

PUBLIC NOTICE



APPROVED

LEEDS TOWN COUNCIL MEETING

The Leeds Town Council will hold a meeting on , Wednesday, January 11, 2006, 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. Fire Chief Steve Lewis- request the Town of Leeds adopt a procedure for residents to obtain a burn permit.
6. Linda Bray & Bea Ogden-discuss a community project fund raiser.
7. LoAnn Barnes-update on the Main Street beautification project.
8. Mayor Trudy Law
 - a) Utah Power information concerning three phase power and underground lines.
 - b) Land Use Ordinance discussion.
 - c) Discuss the meeting schedule for the 2006 year.
9. Council Member Dave Harbour
Review Sunrise Engineering Construction Inspection of Silver Reef Highlands Development.
10. Council Member Dale Barnes
11. Council Member Frank Lojko
12. Council Member Jared Westhoff
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.
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 January, 2006 These public places being 1) Leeds Town Hall 2) Leeds Post Office 3) Leeds Market

Joy Stevens

Joy Stevens, Clerk/Recorder

TOWN OF LEEDS

Minutes of the Town Council Meeting
January 11, 2006

1. CALL TO ORDER:

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

2. ROLL CALL:

Present was Mayor Trudy Law, Council Members Dave Harbour, Dale Barnes, Jared Westhoff, and Frank Lojko. Also present was Attorney Heath Snow.

3. PLEDGE:

Dale Barnes.

4. APPROVAL OF AGENDA AND MINUTES:

Motion by Dave Harbour to approve the agenda. Seconded by Dale Barnes.
Passed unanimously.

5. FIRE CHIEF STEVE LEWIS:

Request the Town of Leeds adopt a procedure for residents to obtain a burn permit. Lewis was not present and asked to be put on the agenda for the January 25, 2006, meeting.

6. LINDA BRAY AND BEA OGDEN:

Discuss a community project fund raiser. Bray nor Ogden were present. Mayor Trudy Law represented them. Mayor Law said these ladies would like to have a community fund raiser this spring. The Council discussed several projects. Mayor Law said she will convey to Bray and Ogden the various projects discussed.

7. LOANN BARNES:

Update on the Main Street beautification project. Barnes informed the Council the two power poles in front of the Town Hall will be moved. Barnes said her vision is to have the poles removed and have underground lines. At a future meeting she would like to request funds for underground lines in front of the Town Hall. Barnes was asked why the WCWCD didn't put in their water line in conjunction with the pressurized irrigation pipe as was the plan. Barnes indicated the district was not ready yet. They will be digging up the road again to put in their pipe at a later date. The Council discussed keeping the old fire siren. It was used for firefighters in the past but is no longer used for that purpose. The siren can still be used for an emergency warning especially any incident concerning the I-15 corridor. The siren would at least get residents into their homes making phone calls to others who can not hear the siren should there be an emergency. The Council discussed the cost for the three phase power and underground lines. The Council decided they need more time to consider the cost and have it on the agenda. This will be on the agenda for the January 25, 2006, meeting.

8. MAYOR TRUDY LAW:

Mayor Law informed everyone that Clerk/Recorder Joy Stevens has tendered her resignation. Mayor read Stevens resignation letter.

a) Utah Power information concerning three phase power and underground lines. This item was previously discussed.

b) Land Use Ordinance discussion. Mayor Law said it has come to her attention several things were added to the Land Use Ordinance after the public hearing. Mayor Law said the "draft" document that was discussed at the public hearing had significant revisions made to it and she wants it presented at a public hearing again. Mayor Law said if it is determined to have any irregularities they need to re-do the adoption. Attorney Snow said the motion was fairly vague and if this Council wants to re-adopt that is a simple enough process. Mayor Law said she would like to review the changes and then re-adopt the Land Use Ordinance. Council Member Dave Harbour stated he disagrees with Mayor Law concerning any changes being made. Mayor Law and Council Member Jared Westhoff voiced their concerns with 10 items. They were informed that 7 of the 10 items are State Codes. Westhoff stated there were several "material" changes that can sway land use. The Council discussed the other items of concern. Accessory buildings and the time frames for Board of Adjustment and Planning Commission Members, and wording of "land use authority" were discussed. The wording land use authority came from the State of Utah. The Council wanted to keep the authority rather than the Planning Commission. They referred to definitions on page 14 and at what level to hold public hearings. Dave Harbour said this ordinance should stand as it is. Mayor Law stated it is not the same document that was presented at the public hearing. The process in which this ordinance was adopted was discussed. At the public hearing the Council did not adopt the Land Use Ordinance. The action on the public hearing was tabled until the next meeting. There were a lot of comments from the public and revisions made to the ordinance during the public hearing. The Council was uncomfortable adopting the ordinance that night with the suggested revisions, since they did not have all the revisions before them in written form. The action on the public hearing was at the next meeting when they had the completed document before them. Dave Harbour stated there is no validity with going back and re-doing this ordinance. Attorney Snow was asked what the Council's choices are. Snow said they can do nothing, ratify and re-adopt in its entirety without any change, or send it back through the Planning Commission and start over.

Motion by Jared Westhoff to ratify the Land Use Ordinance at the next Town Council meeting. **Motion died for lack of a second.**

Motion by Dave Harbour to leave the Land Use Ordinance as previously adopted and determined totally correct. **Seconded** by Dale Barnes. **Roll call vote. Mayor Law nay. Dave Harbour aye. Dale Barnes aye. Jared Westhoff nay. Frank Lojko aye. Motion passed.**

c) Discuss the meeting schedule for the 2006 year. The Council discussed having 2 regular Council meetings a month and a work session as warranted.

Motion by Dale Barnes to prepare an ordinance changing the meeting schedule to 2 meetings a month and to be held on the 2nd and last Wednesday of the month at 7:00 p.m. **Seconded** by Jared Westhoff. **Passed unanimously.**

9. COUNCIL MEMBER DAVE HARBOUR:

Review Sunrise Engineering Constructin Inspection of Silver Reef Highlands Development. The Council discussed the inspection report. There were several

deficiencies that need to be corrected. The Council member over roads will prepare a letter to Silver Reef Highlands.

Assignments were discussed for the new Council members.

Frank Lojko will take the assignment to attend the Planning Commission meetings as the Town Council representative, and he will also be over Leeds roads.

Jared Westhoff will be the Town Council representative at the LDWA and Leeds Water Company meetings, ordinances and cemeteries. Dave Harbour said he will continue his work on the Capital Facility Plans.

10. COUNCIL MEMBER DALE BARNES:

Barnes said they will be working on the volley ball court and the swing set at the park tomorrow. Liability issues concerning the swing set were discussed.

