

**TOWN OF LEEDS PUBLIC NOTICE
TOWN COUNCIL WORK MEETING**
The Town Council of Leeds will host their work meeting on
Wednesday, October 18, 2006 at 7:00 p.m.
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND
Amended AGENDA



APPROVED

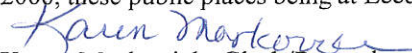
As a work meeting of the Town Council, issues will be discussed and information shared. Legislative action or decisions on funding will be made at the Town Council Meeting to be held on Wednesday, October 18, 2006. The items that have a summary listed are included for ideas of discussion, and not to be exact or complete in the scope of discussion.

1. Review draft ordinance of Off -Highway Vehicles (OHV) #2006-xx.
2. Discuss amendment to the 2003 Fire Code as set forth in Leeds Ordinance #03-10, Acceptance of Current Building Codes – Fire Chief Steve Lewis
3. ~~a. Review draft of Eserow Agreement between Town of Leeds and Leeds Area Land Owner's Association (LALOA) and Jared Westhoff~~ *pen and ink change*
b. Alternative Sewer System, Mark Williamson
4. Review amendment to the Design and Construction OR #05-04 regarding Roadway Specification Requirements – Jared Westhoff
5. Discuss changes to Resolution 2006-12 to Adopt Standard Format for Ordinances, to be scheduled for approval at next Action Meeting – Mayor Law
6. Vision Dixie Workshop schedule, registration and review note schedule changes
7. Leeds Cemetery – Care including water, fees, needs and consider providing Perpetual Care and compare surrounding cities' Fee Schedule - Mayor Law
8. Review Town Council Assignments and discuss Council Ordinance Review meetings to be held the third Wednesday of each month – Mayor Law
9. Review for upcoming UDOT Transportation Meeting on October 24th – Dave Harbour
10. Determine who authorized and signed for the release of the Johansen Construction Bond; where a credit balance could be used - Frank Lojko
11. Review Main Street and road needs – Frank Lojko
12. Discuss road realignment area at West Babylon Road
13. Homeland Security Directive regarding Federal Preparedness, NIMS certification FY06
14. Discuss Codifying Ordinances and recommendation of Codification firm
15. Review Sign Ordinance amendment, Chapter 22 of Land Use Ordinance #2005-02

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 the 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 on the 17th day of October, 2006, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website www.leedsutah.us.


Karen Markovich, Clerk/Recorder

**TOWN COUNCIL WORK MEETING
MINUTES
Wednesday, October 18, 2006**

As a work meeting of the Town Council, issues will be discussed and information shared. Legislative action or decisions on funding will be made at the Regular Town Council Meeting to be held on Wednesday, October 25, 2006. The items that have a summary listed are included for ideas of discussion, and not to be exact or complete in the scope of discussion.

1. The Pledge of Allegiance was led by Frank Lojko. Dale Barnes and Jared Westhoff were excused.
2. Review of the draft ordinance of Off-Highway Vehicles (OHV) #2006-xx. Mayor Law stated she added the State Code pertaining to OHV regulations to the draft Ordinance for clarification. Dave Harbour asked if we were to keep the reference in the final Ordinance. After some discussion, it was agreed that the State Code should remain as an addendum to the Ordinance. Counsel Snow confirmed State law specifies children between the ages of eight to sixteen years can only drive OHV's after 1) successfully completing the safety course and receiving certification, and 2) while under direct visual and voice control of adult supervision. Dave said he would like to add the section of State Code stating vehicles can be impounded when operators are in violation of the law. It was agreed to post the Draft Ordinance on the website with final approval at the Regular Town Council Meeting October 25. Counsel Snow noted the sunset clause on the existing OHV Ordinance could be extended if needed.
3. The Mayor updated Council on her meeting with Ken Sizemore of Five-County. They have agreed to provide the Town with four or five training Sessions, tentatively scheduled for December 4, 7, 11 and 14. The Training Sessions will be regular classes with study materials and homework. They also agreed to review Leeds' ordinances and recommended we meet with Toquerville and LaVerkin to share the cost of hiring Five-County in the future. Mayor Law added that members of Town Council, Planning Commission and Board of Adjustment are never to meet one-on-one with presenter(s), developer(s) or any person(s) who plan to present a request at public meetings.
4. Dave Harbour and Mayor Law met to discuss changes to Resolution 2006-12, Adoption of Standard Format for Ordinances, and agreed to add indentations to the current enumerated clause format for ease in reading. Mayor Law said the draft documents are to be delivered to the Clerk/Recorder and assigned the systematic identification title in the footer of each document.
5. Mayor Law proposed holding a third Council Meeting each month for reviewing draft ordinances. Frank Lojko was not eager to have three meetings each month. It was agreed to begin the Work Session at 6:00 p.m. and devote the first hour to review of ordinances. Alan Roberts recommended a Planning Commission member attend at Town Council Meetings when there is discussion of the Land Use Ordinance. Council agreed to notify the Planning Commission when all land use issues were to be discussed at future Council work meetings.
6. Mayor Law mentioned the changes to the Vision Dixie Workshop Schedule. Frank Lojko talked about the October 17 Vision Dixie Meeting and said they may add a workshop specifically for the Town of Leeds.
7. Mark Williamson presented information on Ecological Environmental Systems, a self-contained sewer system that is substantially lower in cost as compared to a public sewer system. For example, a high cost estimate for a subdivision of thirty homes would be \$160,000.00, including delivery and installation cost of less than \$5,500.00 per home. The homebuilder would be assessed a fee at the Building Permit Fee level to allow for a profit to the Town. Mayor Law

road dedication map or any other subdivision plat is recorded. To recap, the Town will need to have an ordinance and the map. The ordinance will refer to the map as an exhibit; the ordinance will need to be passed; we authorize the Mayor to sign the map and it is recorded. But we can only do that after we agree on how wide the road is to be, agree on that, have recommendation from Planning Commission and the public hearing and I can go back and look at specifically what the statute requires for any municipality to abandon public property. Dave Harbour said the only part that is of interest to him is the part of Main Street to the Fuller's establishment and from that point on, as far as he is concerned the Town can give up that piece of property that belongs to the Town. Dave said to him, Babylon Road itself is the only piece that he is interested in, not how wide the Fuller's make their own street and what they do with it. Counsel Snow asked Dave if his view, that it has to be commercial width (66'), was because he saw it as a business commercial enterprise that ties off that street [Babylon] and Dave agreed. Dave said he knows that if it is the case that there is a building situated on part of that property, that may be justification to ask for a variance of less than 66' width. Counsel Snow said he agrees with his process of thinking through, but the Council needs to interpret the ordinance in the context of this scenario, and if the Council deemed that the road was for a commercial purpose, then it would be bound at that point in time to apply its commercial standard of the [road] width. At that point in time, you would have to tell them [the Fullers] that if they want to go any smaller than that, they would need to go for a variance. But if this Council interpreted their ordinance in the context that this is not for or completely for commercial purpose, in that we are not going to require it, then the Fuller's will not need a variance. Frank Lojko added that if the Fullers had not purchased the house located at 211 Main Street, it would not be an issue. Counsel Snow recommended that revision of the ordinance be made to include situations where a prospective road is coming in and not all of the property adjacent to that road is commercial, there is mixed use, and set a standard for that use. Make that policy decision and implement it through revision of the ordinance. Right now, you have to make that decision, or maybe you can get ahead of them and make that decision kind of in conjunction and apply that to the Fuller property and apply it to everyone else in the future. Counsel Snow added that this is a road that has residential adjacent to it and commercial adjacent to it and Dave wants to apply commercial standard to it and the applicant is asking to apply residential standard to it. Counsel recommended that Council review this at the next meeting when all five members are present.

13. Mayor Law discussed Codification of Ordinances with Ken Sizemore of Five-County and Ken recommended that we do anything until they have completed their review of the ordinances, so proceeding with codification of the Town's ordinances will be placed on hold.
14. Review Sign Ordinance amendment, Chapter 22 of Land Use Ordinance #2005-02 – Dave Harbour discussed his review of the comments on the Sign Ordinance and noted the grammatical notations and the comments regarding the content. Dave said he does not know how to resolve the issues without discussion on it. Mayor Law agreed and said we would discuss this draft ordinance at the next work session to be held at 6:00 p.m. prior to the Regular Council Meeting on November 29.
15. Dave Harbour updated status of the upcoming UDOT Transportation Meeting and said he had sent out twenty-four invitations for the work session for October 24 and reminded us that they would give their presentation with the results from the workshop at the Council Meeting on October 25.
16. Fire Chief Steve Lewis discussed the 2007 International Building Code revision and noted changes included the Fire Code. It was agreed to amend existing ordinance #2003-10, changing the specific date of "2003" to specify "current code" to eliminate the need to amend the ordinance each time there is a revision to the International Building Code. Steve said that the new Fire Code requirements are mandatory. Fire Chief Lewis added the Planning Commission needs to review the Wildland Urban Interface Code. Beginning January 1, 2007, LASSD meetings public meetings will review new requirements for developers and builders.

(Please review) - Needs clarification and final review.
 - State codes included FYI - may be removed/included.
 - Hurricane City's Code here as a reference.
 - Comments
 - Concerns
 - Clarifications

Book

TOWN OF LEEDS

- We need to get a good final for Oct 25th meeting.

ORDINANCE NO. 2006-XX

Thanks, Judy

AN ORDINANCE OF THE TOWN OF LEEDS REGULATING THE OPERATION AND USE OF OFF-HIGHWAY VEHICLES ("OHV") WITHIN THE TOWN OF LEEDS, 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; and

WHEREAS, the Town Council of the Town of Leeds had Ordinance Number 05-08 passed on November 9, 2005 with a sundown clause to expire 1 year from that date if not renewed; and

WHEREAS, the Town Council held a Public Hearing on September 27, 2006, and received public input and comment regarding Ordinance 2005-08, as directed by that ordinance; and

WHEREAS, in a Town Council Work Meeting held on October 11, 2006, the Town Council reviewed and Ordinance 2005-08 to include comments and concerns; and

WHEREAS, in the interest of public safety, the Mayor and Town Council of the Town believes it is necessary 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

NOT THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, AS FOLLOWS:

- 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. **Adoption of State Code Provisions:** The provisions of Section 41-22-1, *et seq.*, Utah Code Annotated, regarding off-highway vehicles, are hereby adopted. It is the policy of this state to promote safety and protection for persons, property, and the environment connected with the use, operation, and equipment of off-highway vehicles, to promote uniformity of laws, to adopt and pursue a safety education program, and to develop trails and other facilities for the use of these vehicles.
- C. **Definitions:** The terms used in the Ordinance shall have the same definitions as provided in Section 41-22-2, Utah Code Annotated, in effect on the date of this Ordinance, and as may be subsequently updated by the Utah State Legislature.

Utah Code

41-22-10.5. Local ordinances -- Designating routes -- Supervision.

(1) A municipality or county may adopt ordinances designating certain streets and highways under its respective jurisdiction 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.

(2) A municipality or a county may adopt an ordinance requiring an operator who is under 16 years of age to be under the direct visual supervision of an adult who is at least 18 years of age while using a route designated under Subsection (1).

(3) A route designated under Subsection (1) may not be along, across, or within the boundaries of an interstate freeway or limited access highway.

(4) Except as provided under Section 41-22-10.3, a person may not operate an off-highway vehicle on any street or highway that is not designated or posted as open for off-highway vehicle use in accordance with Subsection (1) or Section 41-22-10.1.

(5) Subsection (4) does not apply to off-highway implements of husbandry used in accordance with Section 41-22-5.5.

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, 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 20 miles per hour.

F. **Equipment Requirements:** 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:

1. Brakes adequate to control the movement of an to stop and hold the vehicle under normal operating conditions;
2. Headlights and taillights when operated between sunset and sunrise;
3. A noise control device; and,
4. 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.

husbandry sticker. Each application shall be accompanied by evidence of ownership, a title, or a manufacturer's certificate of origin, and a signed statement certifying that the off-highway vehicle is used for agricultural purposes. The owner shall receive an off-highway implement of husbandry sticker upon production of the documents required above and payment of an off-highway implement of husbandry sticker fee established by the board not to exceed \$10.

(b) If the vehicle is also used for recreational purposes on public lands, trails, streets, or highways, it shall also be registered under Section **41-22-3**.

(c) The off-highway implement of husbandry sticker shall be displayed in a manner prescribed by the board and shall identify the all-terrain type I vehicle, motorcycle, or snowmobile as an off-highway implement of husbandry.

(2) The off-highway implement of husbandry sticker is valid only for the life of the ownership of the all-terrain type I vehicle, motorcycle, or snowmobile and is not transferable.

(3) The off-highway implement of husbandry sticker is valid for an all-terrain type I vehicle, motorcycle, or snowmobile which is being operated adjacent to a roadway:

(a) when the all-terrain type I vehicle, motorcycle, or snowmobile is only being used to travel from one parcel of land owned or operated by the owner of the vehicle to another parcel of land owned or operated by the owner; and

(b) when this operation is necessary for the furtherance of agricultural purposes.

(4) If the operation of an off-highway implement of husbandry adjacent to a roadway is impractical, it may be operated on the roadway if the operator exercises due care towards conventional motor vehicle traffic.

(5) It is unlawful to operate an off-highway implement of husbandry along, across, or within the boundaries of an interstate freeway.

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 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.

41-22-9. Vehicles exempt from registration.

The following off-highway vehicles are exempt from the registration requirements of this chapter:

(1) vehicles that are currently registered for highway use, have a valid motor vehicle safety inspection sticker or certificate, and on which the required safety equipment has not been subsequently modified;

(2) off-highway vehicles that are owned by a nonresident and that are displaying a current annual off-highway vehicle user decal in accordance with Section **41-22-35**;

(3) off-highway vehicles sold by a dealer to a person who is not a resident of this state;

(4) off-highway implements of husbandry operated in the manner prescribed by Subsections **41-22-5.5(3)** through (5); and

(5) new off-highway vehicles being transported to an off-highway vehicle dealership by the dealer, employee of the dealership, or agent for the dealership.

Trudy Law, Mayor
Town of Leeds

Attest: Karen Markovich
Clerk/Recorder

HURRICANE'S ORDINANCE

7-1-8: OFF HIGHWAY VEHICLES:

A. Definitions: For purposes of this section, the following terms shall have the following meanings:

ALL-TERRAIN TYPE I VEHICLE: Any motor vehicle fifty two inches (52") or less in width, having an unladen dry weight of eight hundred (800) pounds or less, traveling on three (3) or more low pressure tires, having a seat designed to be straddled by the operator and designed for or capable of travel over unimproved roads.

ALL-TERRAIN TYPE II VEHICLE: Any other motor vehicle not defined herein as an "all-terrain type I vehicle" designed for or capable of travel over unimproved terrain. This term does not include golf carts, any vehicle designed to carry a disabled person, any vehicle not specifically designed for recreational use, or farm tractors as defined under section 41-1a-102 of the Utah code.

MOTORCYCLE: Every motor vehicle having a saddle for the use of the operator and designed to travel on not more than two (2) tires.

OFF HIGHWAY VEHICLE: All all-terrain type I and type II vehicles, but shall not include snowmobiles and motorcycles. (Ord. 03-3-20, 3-20-2003; amd. Ord. 2004-12, 4-15-2004)

B. 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 city of Hurricane unless the off highway vehicle has

F. Prohibited Uses: No person may operate an off highway vehicle in connection with acts of vandalism, harassment of wildlife or domestic animals, burglaries or other crimes, or damage to the environment which includes excessive pollution of air, water, or land, abuse of the watershed, impairment of plant or animal life, or excessive mechanical noise.

G. Supervision, Safety Certificate Or Driver's License Required: A person may not operate and an owner may not give that person permission to operate an off highway vehicle on any public land, trail, street or highway within the city of Hurricane unless the person:

1. Is under the direct supervision of a certified off highway vehicle safety instructor during a scheduled safety course,
2. Has in his possession the appropriate safety certificate issued by the state of Utah, or
3. Has in his possession a valid motor vehicle operator's license.

