

# PUBLIC NOTICE

## Town of Leeds

### PRIMARY ELECTION RESULTS

### AS OF ELECTION NIGHT FOR LEEDS

PRECINCT #90 OCTOBER 4, 2005. DUE TO THE NUMBER OF PROVISIONALS THE FINAL COUNT WILL NOT BE MADE AVAILABLE UNTIL AFTER THE BOARD OF MUNICIPAL CANVASSERS MEET TO CANVASS THE RETURNS ON FRIDAY OCTOBER 7, 2005 AT THE LEEDS TOWN HALL, 218 NORTH MAIN STREET AT 7:00 P.M.

Total number of registered voters listed in the Official Register book 497

Total number of persons voting as listed in the Poll book 233

Total number of provisional envelopes 23

(A provisional is a person whose name is not found on the official register)

#### Mayor

Norma Gier 105

Trudy Law 119

Richard Mullins 9

#### Town Council Members

Marlene Carpenter 24

Mary Krueger 100

Frank Lojko 97

Bailey Muir 42

Gloria Parnell 82

Jared Westhoff 98

Cynthia Wright 16

POSTED THIS 6 DAY OF October, 2005

Joy Stevens

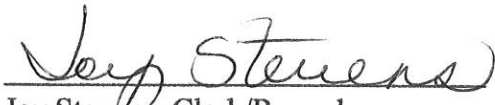
Joy Stevens, Clerk/Recorder

## PUBLIC NOTICE

### TOWN OF LEEDS TOWN COUNCIL

The Town Council of Leeds will hold a meeting to canvass the election returns on, Friday October 7, 2005, at 7:00 pm, at the Leeds Town Hall, 218 N Main Street. Public is welcome to attend.

**POSTED THIS 6<sup>TH</sup> DAY OF OCTOBER, 2005**



Joy Stevens, Clerk/Recorder

In compliance with 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 in advance.

#### 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 6<sup>th</sup> day of October, 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 Primary Election Canvass  
October 7, 2005

**1. CALL TO ORDER:**

Mayor Gier called the meeting to order at 7:08 p.m.

**2. ROLL CALL:**

Present was Mayor Norma Gier, Council Members Gloria Parnell and Dale Barnes. Also present was Election Judge Donna Nelson.

**3. CANVASS OF THE PRIMARY ELECTION RETURNS:**

Mayor Gier opened the sealed envelope No 1. It contained:

1. The Official Register book
2. The Posting list
3. The Poll book
4. All Valid and Invalid Absentee Envelopes
5. Election Judges Comment Sheet
6. One Statement of Disposition of Ballots
7. One Tally List indicating the total votes cast as follows:

Mayor

Norma Gier-105

Trudy Law- 119

Richard Mullins-9

Town Council

Marlene Carpenter-24

Mary Krueger- 100

Frank Lojko-97

Bailey Muir-42

Gloria Parnell-82

Jared Westhoff-98

Cyntha Wright-16

Election Judge Donna Nelson was present to open the Provisional Ballots. Out of the 23 Provisional Ballots 14 were eligible to vote. The remaining 9 Provisional Ballots were from unregistered voters. Election Judge Donna Nelson opened the 14 Provisional Ballots and the votes cast were as follows:

Mayor

Norma Gier-3

Trudy Law-11

Richard Mullins-0

Town Council

Marlene Carpenter-0

Mary Krueger-7

Frank Lojko-7

Bailey Muir-7

Gloria Parnell-2  
Jared Westhoff-5  
Cyntha Wright-0

The Official Primary Election Canvass results are:

Mayor

Norma Gier-108  
Trudy Law-130  
Richard Mullins-9

Town Council

Marlene Carpenter-24  
Mary Krueger-107  
Frank Lojko-104  
Bailey Muir-47  
Gloria Parnell-84  
Jared Westhoff-103  
Cyntha Wright-16

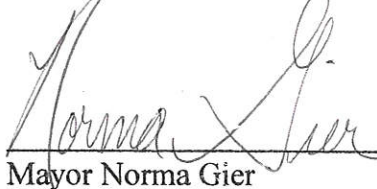
The Council canvassed the returns and reviewed the Statement of Disposition of Ballots form to see that all the ballots were accounted for.


