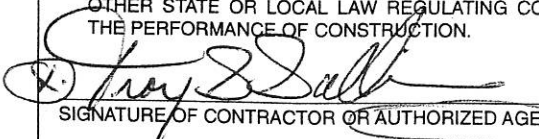


TOWN OF LEEDS BUILDING PERMIT APPLICATION

0627

(Applicant to fill out numbered spaces)

JOB ADDRESS	175 N. MAIN ST, LEEDS, UTAH			
1 LEGAL DESCRIPTION	NW 1/4 SEC. 7, T4S, R13W, SLB & M			
2 OWNER	MAIL ADDRESS	ZIP	PHONE	
	TROY SULLIVAN PO BOX 46	84746	862-6434	
3 CONTRACTOR	MAIL ADDRESS	PHONE	LICENSE NO.	
	ROGER CAZIER, 1787 W. 3600 S. CR, ST. GEORGE	435-703-2557		
4 ELECTRICAL CONTRACTOR	LIC #5950 901-5501		LICENSE NO.	
5 PLUMBING CONTRACTOR			LICENSE NO.	
6 CLASS OF WORK	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE			
7 USE OF BUILDING	SINGLE FAMILY RESIDENCE			
8 NOTES AND SPECIAL CONDITIONS				
	LASSD #GP .002 Of Valuation \$320 ⁰⁰ / ₁₀₀			
	Building Permit			
	1% Surcharge			
Plumbing VALUATION: \$160,000	Electrical	PLAN CHECK FEE	TOTAL PERMIT FEE	
NOTICE SPECIAL PERMITS MUST BE OBTAINED TO CUT UP STREETS IN MAKING SEWER & WATER CONNECTIONS, DRIVEWAYS, CURBS, ETC. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.		Type of Construction	Occupancy Group	Division
		Size of Building (Total Sq. Ft.)	No. of Stories	Max. Occ. Load
		Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No		
		No. of Dwelling Units <u>1</u>	OFF STREET PARKING Covered Uncovered	
		Special Approvals	Required Received Not Required	
		ZONING		
		HEALTH DEPT.		
		FIRE DEPT.		
		SOIL REPORT		
		WATER		
		RIGHT OF WAY		
		OTHER		
WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT				
APPLICATION APPROVED BY		DATE		
PAYMENT RECEIVED BY		DATE		


 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT 10/23/2006 DATE
 SIGNATURE OF OWNER (IF OWNER BUILDER) DATE

NOTE: 1% Surcharge - State Department of Commerce, Division of Occupational and Professional Licensing

LETTER OF AGREEMENT FOR A COMMON DRIVE APPROACH AND UTILITIES

I Troy S. Sullivan and I Joshua Suwyn, do hereby agree to share a 25 foot common drive approach, used to access our properties. Each of us giving 12.5 feet to make this 25 foot approach.

I Joshua Suwyn do hereby give Troy S. Sullivan permission to come across my portion of said 25 foot drive approach to run his needed power supply lines to his property, as to Troy S. Sullivans supply lines being ran on his portion edge of driveway, As plotted out on his land survey map.

I Troy S. Sullivan do hereby agree to run my needed power supply lines on my side of property as stated above, and agree to share the cost equally for the power supply pole to be re-located, and the power supply box to be installed.

Troy S. Sullivan
TROY S. SULLIVAN

Joshua Suwyn
JOSHUA SUWYN

November 7, 2006

This certificate is attached to a 1 page document dated NOV 7, 2006 entitled LETTER OF AGREEMENT FOR COMMON DRIVEWAY APPROACH & UTILITIES.

ACKNOWLEDGMENT CERTIFICATE

State of UTAH
County of WASHINGTON

Before me, KAREN MARKOVICH, on this day personally appeared JOSH SUWYN AND TROY SULLIVAN

Name of Notary Public

Name of signer(s)

to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7th day of NOV, 2006.