11. COUNCIL MEMBER FRANK LOJKO:

Lojko informed the Council of boundary changes for Leeds high school students. The school district wants to bus Leeds high school students to the Bloomington Hills area. Elementary students will be going to Coral Canyon.

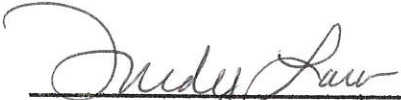
12. COUNCIL MEMBER JARED WESTHOFF:

Westhoff said he had nothing further at this time.


13. ADJOURNMENT:

The meeting adjourned at 8:55 p.m.

APPROVED AND SIGNED THIS 8th DAY OF February 2006

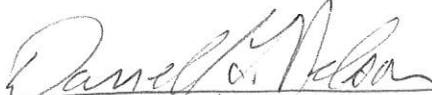


Trudy Law, Mayor



attest: ~~Clerk/Recorder~~ ~~Treasurer~~

~~Clerk-Recorder~~



Darrell Nelson, Town Treasurer



LEEDS AREA FIRE DEPARTMENT
730 N. Main St.
PO Box 460901
Leeds, Utah 84746

President Roger New 879-2304
Fire Chief Steve Lewis 879-2881

January 3, 2006

RE: Burn Permits

Mayor and Members of the Town Council:

I am not aware of a Town ordinance or resolution controlling or defining residents right to burn out doors. Washington County has completed their burn permit for the unincorporated lands.

I am asking the Town of Leeds to adopt the same burn permit procedure and dates. Also to have the burn permits administrated through the Leeds Area Special Service District (LASSD).

I have included Washington Counties burn permit for your review, if you have any questions please contact me.
cell # 467-2911, station # 879-2881, email lassd@infowest.com

Thank You,

Chief Steve Lewis

BURN PERMIT – Washington County

Burn permits are required within the unincorporated areas of Washington County which includes all areas served by special service districts within the boundaries of Washington County. Permits must be obtained prior to any open burning by contacting the Fire Chief having jurisdiction over the area in which the burn is to be located.

The period from June 1st through October 31st annually is designated as a closed Fire Season by the State of Utah. Burn permits will be issued during this time only in very limited circumstances such as when considered necessary and safe to mitigate fire threat and risk to life or property.

Permits are issued provided the following conditions are met:

1. Approved burning allows residents to burn only clippings, bushes, plants, grass, leaves, limbs and other prunings. State Law (R307) prohibits burning of household waste, construction and demolition waste, milled lumber of any kind, cardboard, trash, cloth, rubbish, tires, plastics, chemicals or liquid fuels and petroleum products. Petroleum products may not be used to start fires.
2. Materials to be burned must be thoroughly dry.
3. State Law (R307-202-5(2)) requires the Utah Clearing Index be verified which must be above 500 when burning. The Clearing Index can be obtained by telephone at: 1-866-341-5783 or via the Internet at: <http://newweb.wrh.noaa.gov/slc/projects/ifp/html/oldclrindx.php> State Law (65A-8-9) requires that you notify Washington County dispatch at: 435-634-5888 prior to any burning and inform them of your intent to burn. Failure to notify of the burning is a class B misdemeanor and you may be liable for Fire response costs.
4. Burning shall not be conducted within 50 feet of any structure or combustible material.
5. All flammable vegetation shall be cleared within a 10-foot radius of fire.
6. Persons burning shall have a garden hose available and connected to a water supply or approved fire extinguishing equipment shall be available during the burning.
7. Burning material shall be constantly attended by a responsible adult until the fire has been extinguished.
8. There shall be no burning at night.-

When authorized to burn, please be considerate of your neighbors. Be aware of smoke drifting towards and into your neighbors' homes. If the Fire Department is asked to respond, and if it is determined that the fire is a nuisance, the Fire Department will extinguish the fire.

The burning permit does not relieve an individual from personal liability due to neglect or incompetence. Any person burning has a responsibility to establish adequate fire breaks and to take whatever other measures are necessary to insure that the fire is properly controlled. If the fire spreads to another person's property, the person starting the fire shall be responsible for payment of the costs of the suppression action and may also be liable for damages to the other person's property.

If you have any questions, please call your local Fire Chief.

Permit Issued To:

Name: _____
Phone: _____

Covering Property Located at:

During the Period: (MM/DD/YR) _____ **To:** (MM/DD/YR) _____

This grants permission to set on fire the above described lands for the purpose of: _____

Subject to the following conditions: _____

Issuing Officer: _____
Title: _____

I have read the permit and agree to follow the conditions set forth thereon.

Date of Issue: (MM/DD/YR) _____

Permittee Signature

Date



December 20, 2005

Mrs. Norma Gier
Mayor, Town of Leeds
218 North Main Street
P.O. Box 460879
Leeds, UT 84746-0879

RE: Construction Inspection
Silver Reef Highlands Development

Dear Mayor Gier,

Per the agreement between the Town of Leeds and Sunrise Engineering, Inc. described in Work Release #1 and dated December 16, 2005, Sunrise Engineering has completed an inspection of the subdivision improvements known as *Silver Reef Highlands*, located in the Town of Leeds, and respectfully submits the following observations and recommendations.

Concrete Work

- It appears that the concrete work was done in accordance with the stipulations of the plan set and that the work is in satisfactory condition. Concrete elements that were inspected include valve box collars and fire hydrant pads. No curb and gutter was specified for or constructed in the development. Other concrete elements, such as sign post bases and hydrant elbow pads were buried and thus not available for inspection.

Roadway Section

- It appears that the roadway sections were placed in accordance with the stipulations of the plan set and that the work is in satisfactory condition. As measured during the inspection, the pavement width generally meets or exceeds the required 28 feet. *It is recommended that the Town observe the ongoing irrigation pipe trenching as it proceeds through the asphalt sections in the Silver Reef Highlands development to see whether the asphalt thickness is greater than or equal to the required 2.5 inches and that the road base thickness meets the 8 inch thickness minimum.*

Culinary Water Utilities

- Because most of the culinary water system is buried, it is not available for inspection. Those elements of the system visible on the ground surface (i.e. valve boxes) appear to be in good condition and constructed according to the stipulations of the plan set. *It is recommended that the Town require the developer to submit the results of pressure testing and bacteriological testing which are required by state law and should have been completed as part of the project.*

Storm Water Routing

- Storm water routing in the development is to be accomplished by 11.5 feet wide borrow ditches which are to be graded on either side of the roadway section (see typical details on Sheets GP, PP1, PP2, PP3, and DT1). Erosion control in the borrow ditches is specified as a note on the roadway sections which states, "rip rap or some suitable erosion controls in borrow ditch for grades over 2%". Significant sections of the roads in the development slope at grades greater than 2%. However, minimal effort has been made by the developer and/or contractor to fulfill the requirement to provide "suitable" erosion control. As a result, significant erosion is taking place. *It is recommended that the Town require the developer to submit a plan for implementing erosion control measures which will be reviewed by the Town for adequacy and approval and then require*

the developer to implement the approved erosion control measures prior to the end of the warranty period.