**Motion** by Dale Barnes to approve the canvass of the Primary Election returns for the Town of Leeds. **Seconded** by Gloria Parnell. **Roll call vote. All aye votes. Passed unanimously.**

**4. ADJOURNMENT:**

The meeting adjourned at 7:25

**APPROVED AND SIGNED THIS 26th DAY OF OCTOBER 2005**

  
\_\_\_\_\_  
Mayor Norma Gier

  
\_\_\_\_\_  
attest: Clerk/Recorder Joy Stevens

**Town of Leeds  
2005 Primary Election  
Official Canvass Results**

<b>Mayor</b>	
<b>Norma Gier</b>	<b>108</b>
<b>Trudy Law</b>	<b>130</b>
<b>Richard Mullins</b>	<b>9</b>

<b>Four Year Council</b>	
<b>Marlene Carpenter</b>	<b>24</b>
<b>Mary Krueger</b>	<b>107</b>
<b>Frank Lojko</b>	<b>104</b>
<b>Bailey Muir</b>	<b>47</b>
<b>Gloria Parnell</b>	<b>84</b>
<b>Jared Westhoff</b>	<b>103</b>
<b>Cyntha Wright</b>	<b>16</b>

  
**Joy Stevens, Clerk/Recorder**

**TOWN OF LEEDS**

**PUBLIC NOTICE**

**Public notice is hereby given that the following candidates will be on the ballot for the November 8, 2005 General Election.**

**LEEDS MAYOR (VOTE FOR ONE)**

**Norma Gier  
Trudy C. Law**

**LEEDS TOWN COUNCIL MEMBER (VOTE FOR TWO)**

**Mary Krueger  
Frank Lojko  
Gloria Parnell  
Jared M. Westhoff**

**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 12<sup>th</sup> day of October, 2005. These public places being 1) Leeds Town Hall 2) Leeds Post Office 3) Leeds Market

  
\_\_\_\_\_  
**Joy Stevens, Clerk/Recorder**



# PUBLIC NOTICE

## **LEEDS TOWN COUNCIL, PLANNING COMMISSION AND LEEDS DOMESTIC WATER ASSOCIATION WILL HOLD A WORK SESSION**

The Leeds Town Council and Planning Commission will hold a work session and a regular Town Council meeting on , **Wednesday, October 12, 2005**, at the Leeds Town Hall, 218 North Main Street at **5:00 p.m.** Public welcome to attend.

### Agenda

1. Call to order
2. Roll call
3. Work session-**The work session is being held to consider and discuss the following:**  
**Water pooling agreement with Washington County Water Conservancy District, a Town Manager, a new Town Engineer, road deficiencies in the Silver Reef Highlands Subdivision and road repair in the El Dorado Hills area.**
4. 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 9th day of October, 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  
October 12, 2005

**1. CALL TO ORDER:**

Mayor Gier called the meeting to order at 5:05 p.m.

**2. ROLL CALL:**

Present were Mayor Norma Gier, Council Members Gloria Parnell and Brent DeMille. Planning Commission Chairman Jim Parnell, Commission Members Bailey Muir, and Alice Franks. Board of Adjustment Member Donna Nelson. Leeds Domestic Water Association Board Members Scott Ricci and Penny Weston. Leeds Town Attorney Heath Snow. Leeds Public Works Director George Fridell. Leeds Treasurer Darrell Nelson and Clerk/Recorder Joy Stevens. Sunrise Engineering representatives Joe Phillips and Doug Nielson

**3. WORK MEETING:**

The work meeting was held to consider and discuss several items.

1. The Leeds Town board members discussed the need for a Town Planner versus a Town Manager. The members discussed the need for someone to check subdivision plans, building plans, and etc. A job description for the needs of the town in that area will be worked on.

2. Joe Phillips and Doug Nielson from Sunrise Engineering did a power point presentation indicating their wide range of engineering services. The Sunrise Engineering representatives said if the Town of Leeds retains them they will not represent other development in the Town.


3. Water pooling agreement with the WCWCD. Attorney Heath Snow had prepared a synopsis of the WCWCD Regional Water Supply Agreement. The various board members reviewed and discussed the motive and purpose of the agreement. The deadline to sign the agreement is January 1, 2006. The board members will hold another work session on October 27, 2005.

**4. ADJOURNMENT:**

The meeting adjourned at 7:30 p.m.

**APPROVED AND SIGNED THIS 26th DAY OF OCTOBER 2005**

  
\_\_\_\_\_  
Mayor Norma Gier

  
\_\_\_\_\_  
attest: Joy Stevens Clerk/Recorder



## **PUBLIC NOTICE**

### **LEEDS TOWN COUNCIL, PLANNING COMMISSION AND LEEDS DOMESTIC WATER ASSOCIATION WILL HOLD A WORK SESSION**

The Leeds Town Council, Planning Commission, and LDWA will hold a work session on , **Tuesday, October 25, 2005**, at the Leeds Town Hall, 218 North Main Street at **7:00 p.m.**

Public welcome to attend.

**The work session is being held to consider and discuss the water pooling agreement with Washington County Water Conservancy District.**

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 24th day of October, 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 Leeds Domestic Water Association, Leeds Town Council  
& Planning Commission Work Session October 25, 2005.

Those in attendance from the Leeds Town Council and Leeds Planning Commission: Mayor Norma Gier, Council Members Gloria Parnell, Dave Harbour and Dale Barnes. Planning Commission Chairman Jim Parnell and Commission Member Alice Franks. Leeds Clerk/Recorder Joy Stevens and Treasurer Darrell Nelson.