Year

Karen Markovich

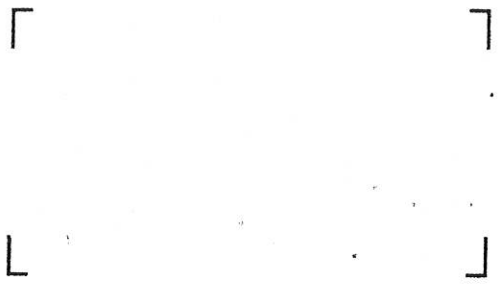
Notary Public's Signature



(Seal)

Signer's Identity verified by:

- Personally known to me
- Identity proven on the oath _____
Name of credible witness
- Identity proven on the basis of _____
Description of identity card or other document



Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: November 16, 2006

Reference Number of Any Related Documents: 00540258 BK 1024 PG 0629

Grantor:

Name Karen Sullivan
Street Address 175 North Main Street
City/State/Zip Leeds, Utah 84746

Grantee:

Name Troy and/or Leila Sullivan
Street Address 175 North Main Street
City/State/Zip Leeds, Utah 84746

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): Troy Sullivan New Parcel "B" of lot 3, block 15, of the re-survey of Leeds townsite.

Assessor's Property Tax Parcel/Account Number(s): Acct. NO. 0093024 Property Serial Number L - 57 - A

THIS QUITCLAIM DEED, executed this 16 day of November, 2006, by first party, Grantor, Karen Sullivan, whose mailing address is P.O. Box 543 Leeds, Utah 84746, to second party, Grantee, Troy and/or Leila Sullivan, whose mailing address is P.O. Box 774 Leeds, Utah 84746.

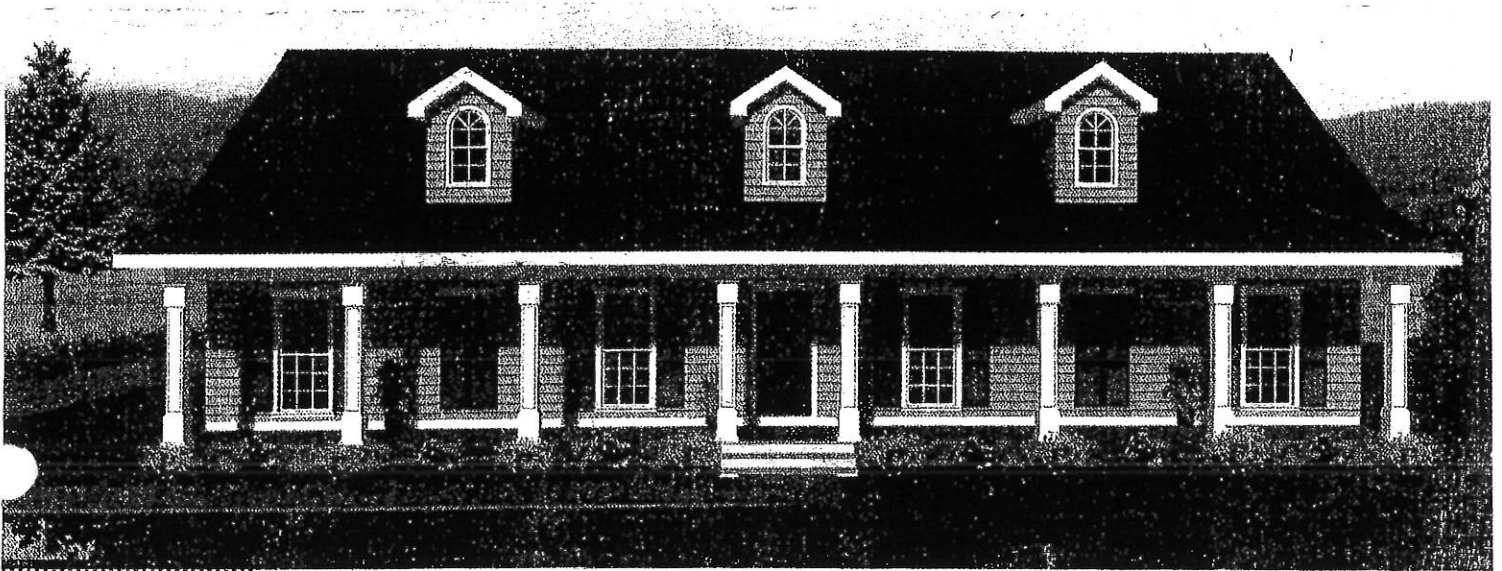
WITNESSETH that the said first party, for good consideration and for the sum of -0- Dollars (\$ 0 Zero) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