- *As the development is currently constructed, storm water from the north side of Silver Reef Road and the west side of High Desert Road accumulates at the northwest intersection corner of the two roads and then flows across the pavement on the north side of Silver Reef Road. It is recommended that the Town install a concrete valley gutter to properly control runoff across the intersection.*
- *Erosion in the borrow ditches is currently threatening installed utilities such as power transfer pedestals, gas lines, and water valve boxes. It is recommended that the Town require the developer to submit plans for protecting these facilities as part of the erosion control plan recommended previously.*
- *Erosion in the borrow ditches is beginning to undermine the pavement section in several locations in the development. It is recommended that the developer be required to repair and/or replace these locations prior to the end of the warranty period. It is expected that implementation of the approved erosion control plan (recommended previously) will mitigate further undermining of the asphalt.*
- *It appears that groups of boulders were placed in the borrow ditches in various locations throughout the development to serve as check dams. These have not been effective in controlling erosion. The boulder groups have thus far been serving as blockages which force runoff around the edges of the boulder groups causing erosion adjacent to the boulder groups. It is recommended that appropriately sized v-shape check dams or filter fabric and rip rap be specified by the developer as part of the recommended erosion control plan.*
- *The boulder group at the downstream end of the culvert under Deer Trail Drive at the intersection with Juniper Way is acting as a dam which is resulting in the deposition of sediments in the culvert. The culvert is now partially full. It is recommended that the developer specify filter fabric and rip rap as the proper erosion control measure in this location.*
- *Gravel from the “eyelets” at the Quail Court and High Desert Road cul-de-sacs is washing onto the pavement during heavy rainfalls. It is recommended that the Town plant indigenous shrubbery to mitigate this problem or pave the “eyelets” completely.*

Safety Concerns

- *It is recommended that the developer be required to extend the emergency vehicle turnarounds at the ends of Deer Trail Drive and Juniper Way to the 60 foot (assumed diameter) size specified by the plan set.*
- *It is recommended that the developer be required to cut the dirt bank located at the end of the High Desert Road cul-de-sac to provide adequate sight distance where the temporary incoming roadway enters the cul-de-sac. The finished contours on the plan set appear to indicate that the terrain would allow adequate sight distance.*
- *It is recommended that the Town require the developer to extend the irrigation culvert under the curve on Juniper Way to eliminate the roadside hazard in that location.*

Additional Documentation

- *The notes on Sheet GP state, “geotechnical engineer to provide grading completion report to confirm work has been performed in conformance with their recommendations” This report should contain an assertion by the geotechnical engineer that all imported structural fill was approved by the geotechnical engineer before delivery to the site, that structural fill was placed and compacted in lifts not exceeding 8” in thickness, that the fill was compacted to not less than 95% density, that the geotechnical engineer observed and approved all excavation, grading, and fill operations, and that all excavation and grading was completed in a manner consistent with the*

requirements of the Town of Leeds, current UBC codes, and the geotechnical investigation study (see notes on Sheet GP of the Silver Reef Highlands plan set). *It is recommended that the Town require this grading completion report from the developer before the end of the warranty period.*

- It is common for construction plan sets to be accompanied by a set of Standard Specifications which identify requirements for materials, installation practices, etc. and help ensure that improvements are constructed in a suitable manner. *It is recommended that the Town determine if there was a set of Standard Specifications for the project, whether produced by the engineer or adopted from another source by the Town, and ensure that the work was completed in a manner consistent with the specifications.*
- It is common for notes and agreements to be recorded by a municipality and/or developer during the development review and approval process. *It is recommended that, prior to the end of the warranty period, the Town research and review notes or recordings from Planning Commission meetings or other forums which pertain to the Silver Reef Highlands development and ensure that all the agreed-upon stipulations were met by the developer.*

General Notes

- *It is recommended that the Town submit a list of items to be repaired and/or replaced to the developer prior to the end of the warranty period.*
- *It is recommended that the Town require the developer to complete and/or clean up the excavation cut at the north end of the High Desert Drive cul-de-sac.*
- *It is recommended that the Town ensure that the use of heavy equipment by the developer to complete the recommendations contained in this letter does not damage existing improvements, especially the pavement section.*

Please note that per the agreement between the Town of Leeds and Sunrise Engineering, the inspection and recommendations described above were based on information provided by the Town of Leeds which, in this case, consisted of the development plan set for the subdivision. If additional records are or become available, the Town may consider making further inspection.

We appreciate the opportunity to work with the Town of Leeds on this project. Please contact me at (435) 652-8450 with any questions you may have.

Sincerely,



Joseph K. Phillips, P.E.
Project Engineer

cc: Gloria Parnell



PUBLIC NOTICE

LEEDS TOWN COUNCIL WORK MEETING

The Leeds Town Council will hold a work meeting on Wednesday January 18, 2006, at the Leeds Town Hall, 218 North Main Street at 7:00 p.m.

The meeting is being held to discuss the following items:

- 1) Forest Service information
- 2) Future sewer systems.
- 3) Bids for rain gutters
- 4) Room arrangement, maps, chairs, and setup.

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 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 17th day of January, 2006.

These public places being 1) Leeds Town Hall 2) Leeds Post Office 3) Walton Plaza

Joy Stevens, Clerk/Recorder

TOWN OF LEEDS

Minutes of the Town Council Work Session
January 18, 2006

1. CALL TO ORDER:

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

2. ROLL CALL:

Present was Mayor Trudy Law, Council Members Dave Harbour and Jared Westhoff. Also present was Norma Gier, Gloria Parnell, Mr. and Mrs Beck, Mr. and Mrs Fawson, Jerry Otteson, Dixie Forest Service Kirt Flannigan and Wayne Mogger, and Roger New.

3. PLEDGE:

Trudy Law

4. WORK SESSION:

The work session was held to discuss the following:

1) Forest Service information. Kirt Flannigan and Wayne Mogger discussed with the Council the possibility of the being partners with the Forest Service in the operation of the Oak Grove Campground. They discussed artifacts, education of plants in the area, trails out of the Silver Reef area to the kiln area, and means in which to terminate the agreement if it didn't work out for Leeds. Leeds would operate the campground, be responsible for improvements to the campground, take the responsibility of the water system and road maintenance.