H. Operation By Minors:

1. Persons Under Age Eight: Except as provided in section 41-22-29(3) of the Utah code, a person under the age of eight (8) may not operate and an owner may not give another person who is under eight (8) permission to operate an off highway vehicle on any public land, trail, street, or highway within the city of Hurricane.

2. Persons Under Age Sixteen: Any operator of an off highway vehicle who is under the age of sixteen (16) shall be under the direct visual supervision of an adult who is at least eighteen (18) years of age while using a route designated under subsection I of this section.

I. Designation Of Routes:

1. Within the city of Hurricane, the following streets are designated as the only off highway vehicle routes within the city of Hurricane for the specific purpose of allowing off highway vehicle operators to gain access to or from a private or public area open for off highway vehicle use:

a. 700 West

100 N - south - to city limits

b. 400 South

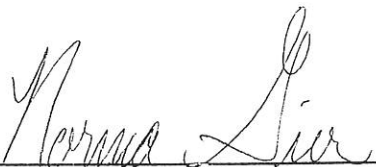
300 W - west - to 1150 W

Leeds Area Special Service District CODE ENFORCEMENT IMPLEMENTATION
PLAN

1. Establish a unified plan between parties involved.
 - a. Cooperation between the different interests will provide a position of strength for all, legality, and an image of unity to the community.
 2. Establish a legal agreement for LASSD to administrate fire code enforcement and fire inspections for the Town of Leeds.
 - a. A Resolution similar the one passed concerning Burn Permits. (Is this needed Mr. Snow ?)
 3. Establish step by step procedures so that fairness and uniformity always exist.
 - A. Procedure: Code Inspections
 - B. Procedure: Code Violations (that are not corrected voluntarily)
- 3.A. Procedure: Code Inspections
Detailed check off lists will be created with a signature line for code official and recipient of the inspection.
The check off form will have a place for violations and steps and time to correct them.
If not corrected, the Code Violations procedure is given to the recipient.
- 3.B. Procedure: Code Violations
See attached sheets for a list of procedures to help guide citation management.
- 4.A. Procedure: Adoption of Code changes
Does the Town of Leeds want to modify the existing Resolution (#03-10) every three years?
This would give them the opportunity for review of the changes, keep in mind that the State of Utah adopts the changes we can not decrease the strength of the codes.
- 5.A. I think this could start as simple as using email to communicate.

PASSED AND ADOPTED BY THE LEEDS TOWN COUNCIL, STATE OF UTAH, ON THIS 10TH DAY OF DECEMBER 2004 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Norma Gier	<u>X</u>	_____	_____	_____
Darrell Nelson	<u>X</u>	_____	_____	_____
Gloria Parnell	<u>X</u>	_____	_____	_____
Dave Harbour	<u>X</u>	_____	_____	_____
Dale Barnes	<u>X</u>	_____	_____	_____



Norma Gier, Mayor Town of Leeds



attest: Joy Stevens, Clerk/Recorder

PLAN REVIEW CHECKLIST

A. GENERAL

- Note) This plan review is made in the interest of assisting design professionals to identify compliance with the 2003 Edition of the International Fire Code. The items listed below were noted and require the appropriate consideration. An item listed as per plans is noted only for use by the on-site Fire Inspector for his information and does not require modification or response. If you have any questions, please contact the ~~Orem~~ Fire Prevention Bureau at ~~229-7323, 229-7324, or 229-7326.~~
- 1A) Minimum rated _____ fire extinguishers shall be provided in accordance with IFC Section 906 so that travel distance from any point inside the building to an extinguisher does not exceed _____ feet. Extinguishers are best placed adjacent to exterior exit doors.
 - 2A) The building shall be provided with an approved automatic fire extinguishing system. Plans of the system shall be forwarded to the ~~Orem~~ Building Division, the ~~Orem~~ Fire Prevention Bureau and an approved separate qualified engineering firm for review prior to installation. Final determination of Code compliance is contingent on the favorable recommendation from the engineering firm with due consideration given to their requirements.
 - 3A) Remodeling shall be done so as to not obstruct any existing sprinkler heads and shall be maintained as per the International Fire Code.
 - 4A) Exit signs and illumination shall be provided and maintained in accordance with the International Building Code. (1003.2.10).
 - 5A) Exit doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. Unless approved by the Building Official, manually operated flush or surface bolts are not permitted. (1003.3.1.8.1).
 - 6A) The building shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
 - 7A) Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.
 - 8A) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are constructed. The minimum required fire flow for this building is _____ GPM. This will require the installation of _____ hydrants in accordance with Appendix C of the

roof eave lines unless specifically excepted by the International Fire Code. (304.3.3)

- 18A) In order to provide emergency access for Fire Division operations, an approved locked key box shall be provided for the business. The key box shall be installed at the designated Fire Department access point approximately 11 feet above ground level. The key box shall contain the necessary keys needed to gain access to the business during an emergency as required by the Chief. The ~~Orem Fire~~ Division is currently registered with the Knox Box Rapid Entry System. No other system or companies providing this service are acceptable for use within the ~~City of Orem~~. Information is attached on this key box system. Please call the ~~Orem Fire~~ Prevention Bureau at 229-7323 for further information or questions regarding this Fire Code requirement. (506.1).
- 19A) Elevator car to accommodate ambulance stretcher - In buildings four stories in height or more, at least one elevator shall be provided for Fire Department emergency access to all floors. Such elevator car shall be of such a size and arrangement to accommodate a 24-inch by 76-inch (610 mm by 1930 mm) ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (Star of Life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoistway door frame.
- 20A) A fire safety evacuation plan shall be prepared and maintained in accordance with the International Fire Code, Chapter 4. (See enclosed.)
- 21A) During construction, one approved portable fire extinguisher shall be provided at each stairwell on all floor levels where combustible materials have accumulated. An approved portable fire extinguisher shall be provided in every storage and construction shed.
- 22A) Please note the enclosed Chapter 14 of the IFC for those applicable sections during construction.

PERMITS

- 1B) If flammable or combustible liquid storage tanks are installed or removed, or if pipelines are to be installed and/or equipment will be utilized where flammable liquids are dispensed, stored, handled or used, a permit to do so must be taken out from the ~~Orem Fire~~ Prevention Bureau at ~~95 East Center Street in Orem~~ prior to installation or removal. Call ~~229-7323~~ for further information. (105.)
- 2B) If applicable, a permit shall be obtained from the Fire Prevention Bureau at ~~95 East Center Street in Orem~~ prior to construction, installation or operation of a spray booth, room, limited spray room or similar materials application method which is regulated by the International Fire Code. Call 229-7323 for further information. (105)
- 3B) If there will be high-piled storage in the building, further review for International Fire Code compliance will need to be completed prior to a building permit being issued. High piled combustible storage is storage of combustible materials in closely packed piles or

Eastwood Dr., Salt Lake City, UT 84109 or an equivalent engineering firm or Fire Protection Engineer approved by the ~~City of Orem~~ Fire Marshal. Once the third party plan review has been conducted, the plan shall then be forwarded on to the ~~Orem~~ Fire Prevention Bureau for final review. If one of the approved third party reviewing private companies is used in the initial design of a system, one of the other available third party reviewing agencies will need to be retained to complete the third party review process.

FIRE ALARM SYSTEM

- 1D) An approved _____ fire alarm system shall be designed, installed and maintained in accordance with Section 907 of the International Fire Code and NFPA Pamphlet 72. Construction documents for the fire alarm system shall be submitted to an approved engineering firm and then subsequently to the Orem Fire Prevention Bureau for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following:
- a) A floor plan
 - b) Locations of alarm-initiating and notification appliances
 - c) Alarm control and trouble signaling equipment
 - d) Annunciation
 - e) Power connection
 - f) Battery calculations
 - g) Conductor type and sizes
 - h) Voltage drop calculations
 - i) Manufacturers, model numbers and listing information for equipment, devices and materials
 - j) Details of ceiling height and construction
 - k) The interface of fire safety control functions.

The system and its components shall be listed and approved for the purpose for which they are installed.

- 2D) Automatic fire-extinguishing systems shall be connected to the building fire alarm system where a fire alarm system is required by another section of the International Fire Code or is otherwise installed.(907.14)
- 3D) Where required by Chapter 9 of the International Fire Code, an approved supervising station in accordance with NFPA 72 shall monitor the fire alarm system. Where an approved central station service is provided, the following requirements of NFPA 72 apply.

The central station consists of the following elements; installation of fire alarm transmitters, alarm, guard, supervisory, trouble signal monitoring, and runner service. These services shall be provided under contract to a subscriber by one of the following:

- a) A listed central station that provides all of the elements of central station service with its own facilities and personnel.
- b) A listed central station that provides, as a minimum, the signal monitoring,

control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernable. The Fire Division shall not be deterred or hindered from gaining immediate access to fire-protection equipment or hydrants. A minimum 3 foot clear space shall be maintained around the circumference of fire hydrants. (508.5.4)

- 2E) Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be installed in accordance with the following criteria:

POSTS

- a) Constructed of steel not less than 4 inches in diameter and concrete filled.
- b) Spaced not more than 4 feet between posts on center.
- c) Set not less than 3 feet deep in a concrete footing of not less than a 15-inch diameter.
- d) Set with the top of the post not less than 3 feet above ground.
- e) Located not less than 3 feet from the protected object.

OTHER BARRIERS

Physical barriers shall be a minimum of 36 inches in height and shall resist a force of 12,000 pounds applied 36 inches above the adjacent ground surface.

FIRE APPARATUS ACCESS ROADS

- 1F) Construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Orem Fire Prevention Bureau for review and approval prior to construction. (501.3)
- 2F) Unless excepted in Section 503.1.1 of the International Fire Code, approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility.
- 3F) The Fire Marshal is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. (503.1.2)
- 4F) Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gates in accordance with Section 503.6 of the International Fire Code and an unobstructed vertical clearance of not less than 13 feet 6 inches. (503.2.1)
- 5F) Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. (503.2.3)

3.C.

Example

Appendix B

Example of a Citation Program

CODE CITATION POLICY AND PROCEDURES

SECTION I. Purpose

- 1. To gain compliance with the Uniform Fire Code, California Administrative Code and Title 19 when all reasonable efforts have been unsuccessful.
- 2. A course of legal action to be taken when a condition exists that causes a threat to life or property from fire or explosion.

SECTION II. Background

1 During the year (1997), the Fire Department wrote 2,426 violations, achieved 1,698 corrections and had 728 outstanding violations.

Our present process of enforcement (City Attorney, District Attorney, Office Hearings, filing of complaint, etc.) does not lend itself to providing uniformity of compliance within the community. The majority of fire violations written are characteristic of the following three conditions:

- 2.1 *Transient* problems such as overcrowding of public entertainment facilities, illegal parking in fire lanes, mischievous fire setting.
- 2.2 *Changeable* or portable situations such as illegal locking devices on public exit doors and obstructions to aisles or exitways.
- 2.3 *Maintenance* of fire extinguishing and alarm systems, portable situations such as electrical violations, housekeeping including outdoor fire hazards.

3 Transient violations are specific occurrences which should be acted upon immediately through a citation process. Changeable violations are corrected by the person responsible (in most cases) on a temporary basis, but are changed back after the inspector leaves the premises. The same situations

are encountered yearly and are not being permanently abated.

- 2.4 Citizen awareness of the Fire Department's ability to cite for violations would create an effective deterrent in maintaining corrective abatements on a more permanent basis. The citation process would be used on a discretionary basis and would be very cost effective from the standpoint of available manpower utilization and steadily increasing workload demand.

SECTION III. Policy

- 3.1 Members of the Fire Prevention Division who are authorized by the Division Chief in charge shall have the authority to issue citations for fire and life safety violations of the Uniform Fire Code and the California Administrative Code, Title 19, Ordinance No. 1088, Resolution No. 1296.7.
- 3.2 It is the intent of the Fire Prevention Division to achieve compliance of the majority of code violations by traditional means of inspection, notification, the granting of reasonable time limits to comply, and reinspection.
- 3.3 Citations shall be issued by Fire Prevention Personnel when the following conditions exist:
 - 3.3.1 Failure to gain reasonable compliance for Uniform Fire Code violations.
 - 3.3.2 Deliberate or mischievous fire setting not involving property loss.
 - 3.3.3 Justification is evident that the violation was restored after inspection (Inspection records must verify the facts of violation).
 - 3.3.4 Obstruction of fire lanes.
 - 3.3.5 Upon direction of the City Attorney's office.

tify the agency issuing the citation. A declaration must be filled out by the issuing officer at which time a warrant will be issued for the violator. A maximum of three weeks from the due date on the citation will be allowed for the officer to complete the paper work and the District Attorney to act.

- 5.5 Failure to Abate Violation. After the date of appearance has expired a reinspection of the violation is warranted. Failure to abate violation requires that a second citation be issued.
- 5.6 Attach copies of previous notices issued with your copy of citation. Submit citation copy and notices to the Fire Prevention Officer, who will review them and forward to the proper authorities.
- 5.7 The department citation logs shall be filled out and kept current. Log will be posted on

wall behind inspector's desk. The Prevention Officer and/or Division Chief shall be notified the following day of any citations issued by Fire Prevention personnel.

- 5.8 The Division Chief shall maintain a citation book record indicating which citation book numbers have been assigned to officers.
- 5.9 Attached is a schedule of recommended bails set for violations. Bail costs are required if violator is physically arrested and may be used by judge to determine first offense fines. (Note: The bail schedule is lengthy and is not printed here.)

SECTION VI. Exceptions

- 6.1 All exceptions or deviations shall be discussed with the Division Chief and City Attorney prior to writing of a citation.

CHAPTER 5

FIRE SERVICE FEATURES

SECTION 501 GENERAL

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter.

501.2 Permits. A permit shall be required as set forth in Sections 105.6 and 105.7.

501.3 Construction documents. Construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

501.4 Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

SECTION 502 DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

FIRE COMMAND CENTER. The principal attended or unattended location where the status of the detection, alarm communications and control systems is displayed, and from which the system(s) can be manually controlled.

FIRE DEPARTMENT MASTER KEY. A limited issue key of special or controlled design to be carried by fire department officials in command which will open key boxes on specified properties.

FIRE LANE. A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

■ **KEY BOX.** A secure device with a lock operable only by a fire department master key, and containing building entry keys and other keys that may be required for access in an emergency.

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 23.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.7.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of **not less than 20 feet (6096 mm)**, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than **13 feet 6 inches (4115 mm)**.

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the **imposed loads** of

APPENDIX D FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm). See Figure D103.1.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

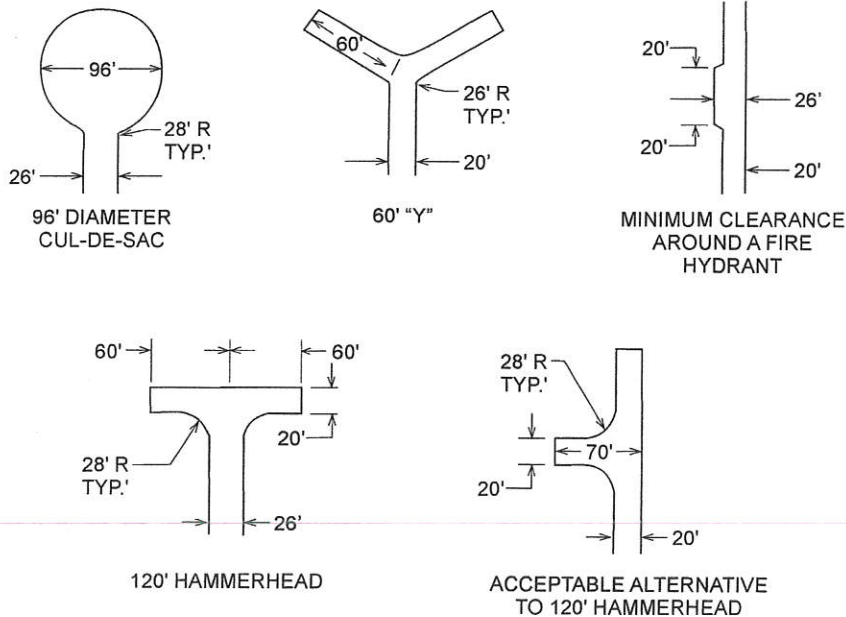
**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE
APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

CHAPTER 4

WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

SECTION 401
GENERAL

401.1 Scope. Wildland-urban interface areas shall be provided with emergency vehicle access and water supply in accordance with this chapter.