Those present from LDWA were: President Kirt McCullough, Scott Ricci, Penny Weston, David Stirling, Ron Whitmer, Colin Korpi and Secretary Joanne Dawson. Citizens Neil and Alberta Pace, Don Fawson, Jared Westhoff, and Don Franks.

This work session was being held in conjunction with the Leeds Domestic Water Association meeting. Conducted by President Kirt McCullough.

The work session was held to consider and discuss the water pooling agreement with the Washington County Water Conservancy District.

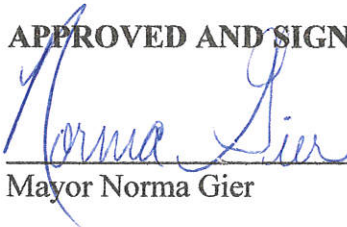
Discussion focused on the following concerns:

1. Retaining ownership of the LDWA water if they should decide to pull out of the pooling agreement.
2. Keeping LDWA water in a separate pipe line so as not to mix with the Conservancy District water.
3. Monitoring the system.
4. Developers are forcing the issue for Leeds to join the WCWCD pooling agreement. Leeds will be impacted with the growth whether they join the pool or not.

Other items of discussion were surcharges, paying to support the larger communities, compiling an addendum to the agreement to benefit Leeds, authority of the pooling boards, and a deadline to join by January 1, 2006.

LDWA Secretary Joanne Dawson will prepare a list of questions and concerns, to be presented to the Washington County Water Conservancy District.

**APPROVED AND SIGNED THIS 26th DAY OF OCTOBER 2005**

  
\_\_\_\_\_  
Mayor Norma Gier

  
\_\_\_\_\_  
attest: Joy Stevens Clerk/Recorder

FILING FEE: \$600.00 (Non-refundable)

DATE: 9/8/05

TOWN OF LEEDS  
CONDITIONAL USE PERMIT APPLICATION

TO THE PLANNING COMMISSION:

The undersigned applicant is the owner or agent of the following legally described property, give exact legal description include: (Lot, Block, Subdivision and Tract)

See Attached Plot Plan

Property Tax ID# 0092620

The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)

61 S. Main Leeds, Utah

Attach a plot plan, drawn to scale, of the property involved showing the location of all existing buildings and plans and descriptions of the proposed use of the property with plans for all proposed buildings:

1. Prepare a site plans/elevations.
2. Show existing/proposed buildings
3. Show parking/loading areas.
4. Include other pertinent information

The applicant has the ability and intention to utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval; and the applicant understands that this CONDITIONAL USE PERMIT, if granted becomes null and void of no effect if unused within twelve (12) from the date of filing of the application, or if any time after granting the use is discontinued for a period of twelve (12) months, or if the property is sold or developed by someone other than the applicant.

WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS SUCH CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET.

\*NOTE - A CONDITIONAL USE PERMIT does not eliminate the necessity of obtaining a Building Permit or Business License. A permit is required for construction of all buildings in the project.

Are there any deed restriction affecting the use of the property involved? Give expiration date of restrictions.

no

List nature of business or use applying for: temporary housing

The undersigned property owner requested a Conditional Use Permit as permitted to use the above described property for the following purposes: live on property while building home

*Kenneth Benjamin*  
Applicants Signature

61 S. Main Leeds, Utah  
Address

879-8784  
Phone #

IT IS REQUIRED THAT THE APPLICANT SUBMIT STAMPED ADDRESSED ENVELOPES FOR ALL PROPERTY OWNERS WITHIN 300 FT OF THE AFFECTED PROPERTY.