2) Future sewer systems. Mayor Law said Ian Crowe wanted to talk to the Council about future sewer systems north of Town. He was not present.

3) Bids for rain gutters. Public Works Director George Fridell presented a bid from Eric Crosby for \$834.00 for fascia and soffit on Town Hall. Fridell will get a few more bids and present them at the next Council meeting.

4) Room arrangement, maps, chairs, and setup. Mayor Law would like to rearrange the room setup.

Council Member Dave Harbour handed out a list of items to the new Council Members of items they need to be aware of to help make the transition. (See attached)

Roger New said he would like to discuss a zone change he will be requesting. He wants to change the zone at approximately 480 N Main Street. The current zone is R-R-20 and he would like to change the zone to R-M-7. Council Member Jared Westhoff declared a conflict of interest in the discussion. New said he would also like to do a lot split. New was informed since this is not on the agenda it can not be discussed tonight. It was suggested New get on the agenda for the next Planning Commission meeting.

5. ADJOURNMENT:

The meeting adjourned at 9:07 p.m.

INFORMATION FOR TOWN COUNCIL

1. Leeds Town Engineer
2. Water Pooling Agreement
3. Water Company
4. Leeds is a Town too Small and a Town too Large
 - No Staff
 - Hours of Work
5. Town Budget
 - Limited
 - Restricted funds
 - Need Tax Producing Business
6. Road Repair
 - Edges
 - Asphalt
 - Erosion
7. Center Street Tunnel
8. Diamond Interchange
9. Main Street Access
10. Width of West Babylon Rd.
11. Do Not Allow Access to Be Blocked to Any Town Property
12. Make sure that all Road Damage done during Irrigation Project is Repaired
13. Annexation Policy
14. Sewer Study
15. Ethics
 - Friends
 - Business Associates
16. Need to get all Impact Fees in Place
17. Training
18. Park in Silver Reef
19. Gas station South end of Town (Petroleum Wholesale)
 - UDOT
20. Codification of Ordinances
21. Keep Record of Suggested Changes to Ordinances
22. Develop Enforcement Procedure
23. Subdivisions
 - a. Silver Reef Highlands in One year warrantee
 - b. Furror –Minor – Recommended by P. C.
 - c. Vista View II – Final Plat Approved by T. C.
 - d. Silver Creek Estates (SITLA) Preliminary Plat approved by T. C.
 - e. Pace – approved, mostly complete
24. Annexation
 - a. New (20 Acres) P. C. Recommended Approval
 - b. Property Behind Town Center at the P. C. for review
25. Zoning
 - Snow Property Includes Additional Land for Town Park
26. Business Center Operating Without R. V. Park business License.



TOWN OF LEEDS

Minutes of the Town Council Meeting and Public Hearing
January 25, 2006

1. CALL TO ORDER: Mayor Law called the meeting to order at 7:00 p.m.
2. ROLL CALL: Present was Mayor Trudy Law, Council Members Dale Barnes and Jared Westhoff. Frank Lojko would be arriving in a few minutes, as he was on his way from the airport. Excused was Council Member Dave Harbour.
3. PLEDGE OF ALLEGIANCE: Jared Westhoff
4. APPROVE AGENDA AND MINUTES: The agenda had modifications noted as follows:
a) the minutes are not available at this meeting. They will be prepared and ready for the next meeting. b) Item 12 will be presented by Martha Hamm rather than LoAnne Barnes. Motion by Dale Barnes to approved the agenda as amended. Seconded by Jared Westhoff. Passed unanimously.
5. AUDITOR REVIEW: Gerry Buckner of Hafen Buckner Everett & Graff presented the financial review of the Town of Leeds for the Fiscal Year ending June 30, 2005. He provided a summary of the review and had booklets that gave the full report. There were some pages missing, so the documents will be updated and returned. These will be available for public review at Town Hall.
6. PUBLIC COMMENTS: A Public Hearing was held on January 25, 2006 for a zone change request by Ed and Idona Snow. Motion to open the public hearing by Dale Barnes and seconded by Jared Westhoff. Ed Snow made the presentation concerning this property. Also in attendance with the Snow's was Kerry Benson of Alpha Engineering.

Mayor Law then turned the time over for public comments. Brett Comas asked if this was only a zoning issue tonight. Since it was only zoning, he declined to make comments at this time. Penny Weston expressed concern for the increased traffic along Babylon Road. She suggested the town consider a Traffic Study. Jared Westhoff suggested a PUD rather than a zone change. This was rejected by Mr. Snow. Motion to close the public hearing by Jared Westhoff and seconded by Frank Lojko. Unanimous vote.

Motion by Dale Barnes to approve the zone change from R-R-1 to R-R-20. No second. Motion died. Further discussion by the Council Members followed. Following the discussion, Dale Barnes again made a motion for zone change from R-R-1 to R-R-20. Seconded by Jared Westhoff. Unanimous yea vote. Zone is changed.

7. COUSINS INVESTMENT REQUEST FOR ANNEXATION: No one from Cousins Investment was in attendance for the Annexation of property between the Leeds Business Park and I-15. This item was tabled until the next Town Council Meeting.
8. BURN PERMIT: Fire Chief Steve Lewis asked the Town to adopt the Washington County Burn Permit policy for the Town of Leeds and have an agreement to have the LASSD administer this for the Town. There is no cost for a burn permit for a resident. The burn season is 6 weeks in the spring and 6 weeks in the fall. This will make the Town consistent with the surrounding unincorporated areas. Chief Lewis asked that this be finalized next month. Also, Chief Lewis asked for a list of Town officials names, phone numbers and e-mail addresses in case of an emergency. Mayor Law will provide this to him.

Agricultural burns and burning of tumble weeds was discussed. There are several areas in town where there are a lot of tumble weeds. Mr. Roy Brewer expressed concern for the tumble weeds along his property fence line. Chief Lewis will work with Mr. Brewer to burn these.