TOWN OF LEEDS
Planning Commission Minutes
November 1, 2006

1. CALL TO ORDER: Pro-tem Chairman Wayne Hepworth called the meeting to order at 7:01 p.m.
2. ROLL CALL: Present were Pro-tem Chairman Wayne Hepworth, Dean Brown, Steve Lewis, alternate Alan Roberts and Bailey Muir with Sheryl Lee taking minutes.
3. PLEDGE OF ALLEGIANCE: Steve Lewis.
4. APPROVAL OF AGENDA: The motion to approve the agenda of November 1, 2006 was made by Bailey Muir, seconded by Alan Roberts, and the voting was unanimous.
5. APPROVAL OF MINUTES: Steve Lewis noted a change to line items #8, #9, to remove the "700" from the "NIMS ICS 700", so that it reads NIMS ICS. Bailey Muir made the motion to accept the minutes from October 4, 2006 with the above change, Dean Brown seconded the motion and the voting was unanimous.
6. DECLARATIONS OF ABSTENTIONS AND CONFLICTS: There were no declarations at this time.
7. A request was made by Roger Cazier and Garrett Bangerter, representing Troy Sullivan for a Building Permit for a primary single family residence located at 175 North Main Street. This was originally one single lot owned by Karen Sullivan, but it has been split into two lots with the lot owned by Troy being a flag lot. There is a 25 foot shared easement [with Josh Suwyn that at this time has not been recorded] that would make up the staff to the lot. Mr. Sullivan provided written permission for the water, gas, phone and electricity. It was noted that the existing drawings do not meet the requirements for the setback on Karen Sullivan's existing home and therefore the lot line would have to be changed to meet those requirements. The motion to deny this request was made by Alan Roberts because of the following reasons: 1) Improper setbacks for the existing home and the new home; 2) A property line adjustment that is not established correctly; 3) Requires a letter from Josh Suwyn granting the shared 25 feet for the stem; 4) Fire Chief Steve Lewis also noted that with the adjustments the fire hydrant would still need to meet the requirements of being 400 feet from the structure. Bailey Muir seconded the motion with the voting being unanimous. It was noted by Maurice Hall that a new Planning Review Committee has been set up by Mayor Trudy Law. Maurice serves as Chairman, Jim Vasquez as member and Steve Lewis represents the Fire Department. They will meet every week to review requests for building permits, research legalities and provide their findings and recommendations to the Planning Commission.
8. A request for a Business License for Red Rock Rails, LLC, an ATV Sales, Repair and Rentals was presented by Linda and Mike Ellsworth. The business is to be located at 291 North Main Street in the Silver Cousins Shopping Center. They plan to sell an off road all-terrain buggy, the "Motormax X Rail. They will start with sales and service and plan to add rentals. They also want to offer guided tours for their customers. They plan a sales showroom in the front of the building selling helmets, bags, etc., and a separate mechanic area in the rear of the building. They have separate parking for the trailers with 5 parking spots for customers on the north side of the building. They anticipate utilizing the fenced area behind the building in the future. Their business hours will be Monday through Friday, 10:00 a.m. to early evening, with limited hours of operation on Saturdays. They may be doing limited welding depending upon the need. They have disposal in place for tires and oil. Fire Chief Steve Lewis will provide the Ellsworths with the town regulations for welding and other fire code issues and he will inspect the building as they get closer to opening. The Town of Leeds has a current ATV Ordinance in effect and the Ellsworths stated they intend to take more stringent precautions with younger drivers than what the Town's OHV Ordinance presently allows. Bailey Muir made the motion to grant the license contingent on