401.2 Objective. The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the wildland-urban interface areas.

401.3 General safety precautions. General safety precautions shall be in accordance with this chapter. See also Appendix A.

SECTION 402
APPLICABILITY

402.1 Subdivisions. Subdivisions shall comply with Sections 402.1.1 and 402.1.2.

402.1.1 Access. New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *International Fire Code* and access requirements in accordance with Section 403.

402.1.2 Water supply. New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with Section 404.

402.2 Individual structures. Individual structures shall comply with Sections 402.2.1 and 402.2.2.

402.2.1 Access. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with the *International Fire Code* and driveways in accordance with Section 403.2. Marking of fire protection equipment shall be provided in accordance with Section 403.5 and address markers shall be provided in accordance with Section 403.6.

402.2.2 Water supply. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with Section 404.

Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²).

402.3 Existing conditions. Existing buildings shall be provided with address markers in accordance with Section 403.6. Existing roads and fire protection equipment shall be provided

with markings in accordance with Sections 403.4 and 403.5, respectively.

SECTION 403
ACCESS

403.1 Restricted access. Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an accessible location. The key box shall be of a type approved by the code official and shall contain keys to gain necessary access as required by the code official.

403.2 Driveways. Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet (45 720 mm) from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm). Driveways in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60 960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

A driveway shall not serve in excess of five dwelling units.

Exception: When such driveways meet the requirements for an access road in accordance with the *International Fire Code*.

Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways that connect with a road or roads at more than one point may be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.

Driveway turnouts shall be an all-weather road surface at least 10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required by the code official.

Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads for bridges shall be established by the code official.

403.3 Fire apparatus access road. When required, fire apparatus access roads shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm); shall be designed to accommodate the loads and turning radii for fire apparatus; and have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction. Dead-end roads in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds as approved by the code official. An all-weather road surface shall be any surface material acceptable to the code official that would normally allow the passage of emergency service vehi-

ESCROW AGREEMENT

THIS ESCROW AGREEMENT ("Agreement") is entered into this ____ day of October, 2006 by and between the Town of Leeds, a Utah municipal corporation ("Town") and the Leeds Area Land Owner's Association, LLC, a Utah limited liability company ("LALOA") (collectively the "Parties").

RECITALS

A. WHEREAS, the Town and LALOA are desirous for the Town to undertake major land use study for the Leeds Area to determine proper planning models, schemes and plans for growth and necessary infrastructure development within the Town and the undeveloped area outside of the Town which will likely be annexed to the Town prior to development ("Planning Study").

B. WHEREAS, after much research and inquiry the Town and LALOA have determined that the IBI Group, an international multi-disciplinary planning group involving, engineers, land planners, surveyors and project development personnel ("IBI") is the best company to perform the Planning Study.

C. WHEREAS, IBI has provided the Town with a specific proposal entitled "Planning Services Proposal for Leeds Area, Washington County, Utah" ("IBI Proposal") which delineates the scope of work and cost of the Planning Study that it would perform on behalf of the Town. A true and correct copy of the IBI Proposal is attached hereto, marked Exhibit A, and incorporated herein by this reference.

D. WHEREAS, the Town and LALOA have both reviewed and approved the scope of the IBI Proposal and the Planning Study.

E. WHEREAS, due to the cost of the Planning Study and the budgetary constraints of the Town, LALOA has agreed to pay the entire cost of the Planning Study.

F. WHEREAS, the Parties now desire to enter into this Agreement to memorialize the methods and procedure that the Parties will follow in contracting, paying for and utilizing the work product of the Planning Study.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing promises, conditions, covenants and agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals. The recitals set forth above are incorporated fully into this Agreement as if fully set forth herein

2. Reserved Legislative Powers. This Agreement shall not limit the future exercise of the police powers of Town to enact ordinances, standards or rules regulating development.

#3

3. Upfront Payment of Study Funds. Within 5 business days of the Parties execution of this Agreement, LALOA shall tender to the Town, all of the estimated cost of the Planning Study identified in the IBI Proposal attached hereto as Exhibit A, to wit: Two Hundred Ninety Five Thousand Dollars (\$295,000.00) ("Study Funds").

4. Receipt and Deposit of Study Funds. Within 3 business days of receiving the Study Funds, the Town shall deposit said funds in an interest bearing account held in the name of the Town located at either: 1) a FDIC insured institution, or 2) the Public Treasurer's Investment Fund (PTIF) for the State of Utah. The Town shall make a good faith attempt to deposit the Study Funds in an account that shall legally bear the highest amount of interest possible. LALOA shall be entitled to any interest accrued on the Study Funds and may direct the Town as to whether they desire said interest income to be disbursed to them as earned or retained in the event they want to use it to pay for any cost overruns on the Planning Study

5. Town's Engagement of IBI and Scope. Upon execution of this Agreement and receipt of the Study Funds from LALOA, The Town shall execute the IBI Proposal in its current form thus engaging IBI to perform the Planning Study contemplated in the IBI Proposal. The Parties agree that the Scope of the Planning Study may be expanded. LALOA shall be responsible to pay for the expanded scope of the Planning Study only if the parties mutually agree in writing to expand said scope. Any cost for the unilateral expansion of the scope of the Planning Study by the Town shall be borne exclusively by the Town. In the event the LALOA desires additional work to be performed by IBI above and beyond the scope of work contemplated in the IBI Proposal, LALOA may requested that the Town stipulate to expanded scope and deposit sufficient funds with the Town (utilizing the same terms and procedures contemplated by this Agreement), or LALOA can contract directly with IBI for said services.

6. Use of the Study Funds by the Town. The Town agrees to use the Study Funds exclusively for the Planning Study and shall pay IBI in compliance with the payment terms set forth in the IBI Proposal.

7. Right to Refund of the Study Funds. In the event the Town, at its sole discretion, determines to terminate the Planning Study, the Town will refund to LALOA, any and all portions of the Study Funds and accrued interest, not necessary to pay IBI in full for the services rendered up to the date of termination or that may necessary need to be incurred to complete portions of the Planning Study deemed necessary by the Town. If the Town terminates the Planning Study, LALOA shall be free to contract directly with IBI for the completion of the Planning Study/

8. Impact Fee Credits. Because the planning and engineering for capital improvements are a valid cost to be included in Capital Facility Plans and Impact Fee Analysis, the Town agrees that it will adopt an enabling ordinance which will allow LALOA or any of its members to receive a credit up to their proportional shall of the Study Funds contributed to LALOA against impact fees normally collected. In the event LALOA or members of LALOA actually construct or pay for the construction of improvements for which impact fees are normally collected, the Town agrees that said enabling ordinance will allow for the cost of all improvements that are deemed to be "System Improvements" as that term is used in the Utah

Impact Fee Act (U.C.A. § 11-36-101 *et seq*) to be credited against the impact fee otherwise charged. The amount of the credit shall be equal to the lesser of (i) the impact fee otherwise required, or (ii) the reasonable and verified costs of the improvements paid by LALOA or, in the case of dedicated land, the fair market value of such when acquired by LALOA. If the impact fee credit for dedicated land is calculated using the fair market value at the time of dedication, a credit shall also be given which discounts the impact fee to an amount that was commensurate with impact fees at the time of dedication.

9. Default & Enforcement. Failure by a party to perform any of the Party's obligations under this Agreement within a fifteen (15) day period (the "Cure Period") after written notice thereof from the other party shall constitute a default ("Default") by such failing party under this Agreement. Said notice shall specify the nature of the alleged Default and the manner in which said Default may be satisfactorily cured, if possible.

a. Termination. If Town elects to consider terminating this Agreement due to a Default by LALOA, then Town shall give to LALOA written notice of Town's intent to terminate this Agreement and the matter shall be scheduled for consideration and review by Town's legislative body at a duly noticed public meeting. LALOA shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If Town's legislative body determines that a Default has occurred and is continuing, and elects to terminate this Agreement, Town shall send written notice of termination of this Agreement to LALOA by certified mail and this Agreement shall thereby be terminated. Town may thereafter pursue any and all remedies at law or equity.

b. Limited Monetary Damages Relief Against Town. The Parties acknowledge that Town would not have entered into this Agreement if it felt like it would be exposed to monetary damage claims from LALOA for any breach thereof. As such, the Parties agree that in no event shall LALOA be entitled to recover monetary damages against Town for breach of this Agreement, except for the return of any unused portion of the Study Funds plus accrued interest. Notwithstanding the preceding, the Parties expressly agree that under no circumstances can the Town be found liable to LALOA for attorneys fees or costs of suit in the event of default by the Town.

c. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement, to enjoin any threatened or attempted violation of this Agreement; or to obtain any remedies consistent with the purpose of this Agreement. Legal actions shall be instituted in the Fifth District Court, State of Utah, or in the Federal District Court for the District of Utah.

d. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by Town or LALOA for the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

10. Notice and Filings. All notices, filings, consents, approvals and other

communications provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served in writing and delivered personally, sent by certified United States Mail, postage prepaid, or by a national express overnight delivery service, freight prepaid, if to:

Town: TOWN OF LEEDS
c/o Mayor/Town Manager
P.O. Box 460924
Leeds, Utah 84746

With a copy to: BINGHAM & SNOW, LLP
c/o Heath Snow, Esq.
230 North 1680 East, Suite D-1
St. George, Utah 84790

LALOA: LEEDS AREA LAND OWNER'S ASSOCIATION, LLC
c/o _____

or to such other addresses as either party hereto may from time to time designate in writing and deliver in a like manner. Notices, filings, consents, approvals and communication given by personal delivery or overnight delivery shall be effective upon receipt and if given by mail shall be deemed delivered 72 hours following deposit in the U.S. mail, postage prepaid and addressed as set forth above.

11. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all parties may be physically attached to a single document.

12. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control the meaning or construction of any of the provisions hereof.

13. Further Acts. Each of the Parties shall execute and deliver all such documents and perform all such acts as reasonably necessary to carry out the matters contemplated by this Agreement.

14. Binding Effect. All of the provisions of this Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

15. No Partnership or Third Party Benefits. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between LALOA and Town. No term or provision of this Agreement is intended to, or shall be for the benefit of any person, firm, organization or corporation not a party hereto, and

no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

16. Entire Agreement. This Agreement, together with the PDO Zone Approval and the PDO Preliminary Site Plan, constitute the entire agreement between the Parties pertaining to the subject matter hereof. All other prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein.

17. Good-Standing: Authority. The Parties warrant and represent as follows:

a. LALOA hereby represents and warrants to Town: (i) LALOA is a registered business entity in good standing with the State of Utah; (ii) the individual(s) executing this Agreement on behalf of LALOA are duly authorized and empowered to bind LALOA; and (iii) this Agreement is valid, binding, and enforceable against LALOA in accordance with its terms.

b. Town hereby represents and warrants to LALOA that: (i) Town is a Utah municipal corporation; (ii) Town has power and authority pursuant to enabling legislation and its own ordinances to enter into and be bound by this Agreement; (iii) the individual(s) executing this Agreement on behalf of Town are duly authorized and empowered to bind Town; and (iv) this Agreement is valid, binding, and enforceable against Town in accordance with its terms.

18. Severability. If any provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement, and the Agreement shall otherwise remain in full force and effect.

19. State and Federal Law: Invalidity. The Parties agree, intend and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. Notwithstanding any other provision of this Agreement, this Agreement shall not preclude the application of changes mandated by state or federal laws. The Parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect.

20. Governing Law. This Agreement is entered into in Utah and shall be construed and interpreted under the laws of Utah.

21. Continued Cooperation. By executing this Agreement, the Parties hereto expressly agree to continue to operate in good faith to effectuate its purpose, by giving all consents, executing all documents and providing input and assurances within a reasonable time period after said actions are requested of any Party.

22. No Waiver of Governmental Immunity. Nothing in this Agreement is intended to, or shall be deemed, a waiver of Town's governmental immunity.

23. Hold Harmless. LALOA agrees to and shall hold Town, its officers, agents, employees, consultants, special counsel, and representatives harmless from liability for damages, just compensation restitution, or judicial or equitable relief which may arise from or are related to any activity connected with the Planning Study including the actions of IBA, its employees and agents.

24. Annual Review. Town may review progress pursuant to this Agreement at least once every twelve (12) months to determine if LALOA has complied with the terms of this Agreement. If Town finds, on the basis of substantial evidence, that LALOA has failed to comply with the terms hereof, Town may declare LALOA to be in Default as provided in Paragraph 9 herein. Town's failure to review at least annually LALOA's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by LALOA or Town.

25. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement unless this Agreement is amended pursuant to a vote of the Hurricane Town Council taken with the same formality as the vote approving this Agreement.

DATED effective the first date set forth above.

TOWN:

TOWN OF LEEDS
a Utah municipal corporation

Attest:

Trudy Law, Mayor

Karen Markovich, Town Recorder

LEEDS AREA LAND OWNER'S ASSOCIATION, LLC
a Utah limited liability company

By: _____
Its: _____

By: _____
Its: _____

LEEDS, UTAH

LEEDS

Standard Specifications

for

Design

and

Construction

Ordinance Number 05-04

Adopted JULY 27, 2005

This document identifies Standard Specifications for Design and Construction within the Town of Leeds

#4

Leeds Standard Specifications for Design and Construction

1 Adoption of St. George Standard Specification for Design and Construction

1.1 The Town of Leeds uses the City of St. George, Utah, Standard Specifications for Design and Construction requirements for design and construction within the Town of Leeds with modifications. Some items in the St. George Standard Specifications for Design and Construction requirements are modified as defined herein to produce the Leeds Standard Specifications for Design and Construction requirements. Any questions which arise as to items that were either modified or not modified, the Leeds Town Council will make a final decision on each item.

1.2 The St. George Standard Specifications for Design and Construction as modified herein, to become the Leeds Standard Specifications for Design and Construction provides the minimum requirements for design and construction within the Town of Leeds. Utility providers and the Town of Leeds may increase these requirements. Changes made for only one development will be based on the conditions associated with that development. Where utility providers have existing Specifications for Design and Construction that exceed those adopted by this Ordinance those higher standards will be implemented.

2 Personnel and Organization terms.

The following modifications are made to the Personnel and Organization terms used in the St. George Standard Specifications for Design and Construction requirements for use in Leeds. When more than one person is identified in this specification or it is unclear who is the responsible person within Leeds the determination will be made by the Leeds Town Council.

2.1 The words St. George or City will be replaced by Leeds or Town except when they apply to a specific test method that exists in St. George. That test method will then apply to Leeds.

2.2 The term Engineer will refer to the Leeds Town Representative or Town Engineer.

2.3 The Term Fire Chief will refer to the Fire Chief for the Leeds Area Special Service District for Fire and Rescue.

2.4 Power Department will be replaced with the Power provider for Leeds.

2.5 Water Department will be replaced by the Leeds Domestic Water Company or another organization managing and distributing water within Leeds.