9. UNDERGROUND POWER LINES: LoAnne Barnes asked the Council if they were ready to make a decision about underground power into the building as was discussed last month. Bids were received from contractors about putting this power underground which came in between \$4,000 and \$8,000. After discussion by the Council and comment from the audience, it was determined to leave this issue for consideration later in the fall when the Main Street Beautification project is near completion.
10. RAIN GUTTER ON TOWN HALL: George Fridell was not in attendance but had given 2 bids for rain gutter to Mayor Law. Both of these bids came in near the same cost, just under \$900, but one had some soffit and fascia for the ends of the porch, the other one did not. Motion made by Dale Barnes to approve up to \$900 for raingutter and soffit for the Town Hall. Seconded by Jared Westhoff. Passed with yea votes by Jared Westhoff, Dale Barnes, Frank Lojko and Mayor Law.
11. GRANT FOR SILVER REEF PARK: Martha Ham provided information about a grant opportunity through the Utah Certified Local Government Program. She would write and submit this grant in conjunction with the Wells Fargo Silver Reef Monument Board and also ask the Hunter House to participate. This is a 50-50 matching grant. She asked the Town to dedicate \$3000 of the \$9600 being held for the Silver Reef park. She would like to highlight the importance the irrigation ditch played in the development of this area. The ditch is between 130-140 years old. Jared Westhoff moved we give authorization for Martha Hamm to write this grant and use up to \$3000 in park funds. Seconded by Dale Barnes. Frank Lojko abstained from voting due to conflict of interest. Vote passed with yea votes by Jared Westhoff, Dale Barnes and Mayor Law.

12. POLICY AND PROCEDURES MANUAL CHANGES: Mayor Law said there are 2 items in the Manual that need immediate attention: a) The work hours for a full-time employee are specified as 8 a.m. to 12 noon and 1 p.m. to 5 p.m. b) The full-time employee receives health insurance benefits for self and spouse at 100% cost to the Town of Leeds. There was a discussion of hours and insurance benefit options. Motion by Jared Westhoff to offer health insurance coverage to full-time employee(s) with the monthly premium split between the employee and the Town. The employee would pay 25% and the town would pay 75% of the premium. If the employee chooses to have a spouse or family included on the insurance plan, they are responsible for the additional premium. Seconded by Frank Lojko. Passed unanimously.

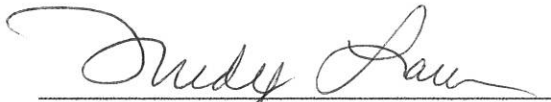
Motion made by Dale Barnes to change Policy and Procedures Manual to have full-time employees work hours set by the Mayor and Council. Seconded by Frank Lojko. Approved unanimously.

13. COUNCIL MEMBER DALE BARNES: Council Member Dale Barnes gave an update on the parks and activities in the Leeds area.
14. COUNCIL MEMBER FRANK LOJKO: Council Member Frank Lojko moved to add the inspection of Alberta Pace's road to the agenda. Seconded by Jared Westhoff. Unanimous approval. Frank said there needs to be an engineer hired to review Alberta's road. Frank moved to hire Sunrise Engineering to do the road inspection. Jared Westhoff seconded. Approved unanimously.

SUBSEQUENT NOTE: A question of proper procedure was brought up after the meeting regarding adding an item to the Agenda and voting on spending funds, when proper Public Notice was not given. Mayor Law contacted Mr. David Church, Legal Counsel for the Utah League of Cities and Towns. Mr. Church advised that it was a moot point at this time. Since the road project had been approved previously, there was no need to approve the expenditure of funds for inspection of the road. However, we cannot change or amend the agenda at a meeting to add an item. Thus, proper notice will be given in the future.

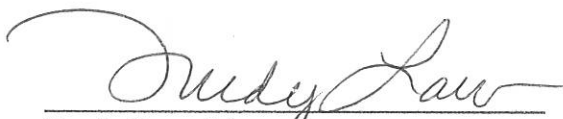
15. COUNCIL MEMBER JARED WESTHOFF: Council Member Jared Westhoff reported on irrigation system and secondary systems.
16. Meeting adjourned at 9:05 p.m.
17. Executive Session of the Council Members to discuss the soon to be vacant Town Clerk/Recorder position, per the agenda, followed the public meeting. CERTIFICATION: The Town Council held an Executive Session January 25, 2006 after a regularly scheduled

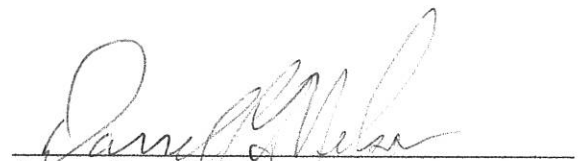
Public Meeting of the Town Council. The discussion during this meeting was regarding the vacant Town Clerk/Recorder position and the character, professional competence and physical/mental health of the applicants for said position pursuant to Utah Code Annotated, Section 52-4-5(1)(a)(i). I do certify that the discussion was as regards to this position. There were no minutes kept during the Executive Session. Executive Session Closed at 9:45 p.m.


Certification by Mayor Trudy Law

APPROVED BY THE COUNCIL ON THE 27th DAY OF JANUARY 2006.

SIGNED FEBRUARY 13, 2006


Trudy Law, Mayor
Town of Leeds


Attest: Darrell Nelson
Town Treasurer

FILING FEE: \$1,000.00
(Non refundable)
DATE: Nov 28, 2005

TOWN OF LEEDS

ZONE CHANGE/AMENDMENT APPLICATION

APPLICANTS NAME Edward H and Idonna E Snow DATE Nov 28, 2005
ADDRESS 28424 NE 116th Street, Duval, WA 98019 PH. 650-748-4874
~~425-844-9196~~

IF DIFFERENT FROM APPLICANT THE NAME, ADDRESS AND PHONE NUMBER OF CURRENT PROPERTY OWNER _____

APPLICATION IS HEREBY MADE FOR A ZONE AMENDMENT TO THE LEEDS ZONING MAP. THE LEGALLY DESCRIBED PROPERTY TO HAVE THE STATUS

OF RR20 ZONE. THE PRESENT ZONE IS RR1

STREET ADDRESS OR GENERAL DESCRIPTION OF PROPERTY/AREA TO BE CHANGED: Babylon Road and Valley Road (see attached description & exhibit)

*ATTACH A WRITTEN STATEMENT OR JUSTIFICATION FOR ZONE AMENDMENT:

APPLICANT AFFIDAVIT

I, RYAN JOLLEY, 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.