November 1, 2006

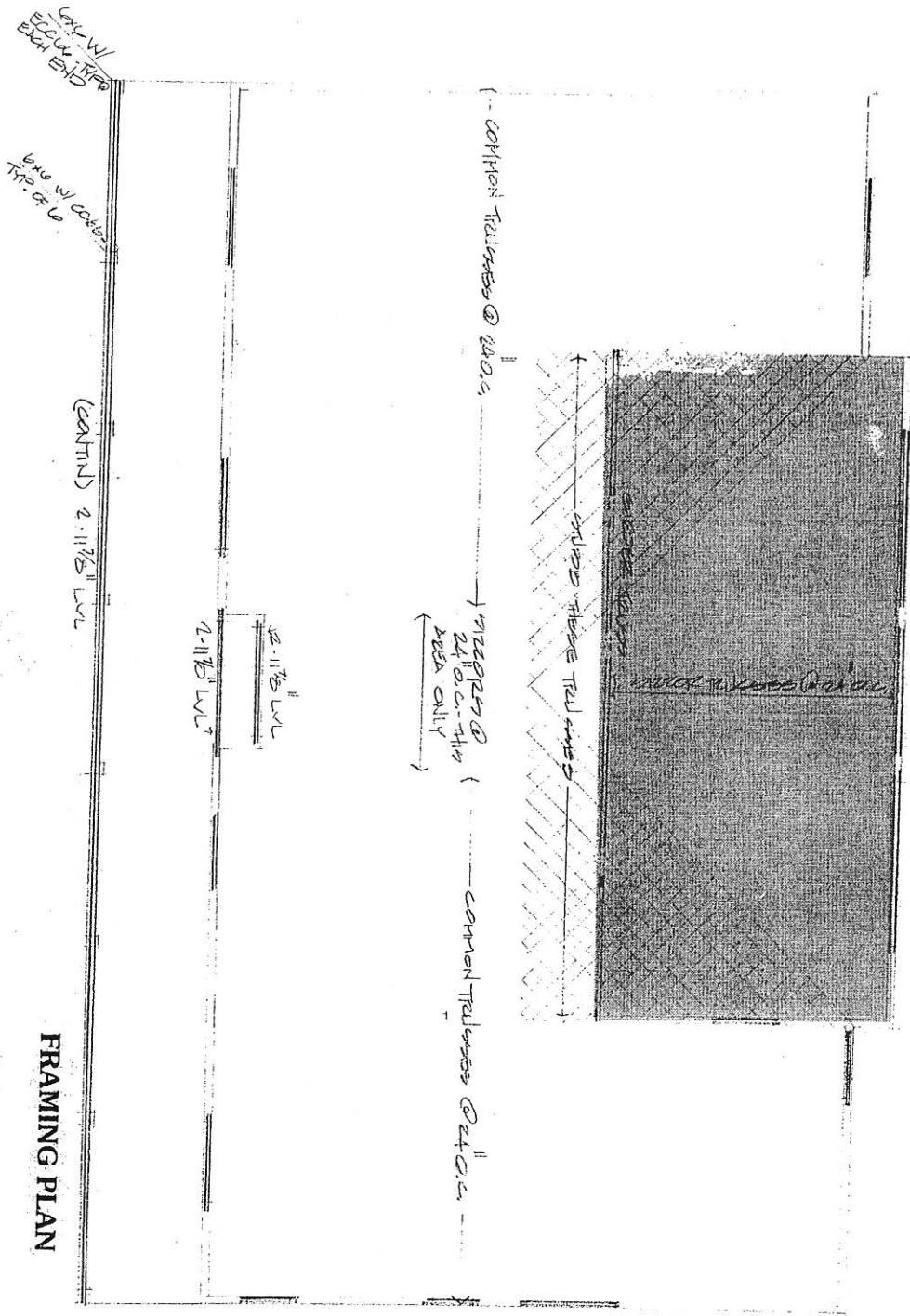
House site plan for Troy and Leila Sullivan



This lot is located at 175 north main street

Roof Framing Notes:

1. Truss supplier shall furnish all required codes and engineering for his product. He must consult with the designer of the building prior to providing his truss layout.
2. All door & window headers shall be at the following elevations: 6'-8".
3. All beams shall be (2) 11 7/8" LVL's, except as noted.
4. Provide 5/8" OSB roof sheathing, laid transversely to framing members, nailed per nailing schedule per 2004 R.B.C. Clip use is optional.
5. The loads, snow loads, wind loads shall be verified by the truss supplier.
6. A 2x4 overhang is used thru-out.
7. Roof pitch shall be 7:12 for portion over house, 4:12 over front porch only.
8. Door & window headers shall be (2) 9 1/2" LVL's, except as noted.
9. Dormers are not shown, but shall be framed after roof is framed, using 2x4 framing.
10. GROSS HEIGHTS AND SPANS 2x6 OSB OVERHANGS
11. SHEATHING AND CLIPS VERIFIED BY TRUSS SUPPLIER



FRAMING PLAN

(CONTINUED) 2. 11 7/8" LVL

Common Trusses @ 24" o.c. This Area Only

2. 11 7/8" LVL

2. 11 7/8" LVL

Common Trusses @ 24" o.c.

Common Trusses @ 24" o.c.

Copyright
These plans have been designed for this site, and this site only, by the copyright owner of the plans, Acme House Plans, St. George, Utah. The copyright owner of these plans reserves ALL rights to these plans, including those of "intellectual property", and are not to be reproduced without his express written permission. Authorized copies of these plans are printed on blue-line paper only. Plans must be marked 2004 IBC requirements and shall be adhered to strictly. All work shall be performed by licensed contractors only, or their agents. NO changes to these plans are permitted without the express written permission of the copyright owner. Any deviation from these plans becomes the responsibility of the involved contractor, and the copyright owner shall be held harmless.