# SITE PLAN

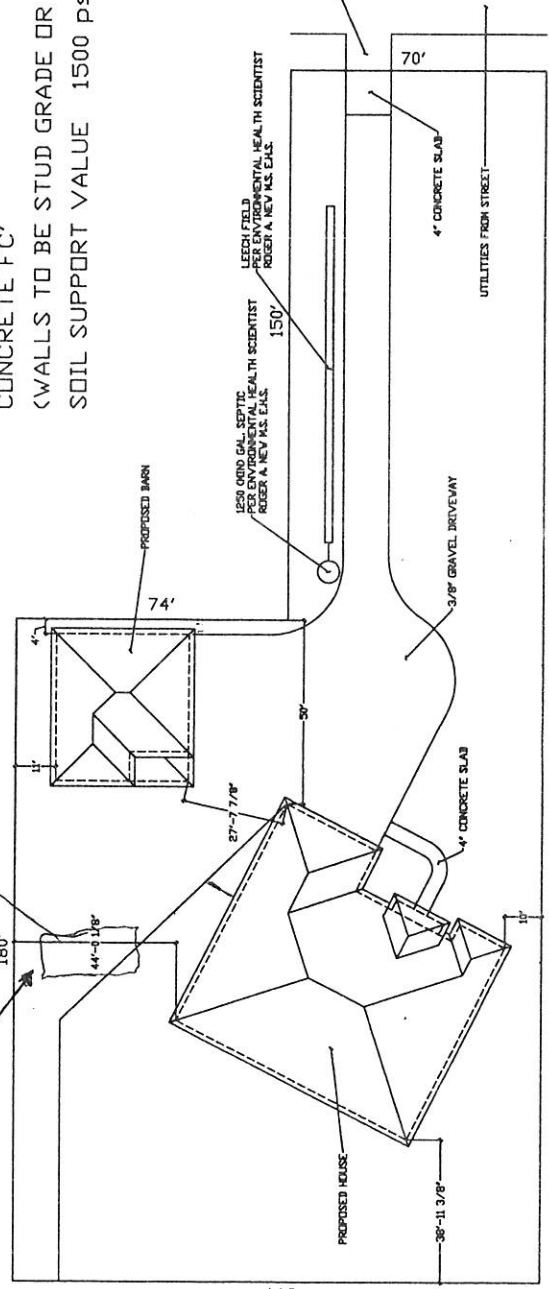
LEEDS, UTAH 84746

BEGINNING AT A POINT 194 FEET NORTHEASTERLY FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 10, LEEDS TOWN SITE SURVEY, AND RUNNING THENCE NORTHEASTERLY ALONG THE STREET LINE A DISTANCE OF 330 FEET TO THE SOUTH BOUNDARY OF SAID LOT, THENCE SOUTHEASTERLY FOLLOWING THE BOUNDARY LINE OF SAID LOT 144 FEET, THENCE NORTHWESTERLY PARALLEL TO THE LOT LINE 180 FEET, THENCE NORTHWESTERLY PARALLEL TO THE STREET 74 FEET, THENCE NORTHWESTERLY 150 FEET TO THE POINT OF BEGINNING.

## DRAWING INDEX

- A-1 COVER SHEET
- A-2 MAIN LEVEL
- A-3 FOUNDATION
- A-4 ELEVATIONS
- A-5 SECTIONALS
- S-1 STRUCTURAL
- E-1 ELECTRICAL

*Conditional Use*



## DEVELOPMENT DATA

BUILDING CODE UBC 2000  
 OCCUPANCY U-1  
 TYPE OF CONSTRUCTION V  
 GROSS AREA: FIRST FLOOR 1312 SQ. FT.,  
 ATTIC STORAGE 150 SQ. FT.,  
 PATIO/PORCHES 128 SQ. FT.,  
 TOTAL ENCLOSED 1462 SQ. FT.,  
 TOTAL FOOTPRINT 1590 SQ. FT.,

SEISMIC ZONE 1D  
 EXPOSURE B  
 WIND SPEED 75 MPH  
 CONCRETE FC' 2500 psi @ 28 DAYS  
 (WALLS TO BE STUD GRADE OR BETTER)  
 SOIL SUPPORT VALUE 1500 psf (ASSUMED)

KERRY & KEENA  
 BENNION  
 6226 W. 10500 N.  
 HIGHLAND, UTAH 84003

CONSULTANTS

NOTES/KEY PLAN

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

REVISIONS

DATE ISSUED

PROJECT TITLE

MULTI-CAR GARAGE  
 AND SHOP  
 LEEDS, UTAH 84746  
 61 SOUTH MAIN STREET

SHEET TITLE

PLOT

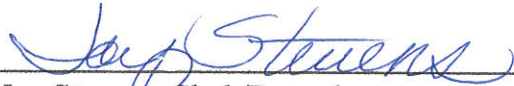
PAGE 1  
 SHEET NO. A-1

SCALE: 1/16" = 1' - 0"  
 DRAWN BY: DRGM  
 DATE: 6/28/95

**PUBLIC NOTICE**  
**TOWN OF LEEDS**

**A “DRAFT” OF LEEDS TOWN ORDINANCE NO. 05-08 AN ORDINANCE REGULATING THE OPERATION AND USE OF OFF-HIGHWAY VEHICLES (“OHV”) WITHIN LEEDS TOWN, A “DRAFT” OF PROPOSED AMENDMENTS TO THE PUBLIC SAFETY FACILITY CAPITAL FACILITY PLAN, AND A “DRAFT” OF PROPOSED AMENDMENTS TO THE PARK FACILITY CAPITAL FACILITY PLAN IS AVAILABLE TO VIEW AT TOWN HALL, 218 N MAIN STREET.**

**POSTED THIS 7TH DAY OF NOVEMBER 2005**



Joy Stevens, Clerk/Recorder

Posted in the following public places:

1. Leeds Town Hall
2. Leeds Post Office
3. Leeds Market



*Subset Provision  
1ur*

**LEEDS TOWN ORDINANCE NO. 2005**

**AN ORDINANCE REGULATING THE OPERATION AND USE OF OFF-HIGHWAY VEHICLES ("OHV") WITHIN LEEDS TOWN, STATE OF UTAH.**

**WHEREAS,** under Section 41-22-10.5 of the Utah State Code Annotated, a municipality may adopt ordinances designating certain streets and highways as off-highway vehicle routes for the specific purpose of allowing off-highway vehicle operators to gain direct access to or from a private or public area open for off-highway vehicle use.