Ryan Jolley
Owner/Agent

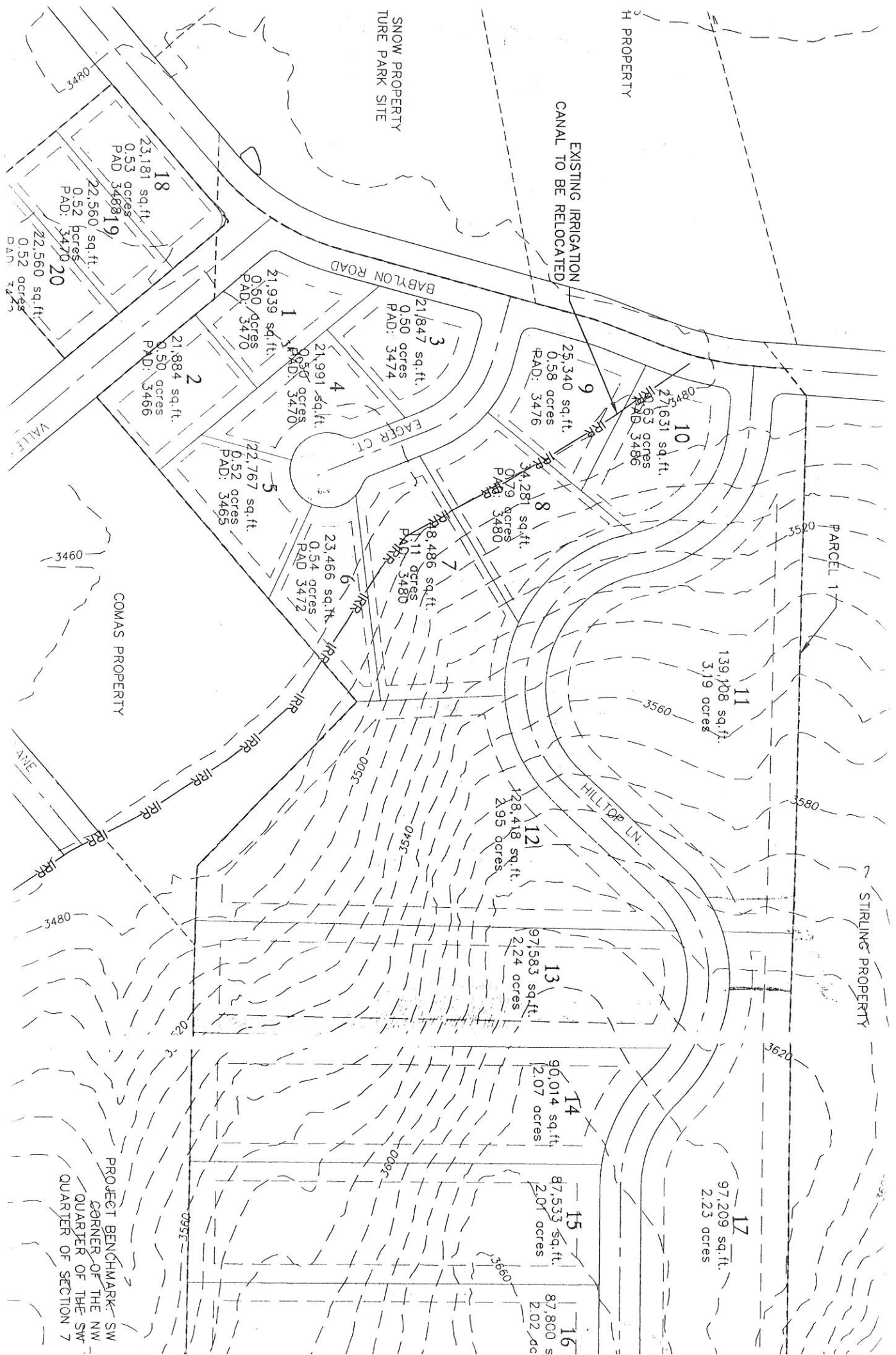
11/29/05
Date

SEE FOLLOWING PAGE FOR ALL REQUIREMENTS OF THIS APPLICATION.

Agenda Item 6

Justification for Zone Amendment

1. The property to be rezoned is near the center of the town where higher density development seems most appropriate.
2. The property abuts other areas which are presently zoned RR-20.
3. The overall density in the area is reduced by the owners intent to donate to the Town of Leeds much of the remainder of Parcel No. L-3-1-7-24101 (north of Babylon Road) for a major expansion of the adjacent City Park.



H PROPERTY

SNOW PROPERTY
TURE PARK SITE

EXISTING IRRIGATION
CANAL TO BE RELOCATED

18
23,181 sq.ft.
0.53 acres
PAD: 3468

19
22,560 sq.ft.
0.52 acres
PAD: 3470

20
22,560 sq.ft.
0.52 acres
PAD: 3470

1
21,939 sq.ft.
0.50 acres
PAD: 3470

2
21,884 sq.ft.
0.50 acres
PAD: 3466

3
21,847 sq.ft.
0.50 acres
PAD: 3474

4
21,991 sq.ft.
0.50 acres
PAD: 3470

9
25,340 sq.ft.
0.58 acres
PAD: 3476

10
27,631 sq.ft.
0.63 acres
PAD: 3486

8
34,281 sq.ft.
0.79 acres
PAD: 3480

7
34,281 sq.ft.
0.79 acres
PAD: 3480

11
139,108 sq.ft.
3.19 acres

5
22,767 sq.ft.
0.52 acres
PAD: 3465

6
23,466 sq.ft.
0.54 acres
PAD: 3472

11
23,466 sq.ft.
0.54 acres
PAD: 3472

12
128,418 sq.ft.
2.95 acres

13
97,583 sq.ft.
2.24 acres

14
90,014 sq.ft.
2.07 acres

15
87,533 sq.ft.
2.01 acres

16
87,800 sq.ft.
2.02 acres

17
97,209 sq.ft.
2.23 acres

PARCEL 1

STIRLING PROPERTY

COMAS PROPERTY

PROJECT BENCHMARK - SW
CORNER OF THE NW
QUARTER OF THE SW
QUARTER OF SECTION 7

3480

VALLEY

3460

ANE

3480

HILLTOP LN.

3520

3580

3620

3600

Cousins Investments, LLC
592 North Dusk Dr.
St George, Utah 84770

Dec. 28 2005

Planning and Zoning for Leeds City,

Cousins Investments, LLC has purchased the property at 211 North Main in Leeds. They also have under contract the South Leeds Business Center and the .22 Acre piece owned by Malon Stratton. They have also contracted with Don and Eleanor Fuller to combine the 10 acres by the freeway; which the LLC wants Leeds to annex to make a very nice commercial center in Leeds.

#1. Their intent is to improve the Business Center by upgrading the outside appearance and doing the remodeling necessary to have an attractive and serviceable site to locate new businesses. Enclosed are some conceptual drawings of the changes that will be made to the outsides of the buildings, which will be to change the facial, lighting and signage.

#2. The purchase of the 211 N Main property was to provide enough land to widen the access to the 10 acres next to the freeway. However they would like to rezone the property to commercial to be consistent with the city center and back 10 acres, and to facilitate another business.