Acme House Plans
J. Kent Williams - Designer

PO Box 844
St. George, Utah 84771
Phone: (435) 668-0611
FAX: (435) 656-5342

DATE	1-15-06
CHECKED	
DRAWN	
SHEET	7
OF SHEETS	

REVISIONS	

Project Number: _____
 Client Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____

1. **GENERAL NOTES:**
 A. All work shall be in accordance with the specifications and drawings.
 B. The contractor shall be responsible for obtaining all necessary permits.
 C. All materials shall be of the highest quality and shall be approved by the architect.
 D. The contractor shall be responsible for the safety of all workers and the public.
 E. The contractor shall be responsible for the cleanup of all construction debris.

Item	Description	Quantity	Unit	Notes
1	1/2" x 4" x 8" Plywood	100	sq. ft.	
2	1/2" x 4" x 8" Plywood	100	sq. ft.	
3	1/2" x 4" x 8" Plywood	100	sq. ft.	
4	1/2" x 4" x 8" Plywood	100	sq. ft.	
5	1/2" x 4" x 8" Plywood	100	sq. ft.	
6	1/2" x 4" x 8" Plywood	100	sq. ft.	
7	1/2" x 4" x 8" Plywood	100	sq. ft.	
8	1/2" x 4" x 8" Plywood	100	sq. ft.	
9	1/2" x 4" x 8" Plywood	100	sq. ft.	
10	1/2" x 4" x 8" Plywood	100	sq. ft.	

Item	Description	Quantity	Unit	Notes
11	1/2" x 4" x 8" Plywood	100	sq. ft.	
12	1/2" x 4" x 8" Plywood	100	sq. ft.	
13	1/2" x 4" x 8" Plywood	100	sq. ft.	
14	1/2" x 4" x 8" Plywood	100	sq. ft.	
15	1/2" x 4" x 8" Plywood	100	sq. ft.	
16	1/2" x 4" x 8" Plywood	100	sq. ft.	
17	1/2" x 4" x 8" Plywood	100	sq. ft.	
18	1/2" x 4" x 8" Plywood	100	sq. ft.	
19	1/2" x 4" x 8" Plywood	100	sq. ft.	
20	1/2" x 4" x 8" Plywood	100	sq. ft.	

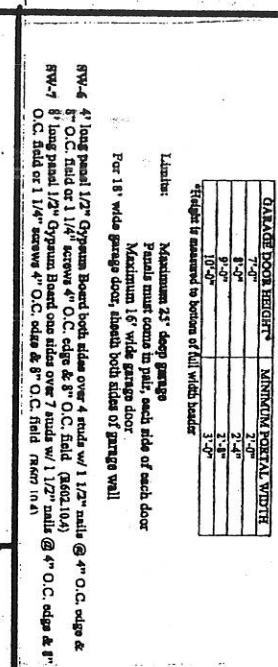
2. **INSTALLATION:**
 A. The contractor shall install the materials in accordance with the manufacturer's instructions.
 B. The contractor shall be responsible for the proper alignment and leveling of all materials.
 C. The contractor shall be responsible for the proper fastening of all materials.
 D. The contractor shall be responsible for the proper sealing of all joints.

Item	Description	Quantity	Unit	Notes
21	1/2" x 4" x 8" Plywood	100	sq. ft.	
22	1/2" x 4" x 8" Plywood	100	sq. ft.	
23	1/2" x 4" x 8" Plywood	100	sq. ft.	
24	1/2" x 4" x 8" Plywood	100	sq. ft.	
25	1/2" x 4" x 8" Plywood	100	sq. ft.	
26	1/2" x 4" x 8" Plywood	100	sq. ft.	
27	1/2" x 4" x 8" Plywood	100	sq. ft.	
28	1/2" x 4" x 8" Plywood	100	sq. ft.	
29	1/2" x 4" x 8" Plywood	100	sq. ft.	
30	1/2" x 4" x 8" Plywood	100	sq. ft.	

3. FINISHES:
 A. All surfaces shall be finished in accordance with the manufacturer's instructions.
 B. The contractor shall be responsible for the proper application of all finishes.
 C. The contractor shall be responsible for the proper protection of all finishes.

4. MAINTENANCE:
 A. The contractor shall provide instructions for the proper maintenance of all materials.
 B. The contractor shall be responsible for the repair of all materials.

