

PUBLIC NOTICE

LEEDS TOWN COUNCIL & PLANNING COMMISSION WILL HOLD A WORK SESSION AND TOWN COUNCIL REGULAR MEETING

The Leeds Town Council and Planning Commission will hold a work session and a regular Town Council meeting on , **Wednesday, September 14, 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.

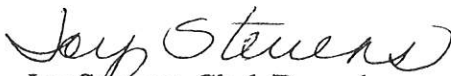
1. Call to order
2. Roll call
3. Work session-The work session is being held to consider and discuss the following:
Consider a Town Manager, amending the fee schedule for Conditional Use Permits and Business Licenses, a new Town Engineer, Planning & Zoning training on rights and responsibilities, training sessions concerning Senate Bill 60, Capitol Improvement Plan, emergency evacuation and/or other emergency plans for the Town, alternates for the Planning Commission and Board of Adjustment.
4. Adjournment

TOWN COUNCIL MEETING 7:00 P.M.

1. Call to Order
2. Roll Call
3. Pledge
4. Approval of the agenda and minutes.
5. Appoint a Town Council representative for the Planning Commission, a Planning Commission Alternate and Board of Adjustment Alternate.
6. Ordinance #05-07 amending Ordinance #03-06 Consolidated Fee Schedule to reflect reducing Conditional Use Permit and Business License fees.
7. Review Silver Reef Highlands Roads.
8. Main Street beautification and easements.
9. Set September 27th for a Meet the Candidates night
10. Council Members comments.
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 24 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 13th day of September, 2005. These public places being 1) Leeds Town Hall 2) Leeds Post Office 3) Leeds Market


Joy Stevens, Clerk/Recorder

TOWN OF LEEDS

Minutes of the Town Council & Planning Commission Work Meeting
September 14, 2005

1. CALL TO ORDER:

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

2. ROLL CALL:

Present were Mayor Norma Gier, Council Members Dave Harbour, Dale Barnes, Gloria Parnell, and Brent DeMille. Planning Commission Members Jim Parnell, Wayne Hepworth, Dean Brown and Bailey Muir. Also present was Attorney Heath Snow, and Clerk/Recorder Joy Stevens.

3. WORK MEETING:

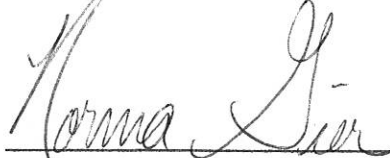
The work meeting was held to consider and discuss the following:

A Town Manager, a new Town Engineer, amending the fee schedule for conditional use permits and business licenses, Planning & Zoning training on rights and responsibilities, training sessions concerning Senate Bill 60, Capitol Improvement Plan, emergency evacuation and/or other emergency plans for the Town, alternates for the Planning Commission and Board of Adjustment. The Town Council interviewed Ralph McClure for the position of Town Manager. The Council and Planning Commission members discussed Leeds Capitol Improvement Plan, re-structuring the fees for conditional use permits and business licenses, and who will be attending the various training sessions. Fire Chief Steve Lewis and the board members discussed an emergency plan for the community. Chief Lewis is working on obtaining a grant to help provide communities with money for emergency plans.


4. ADJOURNMENT:

The meeting adjourned at 7:00 p.m.

APPROVED AND SIGNED THIS 28th DAY OF SEPTEMBER 2005



Mayor Norma Gier



attest: Joy Stevens Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council Meeting
September 14, 2005

1. CALL TO ORDER:

Mayor called the meeting to order at 7:00 p.m.

2. ROLL CALL:

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

3. PLEDGE OF ALLEGIANCE:

Brent DeMille

4. APPROVE AGENDA AND MINUTES:

Motion by Gloria Parnell to approve the agenda and minutes of August 17, and Work Session minutes of August 31, 2005. Seconded by Dale Barnes. Passed unanimously.