#3. The rezoning and Annexation of the 10 acres will facilitate a nice Destination type RV Resort. There will be a recreation area, club house and pool. They hope to be able to work with the walking path committee to extend the walking path through the property and also with the city for a small park. In the future there could a very nice restaurant.

#4. The Cousins have deep roots in Leeds and are hoping to be an asset to the community.

#5. They know there are some important issues to be solved and ask for the committees help and suggestion on how to solve the Septic and Sewer issues.

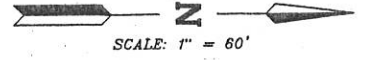
Thank you for your consideration and help.

Sincerely,

Cousins Investments LLC

Donald and Eleanor Fuller McKay and Karen Fuller

Agenda Item 8



INTERSTATE 15

1390.00' (+-)

DON & ELEANOR FULLER
10.0 ACRES (+-)

N89°14'31"E (RECORD)
589'24"54"E (MEASURED)

1244.04'

EXISTING LEEDS TOWN BOUNDARY

MOUNTAIN VIEW ROAD

86.00'
33.00'
BABYLON ROAD

LEEDS COMMERCIAL CENTER

EXISTING FENCE

SE CORNER LOT B,
SECTION 7, T. 41 S. R. 13 W. S. 80M

N00°11'20"W (RECORD)
100'50"59"E
(BASIS OF BEARING)

592.00' (+-)

P.O.B.

MAIN STREET

R/W
R/W
R/W
R/W
R/W
R/W

PLANNING AND ZONING ADMINISTRATION

PLANNING COMMISSION

APPROVAL AS TO FORM

APPROPRIATE

BURN PERMIT – Washington County

Burn permits are required within the unincorporated areas of Washington County which includes all areas served by special service districts within the boundaries of Washington County. Permits must be obtained prior to any open burning by contacting the Fire Chief having jurisdiction over the area in which the burn is to be located.

The period from June 1st through October 31st annually is designated as a closed Fire Season by the State of Utah. Burn permits will be issued during this time only in very limited circumstances such as when considered necessary and safe to mitigate fire threat and risk to life or property.

Permits are issued provided the following conditions are met:

1. Approved burning allows residents to burn only clippings, bushes, plants, grass, leaves, limbs and other prunings. State Law (R307) prohibits burning of household waste, construction and demolition waste, milled lumber of any kind, cardboard, trash, cloth, rubbish, tires, plastics, chemicals or liquid fuels and petroleum products. Petroleum products may not be used to start fires.
2. Materials to be burned must be thoroughly dry.
3. State Law (R307-202-5(2)) requires the Utah Clearing Index be verified which must be above 500 when burning. The Clearing Index can be obtained by telephone at: 1-866-341-5783 or via the Internet at: <http://newweb.wrh.noaa.gov/slc/projects/ifp/html/oldclrindx.php> State Law (65A-8-9) requires that you notify Washington County dispatch at: 435-634-5888 prior to any burning and inform them of your intent to burn. Failure to notify of the burning is a class B misdemeanor and you may be liable for Fire response costs.
4. Burning shall not be conducted within 50 feet of any structure or combustible material.
5. All flammable vegetation shall be cleared within a 10-foot radius of fire.
6. Persons burning shall have a garden hose available and connected to a water supply or approved fire extinguishing equipment shall be available during the burning.
7. Burning material shall be constantly attended by a responsible adult until the fire has been extinguished.
8. There shall be no burning at night.

When authorized to burn, please be considerate of your neighbors. Be aware of smoke drifting towards and into your neighbors' homes. If the Fire Department is asked to respond, and if it is determined that the fire is a nuisance, the Fire Department will extinguish the fire.

The burning permit does not relieve an individual from personal liability due to neglect or incompetence. Any person burning has a responsibility to establish adequate fire breaks and to take whatever other measures are necessary to insure that the fire is properly controlled. If the fire spreads to another person's property, the person starting the fire shall be responsible for payment of the costs of the suppression action and may also be liable for damages to the other person's property.

If you have any questions, please call your local Fire Chief.

Permit Issued To:

Name: _____
Phone: _____

Covering Property Located at:

During the Period: (MM/DD/YR) _____ To: (MM/DD/YR) _____

This grants permission to set on fire the above described lands for the purpose of: _____

Subject to the following conditions: _____

Issuing Officer: _____
Title: _____

I have read the permit and agree to follow the conditions set forth thereon.

Date of Issue: (MM/DD/YR) _____

Permittee Signature

Date

UTAH CERTIFIED LOCAL GOVERNMENT PROGRAM
Grant Application
2005-2006

The purpose of this grant program is to assist local governments in documenting and preserving their historic buildings and archaeological sites. The grants consist of federal and state funds and require a 50/50 match of local funds or donated services. Only local governments that have been "certified" by the State Historic Preservation Office and the National Park Service are eligible to receive grants.

Please complete both sections of this application and return it by **February 11** (post marked), to:
Debbie Dahl
State Historic Preservation Office
300 Rio Grande
Salt Lake City, Utah, 84101

Notification of grant awards will be made by the end of March. The grant period runs from April 1 to June 30 of the following year (15 months). Questions: contact Barbara Murphy (801) 533-3563, bmurphy@utah.gov, or Debbie Dahl (801) 533-3537, ddahl@utah.gov.

SECTION I: GENERAL APPLICATION

A. NAME OF CLG _____

B. CONTACT PERSON _____

Address: _____

Telephone: _____

E-mail: _____

C. GRANT REQUEST _____ \$ _____
No more than 50% of the Total Project Budget (line E).
This amount is reimbursable.

D. LOCAL MATCH _____ \$ _____
Must be equal to or greater than the grant request (line C).

Source: _____
(general funds, CDBG, volunteers, etc.)

Kind: _____
(cash, in-kind services, etc.)

E. PROPOSED TOTAL PROJECT BUDGET (Grant Request + Local Match) _____ \$ _____
Same as Item 14 Section II, which is the total cost of all proposed activities.
Remember that at least half of the Total Project Budget must consist of cash expenditures.

F. Recipients of grants under this program are obligated to comply with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973. These acts provide that no person in the United States shall, on the ground of race, color, national origin, handicap, sex, or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance. Submission of this application implies commitment to comply with this requirement.

G. _____ Date _____
CLG Representative (go to Section II)

Agenda Item 12

3. **INTENSIVE LEVEL SURVEY** -- Historical documentation of "potentially eligible" buildings identified in the reconnaissance survey, OR, systematic archaeological survey involving comprehensive survey of all areas within survey boundaries. Archaeological surveyors and paid historical site surveyors must meet professional requirements (see Appendix A). Whether completed by professional consultants or trained volunteers, the documentation must meet state standards. Consultants charge \$500-\$700 per building.