**WHEREAS,** the Mayor and Town Council of The Town of Leeds ("Town"), have received and noted numerous comments & concerns regarding the operation of off-highway vehicles within The Town; and

**WHEREAS,** in the interest of public safety, the Mayor and Town Council of The Town, believes it is necessary and in the best interest of The Town, and its citizens to enact reasonable regulations governing the operation and use of off-highway vehicles within the municipal boundaries of the Town.

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF LEEDS TOWN, STATE OF UTAH, AS FOLLOWS:**

1. **A. Policy:** In enacting this Ordinance, it is the policy of the Town of Leeds to promote safety and protection for persons, and property in connection with the use, operation and equipment of off-highway vehicles in the Town.
- B. Definitions:** The terms used in this Ordinance shall have the same definitions as provided in Section 41-22-2, Utah Code Annotated.
- C. Designation of Streets:** Pursuant to the authority granted to the Town Council in Section 41-22-10.5, Utah Code Annotated, all Town streets are hereby designated as off-highway vehicle routes to allow off-highway vehicle operators to gain direct access to or from a private or public area open for off-highway vehicle use, except for those routes which are specifically posted closed to off-highway vehicle use.
- D. Prohibition of OHV Use Except in Accordance With This Ordinance:** A person may not operate an off-highway vehicle, except for off-highway implements of husbandry under Section 41-22-5.5, Utah Code Annotated, when used in accordance with said section.

*ATV*

on any street in the Town of Leeds, except in strict compliance with the terms of this Ordinance and the terms of Utah Code Annotated Section 41-22-1, *et. seq.*

- E. **Speed Limit:** The maximum speed limit for all off-highway vehicles operated within the Town shall be 15 miles per hour.
- F. **Equipment Requirements:** <sup>20</sup> Except for off-highway implements of husbandry used only in agricultural operations and not operated on a highway, an off-highway vehicle shall be equipped with: - 20
- (a) brakes adequate to control the movement of and to stop and hold the vehicle under normal operating conditions;
  - (b) headlights and taillights when operated between sunset and sunrise; and
  - (c) a noise control device and, a spark arrestor device.
- G. **Obedience to Traffic Laws Required:** Any person operating an off-highway vehicle shall obey all traffic laws, rules and regulations and shall be subject to the provisions of Title 41, Chapter 6, Utah Code Annotated, unless specifically excluded.
- H. **OHV Use by Persons Under Age 8 Prohibited (Penalty for Violation):** Except as otherwise provided in this Ordinance or in Section 41-22-29, Utah Code Annotated, a person under eight years of age may not operate and an owner may not give another person who is under eight years of age permission to operate an off-highway vehicle on any Town street, except as authorized in Section 41-22-29, Utah Code Annotated.
- I. **Other General Restrictions on OHV Use:** A person may not operate, and an owner may not give that person permission to operate, an off-highway vehicle on any Town street unless the person:
- (1) is under the direct supervision of a certified off-highway vehicle safety instructor during scheduled safety training course;
  - (2) has in his possession the appropriate safety certificate issued or approved by the Utah Division of Parks and Recreation, and if under the age of 16 years, is under the direct visual supervision of an adult who is at least 18 years of age and holds a valid driver's license; or

- (3) has in his immediate possession a valid motor vehicle operator's license, as provided I Title 53, Chapter 3, Uniform Driver License Act.
- (4) It is a defense to charge under this section, if the person charged produces in court a license or an appropriate safety certificate that was: (I) valid at the time of citation or arrest; and (II) issued to the person operating the off-highway vehicle. The requirements of this section do not apply to an operator of an all-terrain type I vehicle with properly displayed and current off-highway implement of husbandry sticker.

**J. Protective Headgear Requirements – Owner Duty:**

1. A person under the age of 18 may not operate or be a passenger on, an off-highway vehicle on any public land, trail, street, or highway within the Town of Leeds unless the person is wearing properly fitted and fastened, United States Department of Transportation safety-rated protective headgear designed for motorized vehicle use.
2. The owner of an off-highway vehicle or any other person may not give permission to a person who is under the age of 18 years to operate or ride on an off-highway vehicle in violation of this section.
3. An operator and passengers of off-highway implements of husbandry operated in the manner prescribed by Subsections 41-22-5.5(3) and (4) are exempt from the requirements of this section.

**K. Registration of Vehicle:** Unless exempted under Section 41-22-9 of the Utah Code, a person may not operate or transport and an owner may not give another person permission to operate or transport, any off-highway vehicle on any public land, trail, street, or highway within the Town unless the off-highway vehicle has been registered in accordance with the requirements of Title 41 Chapter 22 of the Utah Code for the current year.

