBER GLORIA PARNELL:

a) **Request approval to release the \$100,000.00 Performance bond to Progressive Contracting for the Babylon Road project.** Russell Limb of Progressive Contracting explained the difference in tack coating and fog seal. Leeds Town Engineers, Bush & Gudgell, sent a letter that they recommended the final payment be authorized and that the cash bond be returned. The engineers said the agreement does not appear to call for any Warranty bond; however a 1 -year Warranty period is specified.

Motion by Gloria Parnell to release the Performance bond in the amount of \$100,000.00. **Seconded** by Dale Barnes. **Roll call vote. All aye votes. Passed unanimously.**

Discussion. What date the warranty period goes into effect.

Motion by Gloria Parnell to amend the motion. **Seconded** by Dale Barnes. **Passed unanimously.**

Motion by Gloria Parnell to release the Performance bond in the amount of \$100,000.00 and the warranty period will have started on July 5, 2005, the date of the letter from Bush &

Gudgell. **Seconded** by Dale Barnes. **Roll call vote. All aye votes. Passed unanimously.**

b) **Request approval to purchase road signs for Babylon Road.** The Council discussed the various road signs that would be applicable. Parnell will order the signs so they can be installed right away. Cost of the signs will be under \$100.00.

c) **Request approval to purchase a measuring wheel up to \$300.00.** A measuring wheel is needed to measure the miles of roads that are in Leeds Town limits.

Motion by Dave Harbour to purchase a measuring wheel up to \$300.00. **Seconded** by Darrell Nelson. **Roll call vote. All aye votes. Passed unanimously.**

d) **Request approval to pay a portion of the \$265.00 for grading Babylon to David Stirling's property.** Grading was requested by the Stirling's. The Council discussed setting a precedence when a property owner improves a Town road and then wants the Town to pay for the improvement. The Council decided they will discuss this with Attorney Snow and re-visit this item. **Motion** by Gloria Parnell to table the request. **Seconded** by Dave Harbour. **Passed unanimously.**


14. COUNCIL MEMBER DALE BARNES:

Barnes stated he has not heard back from Ed Snow yet concerning the property adjacent to the park.


15. ADJOURNMENT:

The meeting adjourned at 11:23 p.m.

APPROVED AND SIGNED THIS 17th DAY OF AUGUST 2005



Mayor Norma Gier



attest: Clerk/Recorder Joy Stevens

TOWN OF LEEDS PUBLIC HEARING
ATTENDANCE SIGN IN SHEET

DATE: 7-27-05

PLEASE PRINT NAME AND ADDRESS

1. Karen Reeve 59 W Mulberry
2. Peggy Allen 300 Silver Meadows Rd
3. Carol Gunn 298 No. Silver Meadows Rd.
4. JIM JULIE OLNEY 217 SO. MAIN LEEDS
5. Trudy Law 140 SO Main Leeds
6. Marilyn Taylor 140 So Main Leeds
7. Katelyn Brewer 356 E Homespun Cir. Leeds
8. Alex Brewer " " "
9. BRETT COMAS 125 EAST CHERRY LN
10. Bailey Muir 201 N Main Leeds UT
11. Mary Krueger 58 W Mulberry Ln.
12. ~~BARBARA~~ WORTHEN 1400 N 75 E
13. Dallas D Reel
14. Penny Weston 190 - N - main
15. Colleen KIMPEY 140 N MAIN
16. MIKE KIMPEY 140 N MAIN
17. Laurelle Dalton 9031 Silver Reef DR.
18. Glade Dalton " "
19. JIM VASQUEZ 235 SO. MAIN
20. KATHY VASQUEZ " " "
21. John & Elsie Beck 115 S. Main
22. Scott & Sandy Hall 320 S main
23. James & Judy Danvers 881 Bonanza Rd
24. June Schueer 540 Silver Reef Rd
25. Diane Macpherson 220 N. New View
26. Brook Matthews 51 East Center St.
27. ~~James~~ 175 East Center
28. Jack Gunn 298 N. Silver Meadows Rd
29. Paul Danvers 389 N. SILVER ROAD
30. M. Shary Sillim 40 E. cherry Ln.
31. Jenae Westhoff 99 W. Mulberry Ln
32. Rebecca Welch 89 W. Mulberry Ln
33. June & Fred 411 Buckeye Reef Rd.
34. Wally & Karen Maron 931 N Bonanza Rd.