2.6 City Representative will be replaced by the Town Representative, Town Engineer, or Town Council.

2.7 City Engineer will be replaced by the Town Representative, Town Engineer, or Town Council.

2.8 Joint Utility Committee will be replaced by representatives for the managing sources of utilities for Leeds.

3.3.4.1 Category I Sentence one is changed to read: "Developments which generate fifty (50) or more peak hour trips, but less than two hundred-fifty (250) trips during the morning or afternoon peak hours." The remaining portions of Category I are unchanged.

3.3.4.2 Category II sentence one is changed to read: " Developments which generate from two hundred-fifty (250) to five hundred (500) new peak hour trips during the morning or afternoon peak hours." The remaining portions of Category II are unchanged.

3.3.4.3 Category III, Sentence one is changed to read: " Developments which generate above five hundred new peak hour trips during the morning or afternoon peak hours." The remaining portions of Category III are unchanged.

3.4 The following Plans, Testing, Bonds, Specifications and Ordinances developed by St. George and referenced in the St. George Standard Specifications for Design and Construction are replaced by similar items within the Town of Leeds. If the item does not exist within the Town of Leeds, the Town Council will determine if one should be developed or how to implement the related requirement.

3.4.1 The Hillside Ordinance in the St. George requirements is replaced by the Leeds Hillside Ordinance.

3.4.2 Storm Drains do not exist at the present time in Leeds, and as such this portion of the St. George specification will not be used until such time that Storm Drains are implemented in Leeds. Drainage however, is of major concern and all design must take into account the 100 year rain storm and appropriate drainage provided to prevent flooding.

3.4.3 A comprehensive Leeds Storm Drain Study Plan does not exist at this time. However, each development will prepare a Drainage Plan for their development including adjacent areas that may have an affect on or are affected by the development.

3.4.4 High water-pressure areas will be determined by the builder of structures within Leeds.

3.4.5 The requirement for the size of water line going to each lot will be determined by the entity providing water to the residents of Leeds.

3.4.6 Street and yard lighting referenced by the St George Policy number 5.6 entitled, "Street Lights and Yard Lights" revised September 3, 1998 does NOT apply to Leeds. All street lights installed in Leeds will be determined by the Leeds Town Council. All yard lights installed in Leeds will be by the property owner and must meet the Leeds Lighting Ordinance. The town of Leeds will not install Yard Lights.

3.4.7 Manhole covers in Leeds shall not have the St. George emblem on them, but will state the function related to the manhole cover (i.e. water, sewer, etc.).

3.4.8 Number of drawings submitted in paragraph 2.2.9 will be changed to read as in the Leeds Subdivision Ordinance.

3.4.9 Construction Bonds and Design and Construction Guarantee will be as defined in the Leeds Subdivision Ordinance.

5.7 Four types of roads are used within Leeds, they are: 1) Asphalt roads with curb, gutter and sidewalk; 2) Asphalt roads without curb, gutter or sidewalk but with a parking shoulder and drainage channels; 3) Gravel roads without curb, gutter or sidewalk but with a parking shoulder and drainage channels; 4) Dirt roads without curbs, gutters or sidewalks but with drainage channels. The use of Gravel or Dirt roads is discouraged except under unusual circumstances and only in undeveloped areas. The use of Gravel or Dirt roads will require the recommendation of the Planning Commission and approval of the Town Council.

5.8 Construction of all Leeds Streets and the determination of which type to be implemented will be decided by the Town Council based on the projected usage, the Traffic Impact Study, traffic and pedestrian safety issues and the Leeds Master Road Plan as it applies to planned and projected development. This will determine which of the attached standard drawings will be used for roads.

5.9 Typical Roadway drawings are shown in Figures 1, 2 and 3 for three types of roads. Dirt roads shall be similar to gravel except the gravel will not be used.

5.9.1 Standard Road Cross Section for all roads which have curbs, gutters and sidewalks are shown in Figure 1. The dimensions associated with each usage of road are defined in Figure 1.

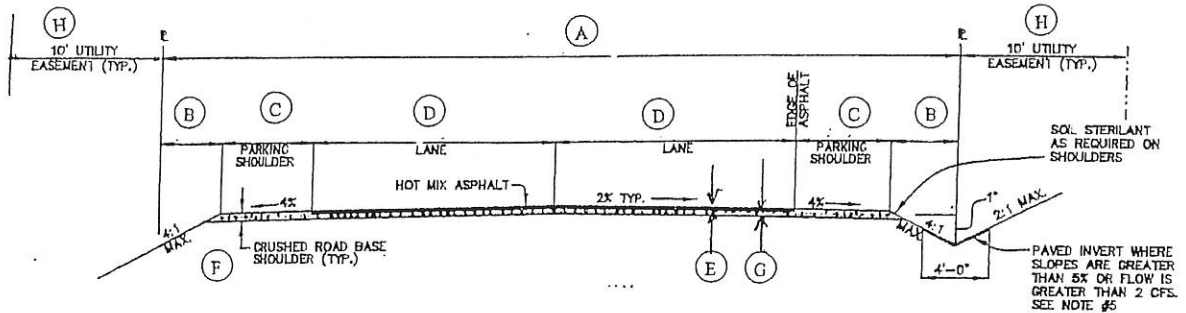
5.9.2 Standard Road Cross Section for all roads which are asphalt and do not have curbs, gutters or sidewalks but have parking shoulders and drainage channels are shown in Figure 2. The dimensions associated with each usage of road are defined in Figure 2. At all intersections where two roads of this type connect, an arc with a twenty-five (25) foot radius will be implemented between the perpendicular or joining streets. The area between the arc and the streets will be constructed in the same manner as the road. The finished arc will have road base and asphalt as defined in the specification for the road. On the side of the arc, away from the road, the shoulder will be as defined in the specification and the drainage channel will be incorporated.

5.9.3 Standard Road Cross Section for all roads which are gravel and do not have curbs, gutters or sidewalks but have parking shoulders and drainage channels are shown in Figure 3. The dimensions associated with each usage of road are defined in Figure 3.

5.9.4 Dirt roads may be used where appropriate but usually in remote areas with limited traffic. Dirt roads will have the right-of-way requirements of other Leeds roads based on the future projected usage.

5.9.5 A typical road showing the placement of all utilities in relationship to the road is shown in Figure 4. This includes utilities that may be installed in the future.

5.9.6 A typically cross section of the electrical utility trench is shown in Figure 5.



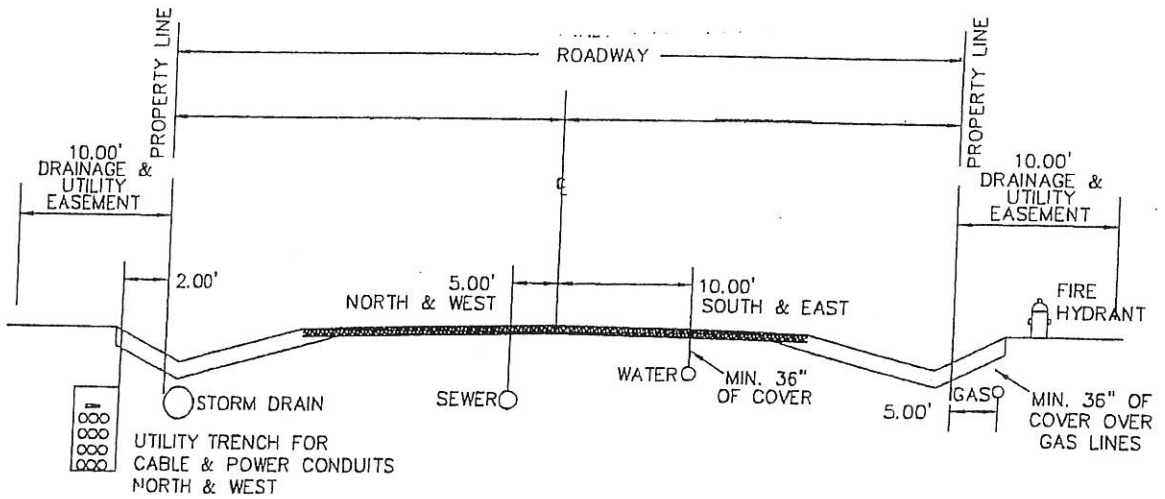
DIMENSION					
MARK	LOCAL	RESIDENTIAL COLLECTOR	MAJOR COLLECTOR	ARTERIAL	MAJOR ARTERIAL
A	55'	55'	66'	66'	88'
B	4.5'	4.5'	5'	5'	5'
C	7'	7'	7'	7'	7'
D	16'	16'	21'	21'	32'+
E(MIN)	2.5"	3"	3"	3.5"	4"
F	8"	8"	8"	8"	8"
G	SEE STANDARD SPECIFICATION				
H	UTILITY EASEMENT 10 FEET BEYOND EACH SIDE OF RIGHT-OF WAY				

NOTES:

- FOR ROADWAY STRUCTURAL THICKNESS USE ROAD CROSS SECTION STANDARD IN STANDARD SPECIFICATION.
- AREAS BETWEEN EDGE OF ASPHALT AND PROPERTY LINE SHALL NOT BE PAVED EXCEPT AT DRIVES.
- ALL DRAINAGE MUST SLOPE AWAY FROM PAVEMENT EDGE. DO NOT CHANNEL WATER ALONG ROADWAY EDGE.
- OTHER EROSION CONTROL MATERIALS MAY BE USED UPON APPROVAL OF THE TOWN ENGINEER OR REPRESENTATIVE.
- ROADWAYS WITH RIGHT-OF-WAY WIDTHS GREATER THAN 66 FEET SHALL COMPLY WITH THE TOWN STANDARD STREET CROSS SECTIONS UNLESS OTHERWISE APPROVED.
- TEN FOOT MINIMUM WIDE UTILITY EASEMENT REQUIRED OUTSIDE OF RIGHT-OF-WAY, BOTH SIDES OF STREET.
- FOR ROADS IN OR SERVING INDUSTRIAL AND COMMERCIAL AREAS, ASPHALT AND BASE THICKNESS SHALL BE INCREASED ACCORDING TO PROVISIONS FOR HEAVY TRUCK TRAFFIC.
- MINIMUM ASPHALT THICKNESS IS SHOWN. THICKNESS SHALL BE BASED UPON ACTUAL ENGINEERING ANALYSIS, BUT IN NO CASE SHALL IT BE LESS THAN THE MINIMUM.
- ASPHALT DRIVEWAY APRON AND ROAD BASE IN RIGHT-OF -WAY IS THE SAME REQUIREMENT AS THE ROAD.

LEEDS TYPICAL ROAD

REVISIONS:	FIGURE 2 ASPHALT ROAD WITHOUT CURBS, GUTTERS OR SIDEWALKS	APPROVED:
		DATE:



NOTES:

1. DIMENSIONS FOR LOCATION OF UTILITIES ARE THE SAME WHETHER THE ROAD ARE ASPHALT WITH CURBS, GUTTERS, AND SIDEWALKS; ASPHALT WITHOUT CURBS, GUTTERS, OR SIDEWALKS; OR GRAVEL WITHOUT CURBS, GUTTERS, OR SIDEWALKS.

LEEDS TYPICAL ROAD

REVISIONS:	FIGURE 4 TYPICAL STREET UTILITY LOCATION	APPROVED:
		DATE:

TOWN OF LEEDS

RESOLUTION 2006-12

A RESOLUTION OF THE LEEDS TOWN COUNCIL TO ADOPT A PROCESS FOR THE REVIEW OF ORDINANCES OF THE TOWN OF LEEDS

WHEREAS the Town Council of the Town of Leeds desires to adopt a process for the preparation, review and passage of Ordinances; and

WHEREAS the Town Council discussed this in a Town Council Work Meeting on October 11, 2006; and

WHEREAS the Town Council has agreed to the following regarding Ordinances:

1. The 3rd Wednesday of the month shall be designated as a work meeting of the Planning Commission and Town Council for the review and discussion of Ordinances. This meeting will be open to the public.
2. Rough draft versions of the documents will be given to the Planning Commission and Town Council members for review and discussion no later than one week prior to the joint meeting. Issues and concerns will be discussed and the document readied in 'draft' form. This may take several months.
3. When a document moves from a 'rough draft' to a 'draft' version, it will be provided to the Clerk/Recorder in electronic copy for inclusion and posting on the web site.
4. Public Hearings will be held for review of all ordinances.
5. Review and comment will be sought from the public, the Town Attorney, and other government officials, as appropriate.
6. There shall be a one (1) inch margin on all sides of the document.
7. Number style, font type and size are to be determined by the writer.
8. Paragraphs and subsections shall be indented to provide for better readability and understanding.
9. Pages will be numbered from one (1) to the end of the document, with the page number being on the right margin.
10. Identification information shall be placed in the footer of the document.
 - a. Identification will be on the left margin with the page number on the right margin. The identification will include the file type (.doc for Word documents).
 - b. 'Rough draft' and 'draft' documents will show the ordinance name and a version date.

Vision Dixie Schedule

October 18th 5:30-9pm Virgin, Zion River Resort RV Park, 730 East Hwy 9.
RSVP w/ Ray Golata @ 435-635-4695

October 25th Apple Valley/Hilldale 5:30-9pm, Apple Valley Fire House, 6802 East Meadowlark Dr.
RSVP w/ Chris Betar @ 435-634-5700

And -

Shivwits Reservation 5:30-9pm, Reservation School/Community Bldg.
RSVP w/ Chris Betar @ 435-634-5700

October 26th 5:30-9pm LaVerkin, Old City Building, 111 South Main St.
RSVP w/ Penny Greenwall @ 435-635-2581

November 1st 5:30-9pm Veyo, Water Conservancy Building, 176 South Spanish Trail Dr.
RSVP w/ Chris Betar @ 435-634-5700

November 2nd 5:30-9pm Enterprise, City Hall, 375 South 200 East.
RSVP w/ Adam Bowler @ 435-878-2221

and

Washington City 5:30-9pm, City Museum, Telegraph and Main St.
RSVP w/ Chris Betar @ 435-634-5700

November 8th 5:30-9pm St. George, Dixie Center, 1835 Convention Center Dr.
RSVP w/ Chris Betar @ 435-634-5700

November 9th 5:30-9pm Santa Clara, Lava Ridge Intermediate, 2425 Rachel Dr.
RSVP w/ Chris Betar @ 435-634-5700

And

New Harmony 5:30-9pm, Fire House/Council Chamber, 133 East Center St.
RSVP w/ Chris Betar @ 435-634-5700

November 14th 5:30-9pm Springdale, Community Center, 126 Lion Blvd.
RSVP w/Chris Betar @ 435-634-5700

and

Ivins 5:30-9pm, Red Mountain Elementary, 263 East 200 South.
RSVP w/Erica Belisario 628-0606 ext.301

November 15th 5:30-9pm Hurricane, Senior Center, 95 N 300 W.
RSVP w/ Chris Betar @ 435-634-5700



VISION DIXIE

Making a Better Washington County

Public Participation Packet

themselves areas to delineate for growth and for conservation. Using chips that represent different types of housing, commercial and mixed-use forms of development, each group will represent their preferred form of growth and conservation on the map. Bringing together participants who represent diverse opinions to brainstorm a long-term future produces pragmatic, yet often innovative solutions.