**L. Restrictions on Use of Privately Owned Lands Without Permission:**

1. No person shall operate or accompany a person operating an off-highway vehicle upon privately owned land of any other person, firm or corporation without permission from the owner or person in charge.
2. It shall be unlawful for any person operating or accompanying a person operating an off-highway vehicle to refuse to immediately

leave private land upon request of the owner or person in charge of such land.

3. Subsections A and B above shall not apply to prescriptive easements on privately owned land.

4. No person operating or accompanying a person operating an off-highway vehicle shall obstruct any entrance or exit to private property without the owner's permission.

M. **Penalties for Violation:** Except as otherwise provided, a person who violates the provisions of this ordinance is guilty of a Class C misdemeanor. Any person convicted of violations of this section is guilty of an infraction and shall be fined not more than \$50 per offense.

N. **Adoption of State Code Provisions:** The provisions of Section 41-22-1, *et. seq.*, Utah Code Annotated, regarding off-highway vehicles, are hereby adopted by this reference as though fully set forth herein.

2. **Repealer:** All provisions of the Leeds Town Ordinance which are in conflict with the terms of this Ordinance are hereby repealed.

3. **Effective Date:** This Ordinance shall become effective at 12:01 A.M. on

PASSED, APPROVED, ADOPTED and ORDAINED this \_\_\_\_\_ day of OCTOBER, 2005.

TOWN OF LEEDS:

By: \_\_\_\_\_  
Norma Gier (Mayor)

ATTEST:

\_\_\_\_\_  
Joy Stevens (Town Recorder)

**TOWN OF LEEDS**  
218 North Main Street P.O. Box 460879 Leeds, Utah 84746  
(435) 879-2447 Fax (435) 879-6905

**Application for Business Advertisement Signs Permit**  
(Sign cannot be put up until permit is granted)

To: Town of Leeds Town Council Date \_\_\_\_\_

Application is hereby made by: Jim and Gloria Parnell

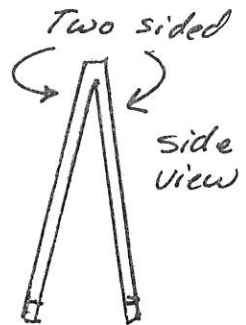
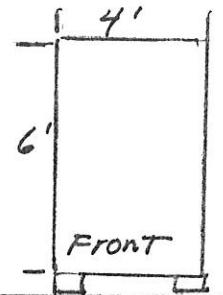
Address: 175 So. Valley Rd. Leeds Phone 879-2854

for permission to do the following: To erect directional sign, two sided sandwich type. To read: Pull thrus Turn w/arrow

Location: East entrance, left side as you enter.

Drawing to include height, width, and size of mounting pole:

4' wide by 6' long  
4x4 footings mounted in cement.



The Town of Leeds hereby grants a permit for \_\_\_\_\_

to install a business advertisement sign, pursuant to the Sign Ordinance, on Town of Leeds right of way or property.

Permit to be approved by the Mayor and Town Council:

Mayor \_\_\_\_\_

Council Members \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Attest: Clerk/Recorder \_\_\_\_\_



# PUBLIC NOTICE

## LEEDS TOWN COUNCIL MEETING

The Leeds Town Council will hold a meeting on , Wednesday, October 26, 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. Mayor Norma Gier

#### **Planning Commission items from the October 5, 2005 meeting**

##### **Action Items:**

- a) Kerry Bennion-request approval of a Conditional Use Permit to live in a travel trailer while building their home at 61 S Main Street. (Planning Commission recommended approval with a 6 month review).
- b) Darrell Nelson-request approval of Leeds Sexually Oriented Business Ordinance. (Planning Commission recommended approval).
- c) Dave Harbour-request approval of Leeds Master Road Plan Ordinance #05-06. (Planning Commission recommended approval).
- d) Jerry Otteson-request approval of Leeds OHV Ordinance #05-08. (Planning Commission recommended approval with a 1 year "sunset clause").
- e) Gordon Casey, Subdivisions Inc-submitted Vista View Estates Subdivision Phase II final plat for approval. (Planning Commission recommended approval subject to proof of ownership with a current title report, updating the plat to include a note regarding a Geo Tech report, and an updated copy of the CC&R's).
- f) Terry Prisbrey-requested a permit for a temporary power pole at 98 W Center Street. (Planning Commission recommended denial of the request. Prisbrey has not been to a Planning Commission meeting since the request was tabled seeking clarification on the use of the power pole on June 7, 2005.
- g) Petroleum Wholesale, Inc-requested a conditional use permit for a C Store with fuel at the I-15 North bound exit into Leeds. (Planning Commission recommended denial of the request. Petroleum Wholesale representatives have not been to a Planning Commission meeting since the request was tabled on June 7, 2005).