**TOWN OF LEEDS PUBLIC HEARING
ATTENDANCE SIGN IN SHEET**

DATE: 7/27/05

PLEASE PRINT NAME AND ADDRESS

1. STARLA REESE 302 N Main St.
2. DEVON M Wheatley 130 MESA VIEW Drive
3. KATH SULLIVAN - Foothills Lane
4. Frank Jackson 840 Jackson Ranch Rd
5. Gary S. Hall 1356 N Howesum Drive
6. VIKI BIRN 880 BONANZA Drive
7. ROBERT FISHER 1247 SILVERADO CT.
8. Haleen Stoker 1322 S. Bella Rosa Dr. St. George, UT
9. Ray L. Stoker 1322 S. Bella Rosa Dr. St. George, UT
10. Parrish Troy Stoker 2298 Via Linda Way St. George, UT
11. Lori Stoker 2298 Via Linda Way St. George, UT
12. DON RAY FIELDING 352 SO MAIN LEEDS
13. Jennifer Vigil 169 Vista Ave
14. Deanna & Bud Ruff 95 W. Mulberry Ln. Leeds, UT
15. Stephen Wilson 58 S. Valley Rd. Leeds, UT
16. Phillip Peine 60 E. 200 N. Leeds, UT
17. Ned & Aeri Sellwren 325 S. Foothill Rd. Leeds
18. Brant & Dillon Jones 175 S. Main Leeds, UT
19. Don Goddard 1001 Winder Lane Leeds UT
20. LEE PRIMM & KATHY PRIMM 303 MESA VIEW
21. DON STEPHENS 300 MESA VIEW
22. JIM PARNELL 175 VALLEY
23. SYD HOLT 221 N SILVER MEADOWS RD
24. Roger New 616 E 900 S Leeds, UT
25. Jody Cooney 395 N MAIN Leeds, UT
26. Danny Cooney 395 N Main Leeds, UT
27. Bereldnee Bottier 48 W. Center Leeds, Utah
28. Thomas E. Stirling 2550 Main Leeds
29. ~~Francis~~ Rex 1536 N 300 E Leeds, UT
30. ~~Walter~~ 180 N. MAIN ST
31. Jack & Satchel Mauer 1361 Mountain Steeplechase Dr. Leeds, UT
32. Brian Hansen 480 N Main Leeds Utah
33. Paul Mauer 240 N. MESA VIEW Leeds
34. Troy Barber 34 S Valley Rd Leeds UT

ATTENDANCE SIGN IN SHEET

DATE: 07.27.05

PLEASE PRINT NAME AND ADDRESS

1. MIKE LINDBEN 1548 N 250 E
2. MARGARET ARMSTRONG 365 N. MAIN
3. Jaimie Sullivan 345 N. Main
4. Jester Sullivan 345 N Main
5. Dera Hardison 345 N. main
6. Amber Barker 411 Bickape Reef Rd
7. Marty Bunchy 108 So vally Rd
8. Gregg Sullivan 70 East Mulberry
9. Joe Neil 242 No Main Street "Dart/Ings"
10. KEVIN DEWITT 55 W. CENTER
11. MARCI DEWITT 55 W. CENTER
12. Dean R Brown 2012 Wells Fargo Dr.
13. NED SULLIVAN Foot Hill Drive
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____
26. _____
27. _____
28. _____
29. _____
30. _____
31. _____
32. _____
33. _____
34. _____

TOWN OF LEEDS
Minutes of the Town Council Work Meeting
July 27, 2005

1. CALL TO ORDER:

Mayor Gier called the meeting to order at 6:00 p.m.

2. ROLL CALL:

Present were Mayor Gier, Council Members Dave Harbour, Darrell Nelson, Dale Barnes and Gloria Parnell. Also present were UDOT representative Aaron Wall and Clerk/Recorder Joy Stevens. Brent Gardner, from Alpha Engineering, arrived at 6:25 p.m.


3. WORK MEETING:

The work meeting was being held to work on the Enhancement Grant. Discussion was on easements, funding, environmental issues, utilities, risks, time line, and co-operative agreement.


4. ADJOURNMENT:

The meeting adjourned at 6:45 p.m.

APPROVED AND SIGNED THIS 17th DAY OF AUGUST 2005



Mayor Norma Gier



attest: Joy Stevens Clerk/Recorder

PUBLIC NOTICE

TOWN COUNCIL MEETING AND PUBLIC HEARING

The Town Council of Leeds will hold a work session, regular meeting and public hearing on ,
Wednesday, July 27, 2005, at the Leeds Town Hall, 218 North Main Street at **6:00 p.m.**

Public welcome to attend.

Agenda

WORK SESSION 6:00 P.M.

1. Call to order
2. Roll call
3. Work session

The work session is being held to work on the Enhancement Grant.

4. Adjournment

TOWN COUNCIL MEETING AND PUBLIC HEARING 7:00 P.M.

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of Agenda and Minutes of June 15, 2005.
5. Present the Leeds Princess Royalty with a \$50 check.
6. Cibolo Estates Development Subdivision plat amendment

Representatives will be here for an **information only** update.

7. Public Hearing (Motion to open and close)

Public Hearing is being held to receive public comment relative to Leeds new Zoning/Subdivision Ordinance #05-02, Leeds new Animal Control Ordinance #05-03, and Leeds new Standard Design & Building Specifications Ordinance #05-04 .

8. Action on Public Hearing
9. Council Member Darrell Nelson **Planning Commission meeting held on July 5, 2005.**

Tabled items:

- a) Richard Parry-requested minor subdivision at 450 Silver Hills Road
- b) Terry Prisbrey-requested permit for a temporary power pole at 98 W Center Street.
- c) Jerry Otteson-submitted an OHV Ordinance for the Town of Leeds
- d) Petroleum Wholesale, Inc-requested a conditional use permit for a convenient store with fuel at the I-15 North bound exit into Leeds.

Information items:

- a) Bill Koehler-submitted building and site plans for a home at 10 Juniper Way in the Silver Reef Highlands Subdivision.
- b) Kerry Bennion-submitted building and site plans for a home at 61 south Main street.
- c) Regina Lyons-requested a General Commercial Business License for "Desert Treasures" at 251 N Main Street #4.
- d) Annette Wiggins-requested a Home Occupation Business License for "ABC Handyman" at 10 Roundy Mountain Road.
- e) Roger New discussed the possibility of annexing property into the Town of Leeds.