5. APPOINT A TOWN COUNCIL REPRESENTATIVE FOR THE PLANNING COMMISSION, AND A PLANNING COMMISSION MEMBER:

Brent DeMille accepted the Council assignment overseeing ordinances, and Leeds Cemeteries. Mayor Gier will represent the Council at the Planning Commission meetings and Mayor Pro Tem Dave Harbour will fill in for her when she is unavailable. Mayor Gier said she would like to re-appoint Jim Parnell to the Planning Commission. Parnell's term will be up in December of this year. Attorney Snow said since we still have at least 3 more meetings before the expiration of Parnell's term the Council should wait until December.

6. ORDINANCE #05-07 AMENDING ORDINANCE #03-06 CONSOLIDATED FEE SCHEDULE TO REFLECT REDUCING CONDITIONAL USE PERMIT AND BUSINESS LICENSE FEES:

The Council discussed the Capitol Facilities Plan and Impact Fees also associated with the Consolidated Fee Schedule. The Council wants to re-structure the Conditional Use Permit fees to have more categories. Council Members Brent DeMille and Dave Harbour and Planning Commission Member Wayne Hepworth will review other communities Capitol Facilities Plans and do more research concerning this item.

Motion by Dave Harbour to table this item and form a committee to do research. Seconded by Dale Barnes. Passed unanimously.

7. REVIEW SILVER REEF HIGHLANDS ROADS:

The Council discussed the problems that still exist with the roads and the deadline for releasing the surety bond on the Silver Reef Highlands project. The Town Engineer will need to do a final inspection before the deadline is up.

8. MAIN STREET BEAUTIFICATION AND EASEMENTS:

The Council reviewed what the Town will provide and what UDOT will provide according to the contract. Attorney Snow recommended signing the contract. Mayor Gier expressed concern over having any money left after all the consultants are through.

9. SET SEPTEMBER 27TH FOR A MEET THE CANDIDATES NIGHT:

The Council discussed having a "meet the candidates night" and perhaps have Mike Empey chair the event. The candidates will be given 5 minutes to present their platform.

Motion by Dale Barnes to set September 27, 2005, 7 p.m. for a "meet the candidates night". Seconded by Dave Harbour. Passed unanimously. Notification will be sent to the candidates.

10. COUNCIL MEMBERS COMMENTS:

Dave Harbour informed the Council the Land Use/Subdivision Ordinances and map are completed and ready to pick up.

Harbour handed out a One and Five year Capitol Facilities Plan and asked the Council members to review and get back to him by the next meeting.

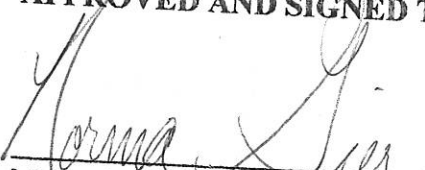
Dale Barnes said he placed a call to Ed Snow but has not heard back from him. Barnes said the gravel is in at the basketball court. Barnes said SITLA has agreed to give the Town more land, at the park in the Silver Reef area, to park cars.

Mayor Gier handed out various seminar and training announcements.

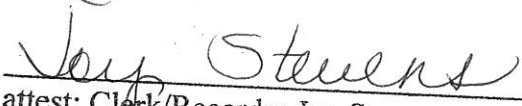
11. ADJOURNMENT:

The meeting adjourned at 10:10 p.m.

APPROVED AND SIGNED THIS 28th DAY OF SEPTEMBER 2005



Mayor Norma Gier



attest: Clerk/Recorder Joy Stevens

PUBLIC NOTICE

LEEDS TOWN COUNCIL MEETING

The Leeds Town Council will hold a meeting on , Wednesday, September 28, 2005, 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 the agenda and minutes.
5. Certificate of Appreciation to Darrell Nelson
6. Jim & Gloria Parnell:

1. Request a zone change and minor subdivision at 175 South Valley Road. Public Hearing was held at the Planning Commission Meeting on September 6, 2005. Planning Commission recommended approval of the zone change and minor subdivision.