Scenarios

1. **Scenario Development** – The workshop results will be entered into a GIS system. This enables the consultant team to develop alternative growth scenario maps in a transparent fashion, demonstrating how public responses may be incorporated into scenario concepts. These maps show how a variety of private development, transportation investments, and environmental conservation might occur in the future. The scenarios will be modified using feedback from local planners and the Steering Committee. The county's quality of life (i.e., traffic congestion, infrastructure costs, air quality, housing availability, water and land consumption, etc.) in 2035 will be projected for each scenario and will help residents understand the consequences of the land-use and transportation strategies embodied in that scenario. These scenarios also allow residents to compare the quality of life measures with the original baseline.
2. **Community Dialogue on the Growth Scenarios** – After these alternative growth scenarios are developed, community open houses will be held in early 2007. The public will be asked to indicate which elements of each scenario have the most support. Feedback will also be sought through surveys and websites.
3. **Developing the Vision** – The *Washington County Quality Growth Vision*, the picture of potential Washington County life in 2035, will then be drafted (based on the feedback obtained in the open houses) and presented to the Steering Committee for review and recommendation.
4. **Goals and Strategies** - The *Growth Vision* will represent a broadly supported picture of Washington County's future. However, projections of the future change every few years as population changes, development trends shift, and economic conditions vary; none of these can ever accurately be predicted in a long-term vision of the future. Further, voluntary implementation of a vision at the local level does and should yield different results as elected officials have a dialogue with their community about the future of their city. For these reasons, the *Growth Vision* process will culminate in a set of goals for the future and strategies to help achieve the goals. These goals and strategies will be more enduring and can be used to understand how various implementation actions might help further the *Growth Vision*.

Implementation

1. **Action Plan for the Next 5 Years** – Washington County will create an action plan of strategic short-term steps to implement the *Vision* and to continue the momentum of the Vision Dixie process. The County will monitor its General Plan to take into account future growth issues. Local municipalities will receive the *Vision*, Goals and Strategies, and the Five Year Action Plan at jurisdictional meetings.
2. **Establish Performance Measures** – Performance measures will be established to understand the region's progress in implementing the Goals and Strategies.

Compact Housing: Markets, Realities, Concerns and Solutions (2006)
Economic Barn Raising (2005)
Roundtable Discussion on Local Sales Tax (2004)
Understanding Transfer-of-Development Rights (2003)
Understanding the 2002 U.S. Farm Bill (2003)
If Density Is the Problem, Design Is the Solution (2002)
Comprehensive Land-Use and Transportation Planning (2002)
Community Solutions (2001)
Public Safety and Street Design (2001)
Water Conservation Conference (2001)
Tax Law Revision Retreat (2001)
Sales Tax Policy, Land-Use & Smart Growth (2000)
Telework (2000) and (2001)

Public Awareness Campaigns

Investing in Our Future (2005)
Affordable Housing Myths and Facts (2004)
Communities Taking Action (2003)
Envision Your Future (2002)
Urban Planning Tools for Quality Growth (2001)
Quality Growth Strategy (2000)
Alternative Growth Scenarios (1999)

Reports

Wasatch Choices 2040 Housing Demand Analysis (2005)
Greater Wasatch Area Housing Analysis (1999)
“Thinking and Acting Regionally in the Greater Wasatch Area: Implications for Local Economic Development” (2005)
Quality Growth Strategy & Technical Analysis (1999)

City General Plan Updates

Kearns (2005), Magna (2005), Perry City (2005)

Transit-Oriented Development Site Design

Layton (2002), Murray (2002), Sandy (2005), South Salt Lake (2002), West Jordan (2002) and West Valley City (2003)

Local Community Visioning Processes

Bountiful (2006), Brigham City (2004 and 1999), Centerville, Midvale (1999), Millcreek (2004), North Logan (2004), Ogden (2000), Perry City (1999 and 2004), Provo (1999), Salt Lake City (1999), Sandy (2006), and West Valley City (2004)

Regional Visioning Projects

Wasatch Choices 2040 (2005)
Ogden Valley Recreational Plan (2005)
Davis County Shorelands (2003)

Vision Dixie
Executive Committee

John Andrews	State Trust Lands Administration
Daren Barney	Mayor of Ivins
Terrill Clove	Mayor of Washington
Jim Crisp	Bureau of Land Management
Jim Eardley	Washington County Commission
Jay Ence	Washington County Commission
Alan Gardner	Washington County Commission
Scott Hirschi	Economic Development Director
Thomas Hirschi	Mayor of Hurricane
Lorri Kocinski-Puchlik	Former head of St. George Chamber of Commerce
Marc Mortensen	St. George Assistant City Manager
Rick Rosenberg	Santa Clara City Council Member
Ken Sizemore	Five County Association of Governments
Ron Thompson	Washington County Water Conservation District
Karl Wilson	Mayor of La Verkin

Prospective Stakeholder Categories for Public Workshops

- agriculture: farmers, ranchers
- chamber of commerce and downtown merchants associations
- church leaders
- civic organizations
- conservation and wildlife groups
- developers, contractors, realtors
- economic development groups
- ethnic and racial minority populations
- federal and state governments: relevant departments and bureaus
- fishing and hunting interests
- seniors, people with disabilities and low-income populations
- health care professionals
- historical preservation groups
- local merchants, businesses, corporations, banks
- local officials: mayor, county commissioners, city council, planning commission, planners, engineers, transportation and other staff
- major landowners
- neighborhood associations and community councils
- open space and trails advocates
- parks and recreation departments -- board and staff
- pedestrian and bicycle advocacy groups
- schools – facility siting staff, board, administrators, teachers, PTA

LaVerkin Fee Schedule Oct 2006

Animal Control

Impound Fees	
1st Confinement	\$ 15.00
2nd & subsequent	\$ 30.00
Estray Impound Fees	
1st Confinement	\$ 25.00
2nd & subsequent	\$ 40.00
Board	\$ 5.00 per day
License Fees	
Sterilized	\$ 8.00
Unsterilized	\$ 20.00
Late fee after Feb 28th	\$ 5.00
Kennel Fees	\$150.00 plus license fees per dog
Euthanasia/Disposal	\$ 20.00

Other Services: At the discretion of the Animal Control Officer, animals may be impounded for adoption or placement. Any animal brought to the impound facility for adoption or placement by the owner shall pay \$20.00

Building Permits

Inspections minimum per one inspection \$ 50.00 plus State taxes
 Permit fee minimum requiring two inspections \$100.00 plus State taxes
 Building Permit Valuation Fee is based upon 75% of the square foot construction costs chart .

Plan Review Fee	\$ 50.00 minimum or \$47.00/hour, the greater of the two
Third call back inspections	\$ 47.00

Impact Fees

Culinary Developmental WCWCD	
Vacant	\$ 11.40 per month
5/8" meter	\$ 1,710.00
3/4"	\$ 2,160.00
1"	\$ 3,840.00
1 1/2"	\$ 8,640.00
2"	\$ 15,360.00
3"	\$ 34,560.00
4"	\$ 61,440.00
6"	\$138,240.00
Culinary Water	
5/8" meter	\$ 2,222.00
3/4"	\$ 3,200.00
1"	\$ 5,688.00
1 1/2"	\$ 12,799.00
2"	\$ 22,753.00
3"	\$ 51,595.00
6"	\$204,780.00

7

Excavation Permit \$ 10,000.00 bond

Miscellaneous Fees

Return Check charge \$ 20.00

Fax:

Local \$.50 per page

Long Distance \$ 1.00 per page

Copies \$.10 per single side page

Records Requests

Research and copying of records, documents, minutes, tapes and other items. \$ 20.00/hr. for time in excess of 10 minutes

Copies per page \$.10

Legal size and larger \$.20

Certified copies per page \$.25

Legal size and larger \$.50

Tape duplication \$ 5.00 per tape in addition to time charged.

Signs

Initial inspection per zone lot \$ 75.00

Re-inspection \$ 42.00

Addition fee \$ 50.00 per sign

(For signs extending over public right of way)

Temporary, private property \$ 25.00 per sign

Solid Waste

Monthly Fee \$ 9.90 effective January 1, 2006

Water Rates

Hydrant meters:

Base Rate \$ 25.00

Water cost \$ 1.18 per each 1000 gallons

Deposit \$ 850.00

Penalty \$ 200.00 for reads not turned in by the 20th of the month.

Renter deposit: \$ 200.00 for all tenants

Penalty on delinquent accounts 3 1/2 %

Water turn on fee \$ 14.00

Residential meters:

5/8" Meter \$18.00 Base Rate	3/4" Meter \$26.00 Base Rate
Water Use per each 1000 gallons	Water Use per each 1000 gallons
\$1.18 0-20,000 gallons	\$1.18 0-20,000 gallons
\$1.47 21,000-35,000 gallons	\$1.47 21,000-35,000 gallons
\$1.76 36,000 gallons & over	\$1.76 36,000 gallons and over

1" Meter \$46.00 Base Rate	1 1/2" Meter \$104.00 Base Rate
Water Use per each 1000 gallons	Water Use per each 1000 gallons
\$1.18 0-26,000 gallons	\$1.18 0-58,000 gallons
\$1.47 27,000-52,000 gallons	\$1.47 59,000-116,000 gallons

7-5-2: DEFINITIONS:

The following words or phrases shall have the following meanings, unless the context otherwise clearly requires:

BURIALS PER GRAVE: One burial per space. Special arrangements can be made for the interment of infants and cremains. More than one can be accommodated per full grave space. A special area of the cemetery is set aside for infant and cremation burials.

LOT: The partial lots or single graves in the city cemetery.

LOT OWNER OR PURCHASER AND GRAVE OWNER OR PURCHASER: The owner or purchaser of burial privileges or the collateral right of use of any burial lot evidenced by a deed or burial right for a described lot or by proved and recognized descent or devise from the original owner.

ORIENTATION OF GRAVES: By convention, burial spaces are laid out in rows with the head of the grave to the west and the foot to the east. Individual grave tracts usually measure four feet (4') wide by ten feet (10') long. Traditional burial custom had the wife placed to the left side of the husband, however, placement is a matter of choice. The cemetery superintendent will assist in the decision as needed. (1998 Code § 8-201; amd. Ord. 2005-20, 9-1-2005)

7-5-5: BURIALS:

A.Registration: Before any deceased person may be buried in the city cemetery, the relatives or person having charge of the deceased shall provide the city recorder/clerk with a written statement which shall be filed by the city recorder/clerk, which statement shall contain, if known, information about the deceased regarding his or her name, when and where born, the date and cause of death, the name of the attending physician, date of burial, name of cemetery and the description of the location of the grave.

B.Burials And Disinterment; Unlawful Acts:

1. It is an infraction, subject to penalty as provided in section 1-4-1 of this code, for any person to:

a. Disinter any body buried in any cemetery, except under the direction of the cemetery superintendent who shall, before disinterment, require written permission from both the health officer and the owner of the lot or his or her heirs, which written authorization shall be filed and preserved in a record kept for such purposes. Payment of fees in advance. No grave shall be opened for interment or disinterment in the city cemetery until: 1) the applicable fee or charge as specified by resolution set from time to time by the city council shall have first been paid to the city recorder/clerk or such other person as the city council may from time to time designate; and 2) evidence, in the form of a receipt issued by the city recorder/clerk or such other person as the city council may from time to time designate, of payment of the applicable fees and charges shall have been first presented to the cemetery superintendent.

b. Disinter or remove the body of a person who has died from a contagious disease within two (2) years after the date of burial, unless the body was buried in a hermetically sealed casket or vault and is found to be so encased at the time of disinterment.

2. It is an infraction, subject to penalty as provided in section 1-4-1 of this code, to inter anything other than the remains of human bodies in city cemeteries.

3. It is an infraction, subject to penalty as provided in section 1-4-1 of this code, to bury the body of any person within the city, except in the city cemetery or a private cemetery, unless by special permission of the city council under such rules and regulations that it may prescribe.

C.Vaults Required:

1. It shall be unlawful for any person to be buried in the cemetery unless the casket shall be placed in a vault made of concrete, fiberglass, steel or brick lined or of such other material approved by the city council, substantially constructed and covered with a similar durable material.

2. No wood shall be used as a permanent part of the construction of any part of the vault. (Ord. 2005-20, 9-1-2005)

7-5-6: FEES AND CHARGES:

A. Established; Authority: The city council shall, from time to time by resolution, fix the size of lots, the price at which burial rights shall be sold and the fees which shall be charged for the various cemetery services to be provided. (1998 Code § 8-243)

B. Opening Grave:

1. Fee Payment Required: No grave shall be opened in the city cemetery until payment of a fee as set from time to time by resolution of the city council shall be paid.

2. Receipt Authority To Open: The presentation of a receipt from the city recorder or person designated by the city council when presented to the cemetery superintendent, shall be authority to open a grave for the burial of a deceased person. However, upon a contract being entered into between any mortician and the city wherein the mortician agrees to be responsible and liable for fees for the opening of a grave, and wherein that mortician will be personally liable for such fees and for perpetual care payments, the city recorder or authorized person may give the cemetery superintendent authority to open graves without the presentation of a receipt from the city recorder or authorized person.

3. Ordering Grave Opening: Arrangements for a grave opening can be made by the funeral director or a responsible party. The required permits need to be filled out and fees paid. The information required is the name of the deceased, the place of interment (obtained from the cemetery master file, unless new purchase), the location, date and time of the funeral services, and the name of the funeral director or mortician. It shall be unlawful for any person to bury the body of a deceased person in the cemetery without first obtaining a certificate of burial right for the lot used or producing satisfactory evidence of a right to burial based on a properly acquired certificate of burial right. Information received by telephone concerning burial location will be the responsibility of the caller.

4. Amount Of Fees And Charges: The fees for the opening and closing of graves and other services in connection therewith, including, but not limited to, proper interment or disinterment of bodies, proper restoration of the earth and cemetery grounds and recordation of burial information, shall be set from time to time by resolution.

5. Hours For Burials: Burials are accepted from eight o'clock (8:00) A.M. to five o'clock (5:00) P.M. at the city offices. An overtime fee is assessed for burials after four o'clock (4:00) P.M. Time and a half rates are assessed for Saturday and holiday burials as established by city council. No burials will be accepted on Sunday or on the holidays of Thanksgiving Day, Christmas Day and Memorial Day.

C. Collection: The city recorder, and such other persons as the city council may designate, are hereby authorized to collect in advance, prices and fees for the opening and closing of graves or other services which shall include, but not be limited to, properly disinterring bodies and properly restoring the earth and grounds, recording each burial, disinterment or removal and raised monument privileges. The fees shall be such amounts as are determined by the city council from time to time by resolution. (Ord. 2005-20, 9-1-2005)

7-5-7: LOT SALES:

- A. Authority; Records: The city recorder, and such other person as the city council may designate, are hereby authorized to sell the use of lots in the city cemetery for burial purposes only and to collect all sums arising from the sale. The city recorder shall keep a complete record of all sales, which record shall describe the location of the lot purchased and the price paid therefor. (Ord. 2005-20, 9-1-2005)
- B. Burial Rights: The city cemetery is a public park and will remain so as long as the city exists. Only permissive burial rights are sold. The city retains title to the cemetery property. A certificate of burial rights will be issued to each purchaser after fees are paid in full. The city recorder/clerk or designated person shall deliver to each purchaser a certificate of burial rights for each lot purchased, which certificate shall, among other things, describe the location of the lot, the purchase price and the type of maintenance services which are to be provided, e.g., perpetual care, prepaid continued maintenance or currently paid services. The cemetery master file is considered to be the correct record. Any discrepancy between the master file and the certificate of burial rights will be considered a clerical error. The city reserves the right to recall, correct and reissue the correct certificate. (1998 Code § 8-251)
- C. Fee Schedule: The fee schedule in connection with the purchase and perpetual care of cemetery lots shall be set from time to time by resolution. (Ord. 2005-20, 9-1-2005)
- D. Purchase Price, Scope Of: A certificate and rights to burial shall be exempt from execution, taxation or assessment for care and maintenance from and after full payment of the purchase price. Payments made pursuant to this section shall not be construed to be in payment for cemetery services other than perpetual care.
- E. Unused Lots: Lots that have been unused for or have no written notice of claim or interest on for over sixty (60) years can be reclaimed by the cemetery. Every effort, practically and legally, will be made to find the owner or legal heirs before the lots, by lawful means, will be reverted. Should a certificate of title or right to a lot that has been reverted to the city be presented, the legal holder is entitled to be compensated at the buy back price established by resolution of the city council. All proceeds of the resale of the reverted property shall be placed in the perpetual care fund.
- F. Improvements, Changes And Services: No other improvements, changes or services, except perpetual care or prepaid continued maintenance, shall be made on any lot without the certificate holder or his heirs first submitting to and receiving from the cemetery superintendent written approval for such improvements, changes or services, which improvements, changes or services shall be subject to the rules and regulations promulgated by the city council. (1998 Code § 8-251)
- G. Resale Restrictions:
1. From and after January 1, 1978, the lots sold by the city shall not be further sold, transferred, conveyed or assigned to any person except the city. The city hereby agrees to buy back any city cemetery grave lot which it may hereafter sell. The repurchase price of such lots shall be set from time to time by resolution of the city council.