##### **Planning Commission items of information:**

- a) Triple S Properties submitted building and site plans for mini storage units on Cemetery Road. (Planning Commission recommended approval of the site plan and the building plans were forwarded to the building inspector).
- b) Pat Sheneman submitted building and site plans for a home at 500 N Main Street. (Planning Commission recommended approval of the site plan and the building plans were forwarded to the building inspector).
- c) Pat Sheneman requested to amend and submit an optional site plan for a home at 510 N

Main Street which was previously approved at the meeting on September 6, 2005. (Sheneman withdrew his request).

d) Jim & Gloria Parnell requested a permit for business sign on Town property. (Planning Commission tabled this item).

e) Don Goddard submitted plans to demolish an old home and build a new one in its place at 999 Wonder Lane. (Planning Commission recommended approval of the site plan and the building plans were forwarded to the building inspector).

7. Council Member Dave Harbour

Review and revise impact fees as necessary.

8. Council Member Gloria Parnell

9. Council Member Dale Barnes

10. Council Member Brent DeMille

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 25th 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 Meeting  
October 26, 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 Attorney Heath Snow and Clerk/Recorder Joy Stevens.

**3. PLEDGE OF ALLEGIANCE:**

Gloria Parnell

**4. APPROVE AGENDA AND MINUTES:**

Motion by Brent DeMille to approve the agenda and minutes, of September 28, October 7, and October 12, 2005. Seconded by Gloria Parnell. Passed unanimously.

**5. CERTIFICATE OF APPRECIATION TO DARRELL NELSON:**

A Certificate of Appreciation was presented to Darrell Nelson. Nelson served on the Town Council for 3 years and 8 months before accepting the Town Treasurer position. Everyone expressed their gratitude to Nelson for every thing he has contributed to the Council and the community.

**6. MAYOR NORMA GIER:**

**Planning Commission items from the October 5, 2005 meeting.**

Action Items:

a) Kerry Bennion-request approval of a Conditional Use Permit to live in a travel trailer while building a home at 61 S Main Street. The Council discussed the difference in conditional use permits and a temporary permit. The Council felt this use would be more of a temporary use rather than a conditional use and the fee Kerry Bennion paid for the conditional use permit application should be refunded to him.

Motion by Dave Harbour to issue Kerry Bennion a temporary permit for a travel trailer, while building a home at 61 S Main, for 1 year and at no cost. Also to refund the fees that Kerry Bennion paid for a conditional use permit application.

Seconded by Brent DeMille. Passed unanimously.

b) Darrell Nelson-request approval of Leeds Sexually Oriented Business Ordinance #05-05. The Planning Commission recommended approval. Nelson explained the content of the ordinance. Dave Harbour said he would like a revision on page 24 Section A-5. That it read "staffed" manager station.

Motion by Dave Harbour to adopt Leeds Sexually Oriented Business Ordinance #05-05 with the revision to page 24, Section A-5, that it read "staffed" manager station.

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

c) Dave Harbour-request approval of Leeds Master Road Plan Ordinance #05-06. The

Planning Commission recommended approval. The Council discussed the need for a traffic circulation plan and also the requirement by the State of Utah to have one. Attorney Snow said the Master Road Plan should be amended every 4-5 years as the community grows.

**Motion** by Gloria Parnell to adopt Leeds Master Road Plan Ordinance #05-06.

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

d) Jerry Otteson-request approval of Leeds OHV Ordinance #05-08. The Planning Commission recommended approval. The Council reviewed the ordinance. Otteson said he would like to clarify that travel on OHV's would include frequenting local merchants. The Council discussed speed limit, age limit, striking the word "direct" in direct access in No. 1-C, and a sunset clause.

**Motion** by Dale Barnes to adopt Leeds OHV Ordinance #05-08 with the following revisions: Change the speed limit to 20 miles per hour, delete "direct" in direct access in No. 1-C, OHV use by persons under age 16 prohibited, and a sunset clause that it be reviewed in 1 year with a public hearing. **Seconded** by Gloria Parnell. Discussion. Several members of the Council said they want to see the ordinance in its final form with the revisions. **Roll call vote. All nay votes. Motion died.**

**Motion** by Dave Harbour to table so the ordinance can be revised to include the 20 mile per hour speed limit, delete "direct" in direct access in No. 1-C, no one operating an OHV under the age of 16, and a 1 year sunset clause with a public hearing. **Seconded by Dale Barnes.** Friendly amendment by Brent DeMille to post for public input. **Roll call vote. All aye votes. Passed unanimously.**

**Motion** by Dave Harbour to amend the previous motion to include posting the availability of the "draft" ordinance for public review and input. **Seconded** by Dale Barnes. **Roll call vote. All aye votes. Passed unanimously.**

e) Gordon Casey, Subdivisions Inc.-submit Vista View Estates Subdivision Phase II final plat for approval. The Planning Commission recommended approval subject to proof of ownership from the Giers and Stirlings concerning access to Babylon Road, a current title report, updating the plat to include a note regarding the Geo. Tech Report, and an updated copy of the CC&R's.