Product: Intensive level documentation will be completed for _____ properties (list or briefly describe).

Costs:

Professional Consultant _____ buildings @ \$_____ per building	\$ _____
Trained volunteers, _____ hours @ \$5.15 per hour	\$ _____
Film and developing cost	\$ _____
Other costs:	\$ _____

Total Intensive Survey Cost \$ _____

4. **NATIONAL REGISTER NOMINATIONS** -- Involves completing forms and all supporting documentation for National Register designation of significant structures and sites. It is usually best to hire a consultant to complete these complex forms. Consultants must meet professional requirements (see Appendix A). Consultants charge approximately \$1,000 per nomination.

Product: Number of National Register nominations to be completed _____.
List or briefly describe the proposed nominations.

Costs:

Professional Consultant, _____ buildings @ \$_____ per building	\$ _____
Trained volunteers, _____ hours @ \$5.15 per hour	\$ _____
Film and developing cost	\$ _____
Other costs:	\$ _____

Total National Register Cost \$ _____

7. COLLECT LOCAL HISTORICAL AND ARCHAEOLOGICAL RECORDS – Records collection is eligible only if the records can be used to help document historic buildings or archaeological sites. Collect oral histories, old photographs, microfilmed newspapers, municipal records, census records, etc. Document existing archaeological collections and tie them into points of ongoing or existing site records. Describe what records will be collected, how many, by whom, and where they will be kept. Estimate the hours and costs even if the records are "miscellaneous." **Records collection costs are limited to 25% of the total project budget.**

Product:

Type and quantity of records:

Records will be kept at

Costs: Volunteer time: ____ hours @ \$5.15 per hour \$ _____
 Professional services: _____ \$ _____
 Other costs: _____ \$ _____
 _____ \$ _____

Total Records Collection Cost \$ _____

8. PUBLIC EDUCATION -- Tours, slide presentations, lectures, brochures, books, historical markers, etc.; **must be related to historic or archaeological sites.** Briefly describe the proposed project, specify the type and quantity of the "product" and break down the costs as specifically as possible. (All printed material will need to include the *Statement of Equal Opportunity and Funding.*)

Product or Activity:

Costs: Volunteer time: ____ hours @ \$5.15 per hour \$ _____
 Professional services: ____ hours @ \$ ____ per hour \$ _____
 Other costs: _____ \$ _____
 _____ \$ _____

Total Public Education Cost \$ _____

11. OTHER ACTIVITIES - Attendance at out-of-state historic preservation conferences, and other activities that do not readily fit a category above. Please be as specific as possible and give separate dollar amount estimates for each proposed activity.

Product or Activity:

\$ _____

\$ _____

Total "Other Activities" Cost \$ _____

12. TOTAL PROJECT BUDGET
Total of items 1-11

\$ _____

13. PROGRAM INCOME

If income will be generated within the grant period by any of the grant activities (the sale of books, etc.) then list the activity and the estimated dollar amount of income. According to federal guidelines the Total Project Budget must be reduced by this amount.

(\$ _____)

14. REVISED TOTAL PROJECT BUDGET

Total Project Budget (item 12) minus Program Income (item 13).
This amount should be the same as Item E Section I.

\$ _____

TOWN OF LEEDS PUBLIC HEARING
ATTENDANCE SIGN IN SHEET

DATE: Wednesday 1-25-06

PLEASE PRINT NAME AND ADDRESS

1. WELLS HARLEENE GREEN 1906 SILVER KEEF DR.
2. Stone Roxann Lewis 50 E Center St
3. John & Elsie Boelc
4. Edouard Snow
5. Edward Snow
6. Butt Conas
7. Jerry Bucher HBEIG CPA'S
8. Karin Dewe 59 W Mulberry
9. Alan Pamell 175 So. Valley Rd
10. Penny Weston 190 N-main
11. Syd Hall 221 N SILVER MEADOWS RD
12. VERNA GICK 242 E SILVER MEADOWS RD
13. Roy Brewer 170 7th St
14. Chris Brewer " "
15. Henry Benson Alpha Key
16. Julia Hart 1330 N Valley Rd.
17. William H. Leigh 36 N. 300 W Cedar City
18. Rene Williams 289 Babylon
19. Phillip Peine WELDON.
- 20.
- 21.
- 22.
- 23.
- 24.
- 25.
- 26.
- 27.
- 28.
- 29.
- 30.
- 31.
- 32.
- 33.
- 34.

TOWN OF LEEDS

CITIZEN/PUBLIC HEARING COMMENT FORM

One of the most important parts of Town Council meetings is the opportunity for citizens to speak to the Council either as part of a public hearing, where a specific issue is being considered or, during public comments/other business, where any issue may be presented. In an effort to have an orderly meeting and to ensure the rights of others please follow these rules governing public comments at Town Council meetings:

1. This public comment form must be completed and submitted to the Town Clerk/Recorder by anyone wishing to speak.
2. Clearly state your name and address for the record.
3. Observe the stated time limit (3 minutes) given for remarks.
4. Speak only to the Council.
5. Follow directives that may be given by the Mayor. In addition to these rules, speakers are encouraged to be specific in their remarks.

NAME: Penny Weston DATE: 1/25/06

ADDRESS: 190 - N - main

I wish to address the Council during the public hearing regarding: #6
Zoning

I wish to address the Council during public comments/other business regarding: _____

Note: all citizens attending Council meetings will be expected to respect the rights of others by refraining from any open display of support or opposition to the remarks of any speaker, or open demonstration thereof. Anyone not complying with these rules of procedure may be asked to leave the meeting.

I have read and agree to abide by the rules listed above.

Signed by: _____

(This form is not complete unless signed)

Thank you for taking the time to complete this form. In accordance with Americans with Disabilities Act, the Town of Leeds will make reasonable accommodation to participate in the meeting. Request for assistance can be made by calling 879-2447 at least 48 hours in advance of the meeting to be attended.

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4. Speak only to the Council.
5. Follow directives that may be given by the Mayor. In addition to these rules, speakers are encouraged to be specific in their remarks.

NAME: Brett Combs DATE: 1-25-06

ADDRESS: 125 E Cherry Ln

I wish to address the Council during the public hearing regarding: Zone Change

I wish to address the Council during public comments/other business regarding: _____

Note: all citizens attending Council meetings will be expected to respect the rights of others by refraining from any open display of support or opposition to the remarks of any speaker, or open demonstration thereof. Anyone not complying with these rules of procedure may be asked to leave the meeting.

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