2. Whenever a certificate to burial rights or lots reverts to the city, as provided for in this subsection, or becomes vested in the city for any reason, before new certificates are issued, the original certificate shall be canceled or an assignment given and the record shall be so changed.

3. The certificates shall be issued and signed by the mayor and city treasurer and shall be attested by the city recorder. All lots or parts of lots, as provided in this subsection, together with all improvements, shall be exempt from execution and from taxation and assessment for care and maintenance charges from and after said payment. (Ord. 2005-20, 9-1-2005)

7-5-8: PERPETUAL CARE LOTS:

A.Scope Of Care: The essential perpetual care that the city agrees to give shall consist of care of the cemetery generally, and shall include, but is not limited to, mowing of all lots and graves at reasonable intervals, resodding, seeding and filling in sunken graves, resurfacing the surface of the graves to lot level, removing dead flowers and trimming trees and shrubbery when necessary, raking and cleaning the lots and straightening of tilting stones or markers, but shall not include repairing or replacing markers or memorial structures of any nature, except when the need for repair or replacement is directly caused by the city. (Ord. 2005-20, 9-1-2005)

B.Contracting For Care:

1. No grave shall be hereafter opened in the cemetery of this city until perpetual care upon the lot where the grave is to be opened shall have been contracted for with the city, or perpetual care thereon paid. Should it be the desire of any person to have a grave opened and the body interred therein and perpetual care shall not have been previously contracted for or paid in full for the lot therein, the person may either pay the full purchase price for perpetual care or enter into a contract wherein payment shall be agreed upon. (1998 Code § 8-261)

2. Perpetual care or prepaid continued maintenance shall be deemed to include the filling of the grave, the placing of topsoil upon the grave, seeding the grave with grass, and watering and cutting the grass. This fee is collected and kept in a special endowment fund, the interest of which may be used for the general care, maintenance and improvement of the cemetery. This fund aids in the maintenance of the cemetery after it is sold out or finally filled up. Perpetual care fees are included in the charges for certificates of burial rights. Voluntary contributions for the perpetual care fund will be graciously accepted. (Ord. 2005-20, 9-1-2005)

C.Perpetual Care Fund:

1. Created:

a. There hereby is established a perpetual care fund according to the laws of the state and this chapter. All funds received from the sale of perpetual care services shall be placed in a special perpetual care fund, invested in compliance with the laws of the state and used for the purposes herein provided.

b. The income from the perpetual care fund shall be used to pay the upkeep and development of the cemetery. The city may borrow from the fund from time to time, but any funds borrowed shall be repaid to the fund with interest thereon at the prevailing rate paid by the city to borrow funds from commercial lenders.

c. If the city borrows from the fund, it shall pay into a fund for the operation of the cemetery the interest accrued upon money annually. Should it be found that the interest returned upon the perpetual care fund shall be more than is required to pay for the operation and upkeep of the city cemetery, then the surplus shall be added to the

principal amount of the perpetual care fund herein created, and shall be handled until changed by resolution to provide for the use of such accumulated interest. (1998 Code § 8-271)

2. Duties Of Treasurer: It shall be the duty of the city treasurer to keep an accurate record of the perpetual care trust fund account, including investments, to see that the principal portion thereof is properly invested in accordance with resolutions of the city council and the laws of the state, and to advise the mayor when funds are available for investment in the amount of one thousand dollars (\$1,000.00) or more. The mayor shall advise the city council of the availability of such funds. (1998 Code § 8-272)

3. Duty Of City Council: It shall be the duty of the city council when funds are available for investment to direct by resolution all purchases of securities for the perpetual care fund or to name a suitable trustee for such investment. (1998 Code § 8-273)

4. Income: All income from investments held in the perpetual care fund shall be quarterly credited to the cemetery maintenance fund for use in providing the perpetual care as required herein. (1998 Code § 8-274)

7-5-9: INDIGENTS:

- A. The city council may by resolution designate a portion of the city cemetery to the burial of indigents. Whenever it is made to appear to the city manager by proof submitted to him by the cemetery clerk that any person who has died does not have an estate sufficient to pay the purchase price of a lot in the cemetery, and that the nearest relative or representative of such deceased person desires to have the body of such deceased interred in the cemetery, the city manager may grant burial space for such deceased person at the request made to him by the cemetery clerk.
- B. The city manager shall communicate his decision to both the cemetery clerk and the cemetery superintendent. The city manager shall give report of his decision, whether affirmative or negative, to the city council at its next regular meeting. All strangers without funds or other persons who may die in the city may be granted the privilege granted herein. (Ord. 2005-20, 9-1-2005)

7-5-10: RULES AND REGULATIONS:**A. Authority To Regulate; Procedure:**

1. The city council may promulgate by resolution such additional rules and regulations concerning the care, use, operation and maintenance of the cemetery as it shall deem necessary.
2. The cemetery superintendent may, from time to time as the city council deems necessary, direct and publish the rules and regulations for the convenience of the purchasers of lots in the city cemetery. Such rules and regulations shall constitute a part of the terms and conditions under which owners and users may utilize the cemetery and shall form a supplement to this chapter after they have been adopted as official by resolution of the city council.
3. Any changes in the rules and regulations shall be adopted by the city council before such changes shall be official.

B. Lots Sold: Every lot or single grave sold is subject to rules and regulations that have been or may be adopted. The rules and regulations shall be subject to such changes as are found necessary for the protection of lot and/or burial right owners, the remains of the dead and the preservation of the cemetery. (Ord. 2005-20, 9-1-2005)

C. Traffic Control:

1. The provisions of the city traffic ordinances relative to the operation of vehicles and conduct of pedestrians shall be in effect in the cemetery, except as herein otherwise modified by this chapter.
2. It shall be unlawful for any person to ride or drive within the city cemetery at a speed greater than five (5) miles per hour. (1998 Code § 8-230)

D. Children: Children under the age of sixteen (16) years shall not be allowed in cemeteries unless accompanied by their parents or other adults, except for the purposes of attending authorized funerals or, in the company of adults, placing flowers on the grave of a deceased relative or friend, or performing any other customary evidence of respect in accordance with their religious principles. (Ord. 2005-20, 9-1-2005)

E. Animals: No animal shall be allowed in any cemetery, except in the confines of a vehicle and must be at all times retained within the confines of said vehicle while the vehicle remains in the cemetery. (1998 Code § 8-232)

F. Decorum: Cemetery grounds are sacredly devoted to the interment and repose of the dead. Strict observance of decorum due such a place shall be required of all persons. (1998 Code § 8-233)

G. Errors In Opening Graves: Under no circumstances will the city assume responsibilities for errors in opening graves when orders are given by telephone. (1998 Code § 8-229)

H. Religious And Fraternal Organizations: The city may contract with religious and fraternal organizations to designate a reasonable portion of the cemetery in which burials may be restricted to members of such religious and fraternal organizations and their families. (1998 Code § 8-226)

I. Records Research: Copies of cemetery records for research, historical or genealogical purposes will be made available upon payment of copy fees, which are set by resolution of the city council. (1998 Code § 8-300)

J. Glass Containers: Glass containers of any kind are not permitted in the city cemetery.

K. Decorations; Flowers:

1. Flowers On New Graves: Decorations or flowers on new graves will be removed by the cemetery crew after five (5) days. Special flower mementos should be removed at the conclusion of services by those interested. After the grave is closed, the casket spray is placed at the center of the grave, other flower containers and wreaths are laid down in an orderly fashion around the spray with the containers extending outward. Only the last row of containers is visible, the other being covered by each succeeding row of flowers. Flowers are laid down to prevent them from being blown around the cemetery by the local winds.

2. Flower Policy: Flowers properly displayed add to the beauty and character of the cemetery. Flowers are allowed throughout the year. The city and the cemetery staff will not be responsible for flowers or other personal property left in the cemetery.

3. General Cleanup: All flowers and decorations not in permanent containers and those that are wilted or damaged in permanent containers will be removed from the cemetery during spring cleanup. All flowers and decorations picked up are taken to the county landfill for disposal. Those who bring in decoration intended for use during the entire year are encouraged to wait until the spring cleanup, from April 1 to Memorial Day weekend, is completed before freshening up their displays.

L. Memorial Day: Cemetery crews begin preparation for Memorial Day the Monday prior to the holiday. Preparations, including mowing, trimming and weeding, take the whole week to accomplish. The sprinkling of the grass is stopped on Friday afternoon through the end of Memorial Day to allow for the placement of decorations. Flower regulations as listed above will be strictly enforced. The cleanup of the cemetery will begin the Monday morning following Memorial Day. Anyone desirous of picking up the wreaths or decorations should do so prior to Monday. All decorations are disposed of at the county landfill. (Ord. 2005-20, 9-1-2005)

7-5-11: CARE AND MAINTENANCE; RIGHT TO ENTER:

The city reserves the right to enter upon any grave and to perform all work necessary for the care and upkeep of all lots and graves in its cemeteries. (1998 Code § 8-228)

7-5-12: UNLAWFUL ACTS:**A. Injury To Property:**

1. It is a class B misdemeanor, subject to penalty as provided in section 1-4-1 of this code, for any person to tie or attempt to tie any horse, animal or motor vehicle to any monument, gravestone, tablet, marker, tree, shrub, fence or enclosure on the premises of the cemetery for the purpose of injuring, defacing or attempting the removal of same.

2. It shall be an infraction, subject to penalty as provided in section 1-4-1 of this code, for any person to injure, deface, break, destroy or remove any headstone, tombstone, monument, tree, shrub or any other property in the cemetery. (1998 Code § 8-234; amd. 2000 Code)

B. Landscaping By Private Persons: Except as provided by the rules and regulations of the city council, it shall be unlawful for any person to erect or maintain any fence, corner post, coping or boundary of any kind, to plant any vegetation upon any lot or lots, street, alley or walk in the cemetery or to grade the ground or land thereof. The cemetery superintendent shall, whenever required, furnish the true lines of any lots according to official survey, shall prevent and prohibit any markings of the same except by official landmarks, and shall prevent and prohibit any grading thereof that might destroy or interfere with the general slope of the land. (1998 Code § 8-235)

7-5-13: PLACEMENT OF MARKERS:

It shall be unlawful for any person to erect, place or cause to be placed any marker or monument on any lot in the cemetery in violation of the rules and regulations promulgated by the city council regarding the placement, construction and design of all such markers. (1998 Code § 8-236)

- A. **Ownership And Responsibility:** Headstones are personal property. All monuments within the cemetery are the property of lot owners, their heirs or the responsible party that ordered and placed them. All care and upkeep of the monuments is the responsibility of the owner. The cemetery is maintained by city crews who exercise great care in keeping the grounds groomed. The city will not be responsible for inadvertent scratches and chips that occur from routine maintenance. Such happenings are a condition that go with the privilege of placing markers in the cemetery. (1998 Code § 8-236; amd. 2000 Code)
- B. **Requirements:** All headstones or markers must have a concrete border six inches (6") wide installed flush with the surface of the lawn. All permanent vases must be attached to the monument, stone base or cast into the concrete border. No vases separate from the memorial will be permitted. Memorials will be placed in an orderly manner in predesignated rows as directed by the cemetery superintendent. Flat markers, level with the ground, with approval of the cemetery superintendent may be installed between established rows. No flower vases or containers, permanent or otherwise, will be permitted on the markers. Only one raised marker is permitted per grave. Family monuments must comply with this section. (1998 Code § 8-236)
- C. **Size Of Monuments:** A monument must be placed within the boundary of the grave or graves of the owner in conformity with established rows. Raised markers in the same row must be a minimum of twenty inches (20") apart. Raised monuments in adjacent rows must be a minimum of six and one-half feet (6 1/2') apart unless special arrangements are made with the cemetery superintendent. If a monument is determined by the cemetery superintendent to be oversized and interferes with the sprinkler irrigation system, the owner will pay for the necessary modifications. No monument will be more than three feet (3') high without written permission from the cemetery superintendent. (Ord. 2005-20, 9-1-2005)
- D. **Interference With Excavation:** The owner or responsible party is responsible for the removal and replacement of a marker that must be moved for the excavation of a grave, or for the expenses of such service if contracted. If the owner or responsible party wishes, the city will make arrangements for the service with a local monument dealer at the owner's expense.
- E. **Recommendations:** Consult with a monument manufacturer on monument materials suitable to handle conditions at the cemetery. Markers are subject to temperature extremes, snow, ice, sprinkler irrigation water and occasional nicks and chips from mowing equipment. It is recommended that raised markers have a rough nosed base or edge rather than a polished smooth surface.
- F. **Obstructions:** No fences, foot markers or other obstructions or installations except a headstone or monument will be permitted in the cemetery. (1998 Code § 8-236)

Washington City Cemetery has beautiful shade trees and grass located in town at 300 North 300 East. Historic grave sites date back as far as 1859. A complete listing of burials is available by calling the Washington City Offices at 656-6300.

Prior to the opening of any grave site, all fees including but not limited to, plot purchase and interment fees must be paid.

All caskets must be placed in concrete, fiberglass, steel or brick lined vaults. Wooden vaults may NOT be used.

To maintain the beauty of the Cemetery; fences, corner posts, coping of any kind, or any planted vegetation are not allowed. In addition; to avoid the Cemetery becoming cluttered by dead or faded floral displays - floral arrangements will be moved approximately five (5) days after they are placed at the grave site. Of course, "human judgment" will be used.