Mayor Norma Gier declared a conflict of interest and turned the chair position over to Mayor Pro Tem Dave Harbour. Harbour invited Casey to present his preliminary plan to the Council. Casey said the adjoining neighbors have requested no street lights. Casey said he will be putting in dry sewer lines, they have a will serve from LDWA, they will bond for improvements, and the final details will be done before signing of the final plat. Attorney Snow informed Casey he will need to provide proof of ownership prior to recording. Casey said the homes will be one story and the CC&R's will be changed to reflect this. Casey said the retention basins will be on each lot and there will be no building on the retention ponds. Attorney Snow said the retention basins need to be on the final and recorded plat. Update the plat to include a note regarding a Geo. Tech report and a note on the plat citing the CC&R's, and the drainage and grading plans.

Dave Harbour commented on a needed change to the CC&R's concerning page 2, paragraph 3, the R-1-20 zone misleading to someone who wants farm animals.

Discussion focused on road concerns, adequate parking on the shoulder, providing parking for visitors on the street, moving the storm drainage back, the curb is flat with swells, 34' width of asphalted roadway, a 25' radius where the road joins with Babylon. The Council



suggested changing the name of the road. Currently the road is named Valley View Drive and could be confused with Valley Road. Casey said they are open to suggestions on the name of the road.

**Motion** by Dale Barnes to accept Vista View Estates Subdivision Phase II final plat with the addition of 2' on each side of the road, CC&R's will indicate one story homes with clarification concerning animals in an R-1-20 zone, proof of ownership from the Stirlings and Giers, a note on the plat referencing the Geo. Tech report, the drainage and grading plans, the existence of CC&R's, and change the name of the road. **Seconded** by Dave Harbour. **Roll call vote. All aye votes. Passed unanimously.** Attorney Heath Snow excused himself from the meeting at this time.

f) Terry Prisbrey-requested a permit for a temporary power pole at 98 W Center Street. The Planning Commission recommended denial of the request. Prisbrey has not been to a Planning Commission meeting since the request was tabled on June 7, 2005. The Planning Commission wanted clarification from Prisbrey on the use of the power pole.

**Motion** by Dave Harbour to deny the request by Terry Prisbrey for the temporary power pole. **Seconded** by Gloria Parnell. **Passed unanimously.**

g) Petroleum Wholesale Inc-requested a conditional use permit for a C Store with fuel at the I-15 North bound exit into Leeds. The Planning Commission recommended denial of the request. Petroleum Wholesale representatives have not been to a regular Planning Commission meeting since the request was tabled on June 7, 2005. The Planning Commission did hold a work session with Petroleum Wholesale on June 28, 2005.

**Motion** by Dale Barnes to deny the request by Petroleum Wholesale Inc. **Seconded** by Dave Harbour. **Passed unanimously.**

**Planning Commission items of information:**

The Planning Commission recommended approval of the site plans for Triple S Properties to build mini storage units on Cemetery Road, Pat Sheneman to build a home at 500 N Main Street, and Don Goddard to demolish an old home and build a new one in the same location at 999 Wonder Lane.

**7. COUNCIL MEMBER DAVE HARBOUR:**

**Review and revise impact fees as necessary.** Council Member Harbour updated the Council on the need for revisions to the Capital Improvement Facilities Plan. When the current Plan was adopted in 1997 the fire department was under the jurisdiction of the Town. The references to Public Safety need to be modified and changed accordingly. The Council discussed commercial impact fees and building permits. Harbour said he will look at the necessary changes so the Capital Improvement Facilities Plan and Impact Fees for Public Safety can be amended accordingly.

**8. COUNCIL MEMBER GLORIA PARNELL:**

The Council discussed the road damage in the El Dorado Hills area and Bonanza Flats Road. Since there are exposed phone lines Parnell said she will contact Qwest. Parnell said base rock will cost approximately \$95.00 for a 20 ton load plus \$80.00 delivery charge. And then the base will need to be spread and compacted. Council Members Parnell and DeMille will go to the site and determine how much base will be needed for the two roads.



**9. COUNCIL MEMBER DALE BARNES:**

Barnes said he and Council Member Harbour had a meeting with Ed Snow concerning the agreement for the donation of property adjacent to the park. Barnes said the Snow's are planning on going ahead with the agreement to turn the property over to the Town right after the first of the year.

Barnes thanked the Beck's for the funds they donated to the park after their yard sale. This is the second yard sale the Beck's have held and donated the funds for the park projects.

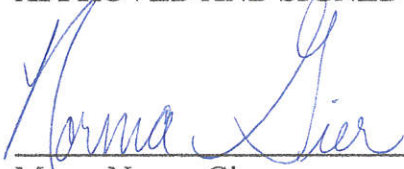
**10. COUNCIL MEMBER BRENT DEMILLE:**


DeMille said he had nothing further at this time

**11. ADJOURNMENT:**

The meeting adjourned at 9:35 p.m.

**APPROVED AND SIGNED THIS 9th DAY OF NOVEMBER 2005**

  
\_\_\_\_\_  
Mayor Norma Gier

  
\_\_\_\_\_  
attest: Clerk/Recorder Joy Stevens