2. Request a permit for business signs on town property.

7. Ordinance #05-07 amending Ordinance #03-06 Consolidated Fee Schedule to reflect reducing Conditional Use Permit and Business License fees.

8. Mayor Norma Gier

Planning Commission items from the September 6, 2005 meeting:

a) Reinhard Vogel requested a Home Occupation Business License for "Modern Ironwork" at 80 East Roundy Mountain Road. Mr. Vogel was not present so this item was not considered.

b) Don Goddard-demolition of an old home and submit building and site plans for a new home at the same location 999 Wonder Lane. This item was tabled requiring a complete site plan.

c) Shirley Coleman-represented by Garret Bangerter, submitted building and site plans for a home at 30 Juniper Way. Set back and height requirements for the home were approved.

d) Pat Sheneman-submit building and site plans for a home at 510 N. Main Street. Set back and height requirements for the home were approved.

e) Gordon Casey, Subdivisions Inc-submitted Vista View Estates Subdivision Phase II final plat for approval. This item was tabled and a public hearing was set for October 5, 2005.

f) Darrell Nelson-requested approval of Leeds Sexually Oriented Business Ordinance #05-05. A public hearing was set for October 5, 2005.

g) Dave Harbour-requested approval of Leeds Master Road Plan Ordinance #05-06. A public hearing was set for October 5, 2005.

Planning Commission items of information:

a) Terry Prisbrey-requested a permit for a temporary power pole at 98 W Center Street. Mr. Prisbrey was not present and this item was tabled.

b) Petroleum Wholesale, Inc-requested a conditional use permit for a C Store with fuel at the I-15 North bound exit into Leeds. A representative of Petroleum Wholesale was not present and this item was tabled.

c) Jerry Otteson-submitted an OHV Ordinance for Leeds Town. Leeds Town Attorney Heath Snow is reviewing the ordinance. This item was tabled.

9. Council Member Gloria Parnell

Approval to survey Bonanza Flat Road.

Discuss Canyon Creek Ct., Mountain Shadows Road, and El Dorado Hills water damage.

10. Council Member Dave Harbour
11. Council Member Dale Barnes
12. Council Member Brent DeMille
13. 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 24 hours prior to the meeting.
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Joy Stevens, Clerk/Recorder

TOWN OF LEEDS
Minutes of the Town Council Meeting
September 28, 2005

1. CALL TO ORDER:

Mayor Gier called the meeting to order at 7:00 p.m.

2. ROLL CALL:

Present was Mayor Norma Gier, Council Members Dave Harbour, Gloria Parnell, Dale Barnes, and Brent DeMille. Also present was Clerk/Recorder Joy Stevens.

3. PLEDGE OF ALLEGIANCE:

Gloria Parnell

4. APPROVE AGENDA AND MINUTES:

Motion by Dave Harbour to approve the agenda and minutes of August 31, and September 14, 2005. Seconded by Gloria Parnell. Passed unanimously.

5. CERTIFICATE OF APPRECIATION TO DARRELL NELSON:

Nelson was not present.

6. JIM & GLORIA PARNELL:

1. Request a zone change and minor subdivision at 175 South Valley Road. The Planning Commission held a public hearing on September 6, 2005. The Planning Commission recommended approval of the zone change and minor subdivision. The Council members indicated they had reviewed the property and found the request to be in accordance with the Town ordinances. The Council expressed appreciation that Jim & Gloria are honoring the Hillside Ordinance.

Motion by Dale Barnes to approve the request by Jim & Gloria Parnell for the zone change and minor subdivision. Seconded by Brent DeMille. Passed unanimously.