The **Washington City** Cemetery Fee Schedule:

All Sections:

Resident \$300.00

Non-Resident \$500.00

Interment

Weekdays \$150.00

Weekends \$200.00

Interment - Cremations/Infants

Weekdays \$75.00

Weekends \$125.00

Disinterment- \$500.00

Title Change \$15.00



IVINS CITY

55 N. Main St. Ivins, UT 84738

Tel. 435-628-0606 Fax 435-674-5486

www.ivins.com

ADMINISTRATION

Requests for records
Photo copies
Fax transmission

Incoming fax

Filing for Candidacy

Notarized signature

Subdivision Ordinance

Zoning Ordinance (Disc)

General Plan

Parks & Trails Master Plan

Transportation Master Plan

Standard Specifications for Construction

Returned check fee (first time)

Returned check fee (second time)

FEE

\$1.00 per page + \$30.00 per hour research

\$.10 per page

\$2.00 first page

\$1.00 each additional page

\$2.00 first page

\$1 each additional page

\$25

No Charge

\$5

\$10

\$5

\$5

\$20

\$10

\$20

\$20

Residential Solid Waste & Disposal Fees

Current through 12/31/06

Residential Solid Waste & Disposal Fee \$11.60

Pass-through of Solid Waste District Fee \$9.40

Billing, collecting & processing fee \$2.20

Effective 1/1/2007

Residential Solid Waste & Disposal Fee \$11.85

Pass-through of Solid Waste District Fee \$9.65

Billing, collecting & processing fee \$2.20

ANIMAL CONTROL

FEE

Dogs

License for altered \$8.00

License for unaltered \$20.00

Disposal of carcass \$15.00

Euthanasia \$35.00

Impound 1st offense \$20.00

PUBLIC WORKS	FEE
Encroachment Permit	\$550.00
Includes:	
Administrative Fee, non-refundable	\$50.00
Refundable upon inspection	\$250.00
Refundable after one year inspection	\$250.00
 Hydrant Meters	
Deposit	\$800.00
Daily Rental Charge	\$2.50 per day
Water Use	\$3.00 per 1,000 gallons / \$10.00 minimum
Repossession Fee	\$50.00
Reissue Fee (after repossession or failure to bring meter in for reading by 25 th of month)	\$50.00
 BUSINESS LICENSE, HOME OCCUPATION, ALCOHOL & SPECI EVENT PERMITS	 FEE
Business License, new application	
No fire inspection or background check	\$50.00
Fire Inspection	\$25.00
Background Check	\$25.00
Building Department Inspection	\$25.00
Business License, renewal	
No fire inspection or background check	\$50.00
Fire Inspection	\$25.00
Background Check	\$25.00
Building Department Inspection	\$25.00
Business License late fee (after January 1)	\$25.00
Home Occupation, new application	\$50.00
No fire inspection or background check	\$50.00
Fire Inspection	\$25.00
Background Check	\$25.00
Home Occupation, renewal	
Home office requires no fire, building inspection or background check	\$25.00
All others	\$50.00
Fire inspection	\$25.00
Background Check	\$25.00
Peddler, Solicitor, Itinerant Permit	\$50.00 Per year
Background Check	\$25.00
Handbill Permit	\$25.00
Bond for handbill cleanup	\$200 (Refundable)
Special Event Permit	\$100.00
Alcohol License – new	\$250.00
Alcohol License – renewal	\$50.00
Alcohol Permit	\$150.00

Restore water service after turn off for non-payment \$40.00

PUBLIC SAFETY RECORDS

Accident Report \$5.00
Incident Report \$5.00
Subpoena Request For Report \$18.50

CIVIL PENALTIES

General \$25.00 per day, per violation

Civil penalties assessed by administrative citation shall be as follows, regardless of the number of minor violations cited in the administrative citation:

- a. First offense. \$100.00
- b. Second offense within twelve months for previously cited violation. \$250.00
- c. Third or more offense within twelve months for previously cited violation. \$500.00
- d. Civil penalties assessed for multiple offenses for previously cited violations within a twelve-month period shall be in addition to the civil penalties assessed in the prior citations for the same offense.

Costs:

Abatement Costs. Actual costs incurred by the City in the removal and destruction of weeds, garbage, refuse, or unsightly or deleterious objects or structures, including staff time. \$50.00 per hour / per person

Reinspection Fee \$50.00 per inspection

Photographs \$1.00 per photograph

Photocopies \$.10 per page

Preparation of Documents \$25.00 each

Administrative Hearing Fee \$95.00 (Includes Admin. Law Judge Fee)

Postage Actual per Postmaster

Recording Fees Actual per Washington County Recorder

Hearing Preparation \$50.00 per hour / per person

Attorney's Fees \$100.00

Other Other actual costs incurred by the City

Book

Meeting Minutes

Leeds Main Street Improvements

Date: August 31, 2006
Time: 6:00 P.M. – 7:30 P.M.
Location: Leeds Town Hall
Purpose: Redefine Project Scope to fit within Project Budget

Project Name: Leeds Main Street Improvements
Project No.: STP-LC53(31)
PIN: 5170
CID: 52156

Attendees: Trudy Law, Mayor
 Dale Barnes, Council Member
 Frank Lojko, Council Member
 LoAnne Barnes, Project Manager
 Aaron Wall, Representing UDOT

Minutes

Topic: Project Scope / Budget

Discussion:

The current scope of the project is beyond what is in the project budget. Different items were discussed as to what needed to be included in the project and what needed to be removed from the project.

Conclusions:

It was decided that the following items will be included in the project:

1. Boulders, Rocks and Washed Gravel as designed in the plan-in-hand set. The project limits would be between the edge of walk and curb, from where the sidewalk begins on the south end of Main Street to where the sidewalk ends on the north end of Main Street.
2. Two Historic Signs as designed in the Plan-in-Hand set. One sign for the Town Hall and the other sign for the Tithing House.
3. Eight Benches. The benches will be designed to match the pictures provided by the Mayor. The number of benches may change depending on funding.

The following items were removed from the federal portion of the project. These items may be completed later depending on available funding and public support:

1. Plantings and irrigation.
2. Stone flatwork or stamped concrete.
3. Welcome signs.
4. Filter fabric.

Action items

Action items	Responsible	Deadline
<input type="checkbox"/> Email pictures of stone benches to Tom Christensen.	Trudy Law	9-5-06
<input type="checkbox"/> Have Jones & Demille prepare the DSR and PS&E set to include the items noted above.	Aaron Wall	9-1-06

-----Original Message-----

From: Trudy_Law@blm.gov [mailto:Trudy_Law@blm.gov]

Sent: Friday, September 29, 2006 1:26 PM

To: leedstownhall@qwest.net

Subject: Fw: Leeds Main Street Improvements

Tom,

In addition to the attached meeting minutes we need to make the changes noted by the Mayor below.

Could you get back with me on when you think you can have a PS&E set ready based on the attached meeting minutes and the Mayors comments below?

Thanks,

Aaron Wall

WCEC ENGINEERS, Inc.

147 W. Election Rd. Ste #200

Draper, UT 84020

Phone: 801.456-3847

Fax: 801.456-3501

Cell: 801.550.2519

email: awall@wcecengineers.com

-----Original Message-----

From: Trudy_Law@blm.gov [mailto:Trudy_Law@blm.gov]

Sent: Friday, September 29, 2006 10:22 AM

To: Aaron Wall

Cc: lojko@infowest.com; loanneljl@yahoo.com

Subject: Re: FW: Leeds Main Street Improvements

Aaron,

I have talked with Frank and LoAnne and we have now agreed to the following:

1. Drop out 1 historical sign. The only historical sign will be at the Town Hall.
2. Reduce the number of benches to 6. Maintain the original bench design, not the stone bench I had sent in a picture.
3. Cut the landscaping from the Babylon-City shop area. We will have rocks there only.
4. Include a Main Trunk water line down Main Street. This water line will not be tied to any water source, but will be in place for future water needs.

These adjustments should bring us in line with our goal on funding. Again, thank you for your efforts and the care and concern you have with this project.

I so appreciate your willingness to work and rework figures so we can get the most for our money.

Trudy



State of Utah

JON M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

Department of Public Safety

SCOTT T. DUNCAN
Commissioner

October 2, 2006

Dear Local Emergency Manager:

Homeland Security Presidential Directive-5 *Management of Domestic Incidents* required the adoption of NIMS by all Federal departments and agencies, and established compliance with NIMS as a prerequisite to the receipt of future Federal preparedness assistance funding for states, territories, local jurisdictions and tribal entities. The Department of Homeland Security (DHS) subsequently promulgated the NIMS on March 1, 2004, to provide a comprehensive and consistent national approach to all-hazards incident management, applicable at all jurisdictional levels and across function disciplines.

All States, tribal entities, and local jurisdictions that receive Federal preparedness funding in the form of grants, cooperative agreements and direct contracts have as a condition of receiving this funding the requirement to be in compliance with the NIMS. As an example, NIMS implementation and compliance is a specific requirement under the DHS Office of Grants and Training (G&T) FY06 Homeland Security Grant Program (HSGP) as stated under *Section I-National Preparedness* in the FY06 HSGP Program Guidelines and Application Kit. Consistent with the process in FY05, States may self-certify their NIMS compliance. By satisfying the FY06 NIMS requirements, States and territories are acknowledging their ongoing responsibilities and support to ensure NIMS implementation by States, territories, tribal entities, and local jurisdictions.

The NIMS is a dynamic system, and the doctrine, as well as the implementation requirements, will continue to evolve as we gain more experience with its application. DHS will provide implementation guidance for FY07 by October 1, 2006. FY07 also marks the transition where self-certification of NIMS compliance will be replaced by specific performance-based metrics. The details of these metrics will be provided to States, territories, tribal entities, and local jurisdictions with the FY07 NIMS implementation package.

These transition guidelines will acknowledge that not every community or individual responder will have completed all of the requirements in FY06. Accordingly, local jurisdictions that certify compliance will be certifying that most

NIMS FY06 Certification

Please sign and return this form attention to the Division of Homeland Security at number 801-538-3770 on or before October 20, 2006.

I certify that _____, in coordination with our tribal and local governmental entities, has successfully complied with the following 23 FY06 NIMS compliance requirements ("taken as a whole") as directed by the NIMS Integration Center and DHS' Homeland Security Grant Program:

State Adoption and Infrastructure

- 1) Adopted NIMS at the local level for all government departments and agencies, as well as promote and encourage NIMS adoption of NIMS by all tribal and local jurisdictions.
- 2) Established a planning process to ensure the communication and implementation of NIMS requirements across the state, including Tribal entities and local governments. This process must provide a means for measuring progress and facilitate reporting.
- 3) Designated a single point of contact within the local government to serve as the principal coordinator for NIMS implementation statewide.
- 4) To the extent permissible by law, ensured that federal preparedness funding to tribal and local jurisdictions is linked to satisfactory progress in meeting the requirements related to FY06 NIMS implementation requirements.
- 5) To the extent permissible by state and territorial law and regulations, audit agencies and review organizations routinely included NIMS implementation requirements in all audits associated with federal preparedness grant funds. This process will validate the self-certification process for NIMS compliance.

Command and Management

- 6) Incident Command System (ICS): Managed all emergency incidents and preplanned (recurring/special) events in accordance with ICS organizational structures, doctrine and procedures, as defined in NIMS. ICS implementation must have included the consistent application of Incident Action Planning and Common Communications Plans.

19) Incorporated corrective actions into preparedness and response plans and procedures

Resource Management

20) Inventoried local response assets to conform to homeland security resource typing standards.

21) Developed local plans for the receipt and distribution of resources as outlined in the National Response Plan (NRP) Catastrophic Incident Annex and Catastrophic Incident Supplement.

22) To the extent permissible by state and local law, ensured that relevant national standards and guidance to achieve equipment, communication and data interoperability are incorporated into state and local acquisition programs.

Communication & Information Management

23) Applied standardized and consistent terminology, including the establishment of plain English communications standards across public safety sector.

(Name & Title of Local Official): _____

(Name of State or Territory): _____

Signature: _____ Date: _____

Fact Sheet

NIMS Training Guidelines for FY 2006

IS 700, IS 800, ICS 100, 200, 300 & 400

<http://training.fema.gov/EMIWeb>

<u>Personnel</u>	<u>Required Training</u>
<p>Entry Level first responder & disaster workers</p> <ul style="list-style-type: none"> * Emergency Medical Service personnel * Firefighters * Hospital Staff * Law Enforcement personnel * Public Health personnel * Public Works/Utility personnel * Skilled Support Personnel * Other emergency Management response, support, volunteer personnel at all levels 	<p>FEMA IS-700: NISM, An Introduction ICS-100 Introduction to ICS or equivalent</p>
<p><u>First Line Supervisors</u></p> <p>Federal/State/Local/Tribal/Private Sector & Non-governmental personnel to include:</p> <p>Single resource leaders, field supervisors, and other emergency management/response personnel that requirement a higher level of ICS/NIMS Training.</p>	<p>FEMA IS-700: NISM, An Introduction ICS-100 Introduction to ICS or equivalent ICS-200: Basic ICS or equivalent</p>
<p><u>Middle Management</u></p> <p>Federal/State/Local/Tribal/Private Sector & Non-governmental personnel to include:</p> <p>Strike team leaders, task force leaders, unit leaders, division/group supervisors, brand directors, and multi-agency coordination system/emergency operations center staff.</p>	<p>FEMA IS-700: NISM, An Introduction FEMA IS-800: National Response Plan (NRP) ICS-100 Introduction to ICS or equivalent ICS-200: Basic ICS or equivalent ICS-300: Intermediate ICS (FY07 Requirement)</p>
<p><u>Command and general Staff</u></p> <p>Federal/State/Local/Tribal/Private Sector & Non-governmental personnel to include:</p> <p>Select department heads with multi-agency coordination system responsibilities, area commanders, emergency managers, and multi-agency coordination system/emergency operations center managers</p>	<p>FEMA IS-700: NISM, An Introduction FEMA IS-800: National Response Plan (NRP) ICS-100 Introduction to ICS or equivalent ICS-200: Basic ICS or equivalent ICS-300: Intermediate ICS (FY07 Requirement) ICS-400 Advanced ICS (FY07 Requirement)</p>

Sign Comments

Minor grammar suggestions not included.

Great work. I appreciate all your work and effort.3

This ordinance is way to strict for good business and in no way supports Business in the town of Leeds. It needs to be overhauled to promote good business.2

Definitions

Awnings. *A roof structure constructed of fabric or metal placed so as to extend outward from the building providing a protective shield for doors, windows and other openings (or for decoration) with supports extending back to the building supported entirely by the building.*5

Banner. A flexible sign characteristically supported by two (2) or more points and hung on a building, *or temporary structure, such as stakes* or otherwise suspended down or along its face. The banner may or may not include copy or graphic symbols. It is generally made of fabric or other non-rigid materials with no enclosing frame.5

Copy. The working text and artwork on a sign surface *with proper sinage.*2

Lettering, size of. The maximum height of any letter and all lettering on the sign *with proper sinage.*2

Lighting. Businesses open to the public during hours of darkness shall be allowed limited exterior lighting to enable patrons to find and identify the business. These lights shall be turned off when the business is closed or at midnight whichever occurs first. *This should not be a definition as this is ruling ordinance info.*5

Lighting. *A sign made legible in the absence of daylight by devices which reflect or project light upon it.*5

Logos. Symbolic representation of the business or products being sold. **Logos utilized are calculated as part of the authorized sign area.** *Again, put "Bold" in restrictions not in definitions.* 5

Office Frontage. The linear width of the office/business that corresponds to the front of the building. *A master sign program.* 5

Master Sign Program. A Program where an overall plan for all signs in a business Center can be planned as to prevent sign clutter by reducing the number of signs and having a common design theme for signs. *Rework your plan.*5

Sign. Any device, structure, fixture, or placard using graphics, symbols, and/or written copy designed specifically for the purpose of advertising or identifying any establishment, product goods or services. Devices not included in this definition include official traffic or government signs, window displays, flags of any nation, government, or noncommercial organization, religious symbols, or the display of street numbers. *Look at what you have written a sign is good. 5; Need to be more specific, toobroad.* 1

strict. What is a sign for if not advertisement and to draw business.2; Why not signs should allow advertising.5; Remove underline portion. Some of this is OK.1

22.1.4 Ordinance Categories. This ordinance is comprised of three categories of signs: 1) signs that do not require approval by the Planning Commission or Town Council; 2) signs that have to be approved by the Planning Commission and/or the Town Council; and 3) signs that are mandatory. All signs in the three categories must comply with the regulations within this Ordinance as well as other applicable Leeds Ordinances. All requests for approval of a sign must be submitted using the appropriate form and supplying all required information in order to be considered. All signs requiring approval must be approved by the Leeds Planning Commission and Town Council prior to being installed or any work done toward the installation of such sign. *Most should not require approval.1; Replace underlined with not clearly complying with this ordinance must be approved by the. 1*

Move 22.7 categories of signs should be moved here.5

22.2.1 Permit Required. No person shall paint, mark or write on, or post or otherwise affix, any hand-bill or sign to any public or private lands or structure without obtaining a permit from the Town, unless otherwise exempt in this chapter. No sign shall be located on or project over publicly owned land or inside existing street right-of-way or planned rights-of-way as identified in the Leeds Master Road Plan. Any hand-bill or sign found posted upon any public property contrary to the provisions of this section may be removed by any Town official. The person responsible for any such illegal posting shall be liable for the cost incurred in the removal thereof, and the Town is authorized to effect the collection of the cost. *El Dorado Hills. The underlined – That has to be direction or as directed by the mayor.1*