2. Request a permit for business signs on Town property. Jim & Gloria Parnell are requesting a directional sign for big rigs to pull in the right driveway. The Council discussed the size of the sign not only width but also the height and if it will obstruct anyone's view. Discussion then went to lighted signs and the lighting ordinance. Mayor Gier asked if this request has been presented to the Planning Commission. Jim Parnell indicated it had not. The Council agreed that this item needs to go before the Planning Commission first.

Motion by Brent DeMille to table and refer this item back to the Planning Commission. Seconded by Dale Barnes. Passed unanimously.

7. ORDINANCE #05-07 AMENDING ORDINANCE #03-06 CONSOLIDATED FEE SCHEDULE:

Amending the Consolidated Fee Schedule to reflect various Conditional Use Permit and Business License Fees. Council Member Dave Harbour handed out an outline of Conditional Use Categories. The ordinance was read aloud. The Council discussed the various categories, other communities increasing their fees due to growth, and anticipated cost to process

the applications. The Council felt good about the fees in the three categories.

Motion by Dave Harbour to approve Ordinance #05-07 amending Ordinance #03-06 Consolidated Fee Schedule as read. **Seconded** by Dale Barnes. **Roll call vote. All aye votes. Passed unanimously.**

8. MAYOR NORMA GIER:

Planning Commission items from the September 6, 2005 meeting.

All of the Planning Commission items were informational only. The Council Members were aware of the action the Planning Commission had taken on the items. There was no further discussion concerning the Planning Commission meeting on September 6, 2005.

Mayor Gier read a letter from the State of Utah Office of the State Auditor. The letter informed the Town that the State Auditor has reviewed the Leeds budget for the fiscal year ending June 30, 2006. The audit found that the budget is in substantial compliance with the Uniform Fiscal Procedures Act and other applicable State fiscal laws.

The Council discussed various training seminars and meetings that would be beneficial to anyone who could attend. The Council also discussed the "water pooling" agreement with Washington Co. Water Conservancy District. A work meeting will be held on October 12th concerning the agreement.

9. COUNCIL MEMBER GLORIA PARNELL:

Parnell said she spent some time with Bush & Gudgell concerning Bonanza Flats Road. Parnell presented a map of the road she obtained from Bush & Gudgell. Where the road should be and where it currently is are quite different. The road is currently in need of repair since the last storm. The Council decided in order to make the road passable there needs to be grading and/or gravel work done. Council Member Brent DeMille said he will fill in the bad spots with his tractor. Parnell will check into having gravel delivered to the site.

Parnell said she had Sunrise Engineering review the roads in the Silver Reef Highlands Subdivision. The deficiencies in the roads need to be corrected. Parnell will send a letter to Dallin Gardner concerning the problems with the roads.

The Council discussed the road damage in the El Dorado Hills area. They would like to co-ordinate the repair work on Bonanza Flats Road and the roads in the El Dorado Hills area.

10. COUNCIL MEMBER DAVE HARBOUR:

Council Member Harbour updated the Council on the Cibolo Estates meeting he and Attorney Snow attended. One of the concerns with the project is the dry sewer lines. Harbour said he would like to tell them to put in sewer lines but can't tell them what to put in since there isn't a plan in place. Harbour said he will call the sewer committee and get them activated.

11. COUNCIL MEMBER DALE BARNES

Barnes said he was finally able to get in touch with Ed Snow concerning the donation of property to the Town to expand the park. Barnes said Snow informed him that he has been approached by developers who want to buy all of his property. Barnes will continue to work with Snow on this item.

12. COUNCIL MEMBER BRENT DEMILLE:

DeMille informed the Council that he attended the CDBG grant meeting. The Town will need to do a low to moderate income survey again. Some of the items discussed were that projects need to be over \$50,000 and they do fund engineering services. Leeds met the requirement to submit for funding by DeMille attending this meeting.

13. ADJOURNMENT:

The meeting adjourned at 8:45 p.m.

APPROVED AND SIGNED THIS 26th DAY OF OCTOBER 2005



Mayor Norma Gier



attest: Clerk/Recorder Joy Stevens