22.2.3 Temporary Signs. A temporary sign posted upon private property may be installed or constructed only upon the issuance of a permit, or the sign shall be in violation of this chapter and subject to the prescribed penalties. Such sign shall conform to the regulations of this chapter within seventy-two (72) hours from the issuance of the Code Enforcement Officer or designated representative's notice to the property owner, caretaker of the sign, or business owner or manager of the business located on the property, or such sign shall be abated or removed, or legal action shall be initiated seeking such abatement or removal. The person responsible for any such illegal posting and/or maintenance of said sign shall be liable for the cost incurred in the removal thereof, and the Town is authorized to effect the collection of such costs. *Police nightmare.1*

22.2.4. Master Sign Program. The Master Sign Program is for Business Centers. A Master Sign Program shall be required for any new use, new construction or any sign or building permit requests involving a building or development containing the possibility of two (2) or more businesses. Each business center shall have a sign that identifies the business complex by name and space for each business within the complex to place the name of their business. The number of spaces for business names shall be equal to the number of buildings or offices available for businesses. When multiple type businesses operate from one office/business space, only one sign is allowed. This Master Sign Program shall identify all sign types, sizes, locations, illumination, materials and design for all signs both presently proposed and those anticipated in the future. While specific details may not necessarily be available for future signs, the Master Sign Program shall serve as a framework for such signs. The purpose of such a Master Sign Program shall be to ensure continuity and compatibility of all signs within a business center and prevent needless repetition and proliferation

Ordinances. *Replace underlined with staff that don't clearly meet the ordinance shall. 1; St. George sign permits are given by staff not the PC. Do we really want them to do this job, have the public only have one time/month to get a permit. Seems cumbersome.5; Approval twice.4*

22.4.4 Permits Reviewed By Planning Commission. The Planning Commission shall review sign permit applications for individual businesses and signs within a business center for which a master sign program has been previously approved by the Planning Commission. The Planning Commission shall approve or deny at the next regular Planning Commission meeting in which the application was submitted in time to be on the agenda *replace PC with City Staff. Replace "or deny" with, The City staff if within the Master Plan or Deny if appropriate wording to object to deny they can be placed on...1*

22.4.6.5 Ownership; Notification of Change: Whenever there is a change in the sign user, sign owner, or owner of the property on which the sign is located, the new sign user, sign owner or new property owner shall forthwith notify the Planning Commission of the change. No new sign permit is required, unless the sign is altered, converted, replaced, enlarged or moved. This does not change the status of an illegal sign. *Replace PC with Town Hall.5*

22.5.1 Material. Signs may be constructed of painted, stained or carved wood; brick or stone; or metal which is painted or anodized, or otherwise treated to prevent reflective glare. Wood signs shall be solid wood, or if plywood, MOD grade or equivalent. *Plastics or composites?3*

22.5.3 Placement. No sign shall be erected, altered or maintained so as to obstruct any fire escape, required exit, window, or door opening. No sign shall be attached in any manner which will interfere with any ventilation opening. Signs shall be located so as to maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with Electrical Code specifications. In no case shall a sign be installed closer than thirty-six (36) inches horizontally or vertically from any conductor or wire. *Why windows?*

22.5.6 Signs on Town Property. No business signs may be located on Leeds Town property, including street rights-of-way, without written approval of the Town Council. Requests for signs on Town property must include a diagram and dimensions of the sign and how the sign will be anchored or fastened. Signs on Town property may be removed at any time for legal cause by the Town Council. In general, these requests will not be granted except under extremely unusual conditions. *Why would there be a need for signs on Town Pjroperty?3*

22.5.9.1 They are replacement signs for the ones listed in this ordinance and are not additional signs; *Marked with an asterisk.2*

22.5.9.2 The signs shall not exceed eight (8) square feet in total area (four square feet per side for two sided free standing signs), and the top of the sign shall be no higher than four (4) feet above ground level. The sign shall be located a minimum of eight (8) feet from the public right-of way. *A-frame sign.5;Marked with an asterisk.2*

22.5.11 Business Lighting Hours. Businesses open to the public during hours of darkness shall be allowed limited exterior lighting to enable patrons to find and identify the business. In order for the business to be considered open, the doors shall be unlocked and the owner, manager or employee physically present. Present by an electronic means in not considered open. All exterior

22.7.2.1 Identification signs in commercial zones. Each building in a commercial zone may have one sign identifying the building by name. The lettering on this sign may be metal, wood, plastic or painted. The sign shall be attached to the building. The total sign area shall not exceed sixteen (16) square feet in total area.

Adequate for a large building?5

22.7.2.2.1 Business Monument Sign. Monument signs for businesses shall be mounted on the ground with a solid base. The size of the base shall be no larger than thirty (30) square feet and a height not to exceed two (2) feet. The sign portion of the monument shall not exceed fifty-five (55) square feet, with the top of the sign no more than nine (9) feet above the ground. The sign shall contain the name of the complex at the top along with the address. Below this section shall be spaces for each business within the business center to have a name Plaque. Each business name plaque shall not exceed three (3) square feet in area. Lettering on each business plaque shall be no greater than eight (8) inches in height. The Base of the sign may extend one (1) foot in each direction greater than the sign portion *Why Solid base? There are some nice signs that are like Fuller's without a solid base.5; Explain the difference from 22.7.2.3.-2; Larger.1*

22.7.2.2.2 Businesses with outside entrance. Each business with an outside entrance may have an additional wall sign on the front of their portion of the building. The wall sign shall not exceed one-half (1/2) square foot in area for each one (1) linear foot of business/office frontage or ten (10) square feet in total area whichever is less. Lettering on the sign shall not exceed ten (10) inches in height. *If a business has a narrow frontage, yet is deep in length, allow 10 sq. ft. total Maximum.3*

22.7.2.3 Business Center Sign. The owner of a business center that has a common entrance into the building with separate offices for each business within may have one sign identifying the business center that is a monument type sign identifying the name and address of the business center. The Monument type sign shall not exceed sixteen (16) square feet with a maximum height of six (6) feet. The names of the businesses within the business center may be included on the front of the building as identification signs. Each business identification sign shall not exceed three (3) square feet in total area. The owners of the business center may request that as an alternate to placing the name of each business on the building that they submit a Master Sign Program Plan for a Business Monument Sign (see above) in which the names of each business would be included on the single monument sign for the business center. *16 sq. ft. too small.1; All signs too small, going from 55 ft to 16 ft.2*

22.7.2.4 Business signs in commercial zone. Business signs in a commercial zone other than in a business center. Business signs shall not exceed a total of one (1) square foot of sign area for each one (1) lineal foot of business building frontage, or forty (40) square feet in total area whichever is less. All such signs shall be flat signs attached to the building in which the business is located. The top of any sign shall not be greater than ten (10) feet above ground level. A business may request a second advertising sign to be placed off-premise within Leeds. Requests for off-premise signs must include written authorization of the property owner on which the sign is to be placed. The off-premise sign shall not exceed sixteen (16) square feet in total area. The off premise sign must be more than six hundred (600) feet from the business location and is for directional purposes only. *Why state the underlined portion.5 Explain how to put a sign 600ft and be on your property, or can this be on city right-of-way.2 Too Small.1; Should we limit signs on buildings to 10ft max.4*

**PUBLIC NOTICE TOWN OF LEEDS
TOWN COUNCIL MEETING**

The Town Council of Leeds will host their regular meeting 7:00 p.m.,
on Wednesday, October 25, 2006, Leeds Town Hall, 218 North Main Street.

**THE PUBLIC IS WELCOME TO ATTEND
Amended AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of tonight's Agenda dated October 25, 2006
5. Approval of Action Meeting Agenda and Minutes dated August 30, ~~and September 27, 2006~~, Work Agenda and Minutes dated September 13, ~~October 18, 2006~~ and Executive Sessions dated Aug 30 ~~September 27, 2006~~. *Please note pen and ink change due to time constraints.*
6. Declarations and Abstentions, if any

Continued and Tabled Business

7. SITLA donation for the Main Street Beautification Project
8. Resolution #2006-12, Adoption of Standard Format for Ordinances
9. Approval of Ordinance 2006-XX, Off-Highway Vehicles (OHV)
10. Approval of Ordinance 2006-XX, International Building Code
11. Road Realignment at Babylon Road West, presented by Kurt Allen of Northern Engineering on behalf of Cousins Investments, LLC

New Business

12. Utah Department of Transportation (UDOT) Presentation

Discussion Items

13. LWC, Alpha Engineering, Johansen Construction Bond & Agreement (Frank Lojko)
14. Report of the Utah Intergovernmental Roundtable Meeting dated October 19 (Dale Barnes)
15. Update for the Peach Pit Pavilion Park (Dale Barnes)
16. Report on status of Oak Grove Campground (Dale Barnes)
17. Consideration of closing Town Hall December 25, 2006 through January 1, 2007 (Dale Barnes on behalf of Karen Markovich)
18. Irrigation water at Leeds Cemetery - transfer from Leeds Domestic Water Association (LDWA) to Leeds Water Company (LWC) (Dale Barnes, Jared Westhoff)
19. 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 the 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 on the 23rd day of October, 2006, public places being Leeds Town Hall, Leeds Post Office and Town of Leeds website www.leedsutah.us.



Karen Markovich, Clerk/Recorder

**PUBLIC NOTICE TOWN OF LEEDS
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18. *Culinary Water*
~~Irrigation water at Leeds Cemetery - transfer from Leeds Domestic Water Association (LDWA) to Leeds Water Company (LWC) (Dale Barnes, Jared Westhoff).~~

corrected per 11-29-2006 approval

19. Adjournment

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Karen Markovich

Karen Markovich, Clerk/Recorder

**TOWN OF LEEDS
TOWN COUNCIL MEETING MINUTES
October 25, 2006**

1. Call to Order by Mayor Law at 7:03 p.m.
2. Pledge of Allegiance was led by Dale Barnes
3. All Council members were present; it was noted that Counsel Snow would arrive late.
4. Motion to approve tonight's Agenda dated October 25, 2006 was made by Dale Barnes, seconded by Dave Harbour with all aye for unanimous approval.
5. Motion to approve Council Meeting Agenda and Minutes dated August 30, 2006 was made by Dale Barnes, seconded by Dave Harbour with all ayes for unanimous approval.
6. Motion to approve Council Meeting Agenda and Minutes dated September 13, 2006 was made by Dale Barnes, seconded by Dave Harbour with all ayes for unanimous approval with correction to be made to the minutes on Item #3, changing "variance will not be allowed" to "variance may be allowed."
7. There were no abstentions or declarations.

Continued and Tabled Business

8. Drake Howell from SITLA presented their donation of \$5,000.00 to the Town for the Main Street Beautification Project. Drake said they hope the Town would see it as positive support to the Town's beautification.

New Business

9. Mayor Law noted a request to move the UDOT Presentation up on the agenda. UDOT representative Tim Boschert headed the presentation. The Project is a vision for the future, twenty to thirty years out and included hiking trails, trailheads, walkways, road extensions, school routing plans, pedestrian safety were among the many issues discussed. Concepts received from town residents and business owners were categorized under Local, State, and Studies. Local Area needs discussed 1) Babylon Road used as a collector road; 2) extension of Silver Meadows Road; 3) extension of Babylon Road to 900 North; 4) Silver Reef connector road to Angel Springs; 5) intersection at Silver Reef and Bonanza Flats; 6) extension of Cherry Lane; 7) intersection at Silver Reef and Oak Grove Road; 8) underpass at Center Street; 9) crosswalk on Main Street; 10) improvement to upper Grapevine Wash Culvert; 11) extension of Wonder Lane grapevine; 12) extension of Silver Shadows Road to frontage road. State needs included: 1) Historic Main Street Project; 2) improve interchange to I-15 south; 3) establish interchange at Harrisburg; 4) improve interchange at I-15 North; 5) construction of a connector road to Hurricane. Studies included 1) development of street design; 2) noise analysis; 3) I-15 interchange alternatives; 4) ATV/OHV and Non-Motorized Use Plan including bicycle and pedestrian needs; 5) City-wide drainage study. The residents and business owners of Leeds prioritized the concepts. Tim said at this time, examples of costs for the concepts include the four Interstate interchanges at about \$68,000,000.00 and extension of Wonder Lane at \$1,000,000.00. Tim said existing gravel and dirt roads were not included in the study. About twenty minutes was taken to allow the public to prioritize the various concepts. The results will be included in the final study and will be used for future road planning in Leeds.

Resume Continued and Tabled Business

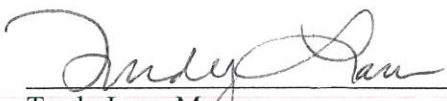
10. Mayor Law asked if anyone would like to discuss Resolution #2006-12, Adoption of Standard Format for Ordinances prior to voting for approval. Motion to approve Resolution #2006-12 was made by Dave Harbour, seconded by Dale Barnes with all ayes unanimous.

know the width of the road before they complete the plat. Counsel Snow said he thinks there is enough "wobble" room [as the ordinance is written] for Council to reach a decision, adding he was not directing the Council's choice of decision. Mayor Law said we need to decide if this is residential or commercial. On a separate issue, Kurt Allen provided Council with a corrected survey of the Town. The original survey by Bush and Gudgell had eleven errors in the Township Survey. Kurt said the Fullers paid \$10,000.00 for the new survey correcting the Town's existing survey.

Discussion Items

14. Frank Lojko said they want to bring clarification and closure to the Alpha Engineering, Johansen Construction and LWC regarding the work done on Main Street to put the irrigation ditch underground. Frank said the documents Karen e-mailed to the Council revealed that the Town of Leeds agreed to waive all fees associated with the pressurized irrigation project in exchange for two irrigation water taps, one for the Peach Pit Pavilion Park and for the Silver Reef Park, at no cost to the Town. Frank said the Town needs to get together with all three groups and reach a determination as to what this means.
15. Dale Barnes reported on the meeting with the Utah Intergovernmental Roundtable Meeting dated October 19. Dale said among other issues discussed were the following: 1) be very careful when approving developers to do things or we will lose control of our Town; 2) developers can be willing to give property to the Town if we work with them; 3) top concerns facing citizens shifted from concerns of crime (in 2001) to education needs (in 2006).
16. Public Works Director George Fridell said the trees in the Peach Pit Pavilion were irrigated by Leeds Domestic Water, and he and Dale Barnes dug the ditches and installed conduit pipe to provide the LWC Irrigation water to the trees. Dale also mentioned they plan to purchase a trailer hitch for the town truck.
17. Frank said Dale had done a great job working on the issue of the Town managing Oak Grove Campground. Frank said Dixie College wants to establish a higher education "elder hostile" at the site and is proposing the mechanism to support Oak Grove Campground. Frank recommended we write a proposal that would result in increased revenue to the Town.
18. Dale Barnes said Karen asked if it would be acceptable to the Council to close Town Hall for the week of Christmas, December 25, 2006 through Jan 1, 2007. Mayor Law said that should not be a problem. Motion to close Town Hall for Christmas week December 25, 2006 through Jan 1, 2007 was made by Frank Lojko and seconded by Dale Barnes with all ayes for unanimous approval. Council discussed availability to meet during the holiday season. Motion by Dave Harbour with second by Frank Lojko was made to modify November 29 action and December 13 work meetings by adding one-hour work sessions at 6:00 p.m., set December 13 as an action meeting and cancel the December 27 meeting; all votes aye for unanimous approval.
19. Dale and Jared spoke with the owners of the Storage Units for the Town regarding access to their ~~Irrigation~~ Water for use in the Leeds Cemetery. Jared said he also located an individual who has 1/2-share of Irrigation Water and is willing to sell it to the Town. Counsel Snow said the Purchase Acquisition of Property is something that should be discussed at an Executive Session and it would be included on the next Action Meeting Agenda.
20. Motion to adjourn was made by Frank Lojko at 9:55 p.m.

*11-29-2006
Correction*



Trudy Law, Mayor
Town of Leeds



Attest: Karen Markovich, Clerk/Recorder