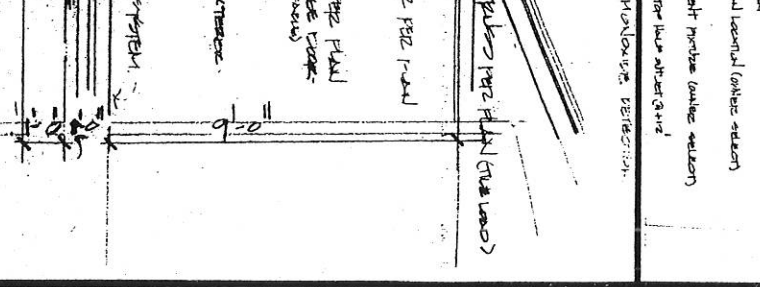
5. WARRANTY:
 A. The contractor shall warrant the materials and workmanship for a period of one year.
 B. The contractor shall be responsible for the repair of all materials.



J. Kent Williams
 Custom Designs
 Residential Design Specialist

PO Box 844
 St. George, Utah 84771
 Phone: (435) 668-0611
 FAX: (435) 656-5342
 www.jkenthouseplans.com

6. NOTES:
 A. The contractor shall be responsible for the proper installation of all materials.
 B. The contractor shall be responsible for the proper protection of all materials.



REVISIONS

NO.	DATE	BY
1	11-05-08	JKW

DRAWN
 11-05-08
CHECKED
 11-05-08
DATE
 11-05-08
SCALE
 1/8" = 1'-0"

Notes to Contractors:
 This house has been designed specifically for this site only. Please meet or exceed 2004 I.R.C. requirements, and should be adhered to strictly. Changes to the plans will NOT be approved unless written permission is first obtained from the designer. Any such changes will be noted on the plans with a cloud and plan change number designating such change. Plans with changes will be distributed by the general contractor to all involved subs. Subs should reflect conditions noted on the plans with NO deviations. Work shall be performed only by licensed contractor, or their agents. Any deviation from the plans become the responsibility of the involved contractor, and the general contractor and the designer shall be held harmless.

Authorized copies of these plans are printed on blue-line paper only, all other copies are in violation of copyright laws. Additional copies are available from the owner of the copyright, J. Kent Williams Custom Designs, 85 George Link, Autonomous copies will have the home owners' name and lot number, and will have a red signature by J. Kent Williams in red ink. © Copyright 2004, J.K.W./C.D.

NO.	DATE	BY
1	11-05-08	JKW

97'-0"

142'-0"

107'-0"

35'-0"
25' MIN.

40'-0"

61'-0"

34'-0"

10' MIN.

SITE PLAN

175 NORTH MAIN ST. (200' X 120')

NOTE: SEPTIC TANK, LEACH FIELD, REPAIRMENT: FIELD BY OTHERS

DRAINAGE: SLOPE AWAY FROM HOUSE 5% FOR 5'-0"

LOT TO SLOPE TO FRONT (NORTH SIDE)

RECONSTRUCT PER PLANS
TOP SLAB ELEV = 100'-0"

EXISTING

4' CONC. WALL
HVC PAD

2' CONC. CONCRETE
TOP SLAB ELEV = 100'-0"

TO BE REMAIN
FUTURE STORAGE

APPROVAL STAMP

NEIGHBORHOOD FILE
HYPHENATED FILE



UNBUILT AREA

96'-0"

110'-0"

Copyright

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Acme House Plans

J. Kent Williams - Designer

PO Box 844
St. George, Utah 84771
Phone: (435) 668-0611
FAX: (435) 656-5342

www.acmehouseplans.com

DRAWN	
CHECKED	
DATE	11-16-06
SCALE	1/8" = 1'-0"
JOB NO.	06-02
SHEET	2
SHEETS	04

REVISIONS	BY
1	00-02-11
2	00-02-11
3	00-02-11
4	00-02-11
5	00-02-11
6	00-02-11
7	00-02-11
8	00-02-11
9	00-02-11
10	00-02-11

copies

LEEDS DOMESTIC WATERUSERS
PO Box 460627
Leeds, Utah 84746-0627

August 22, 2006 - - - - -

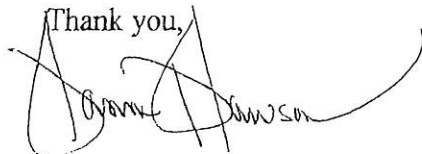
Southwest Utah Public Health Department
168 North 100 East
St. George, UT 84770

To Whom It May Concern:

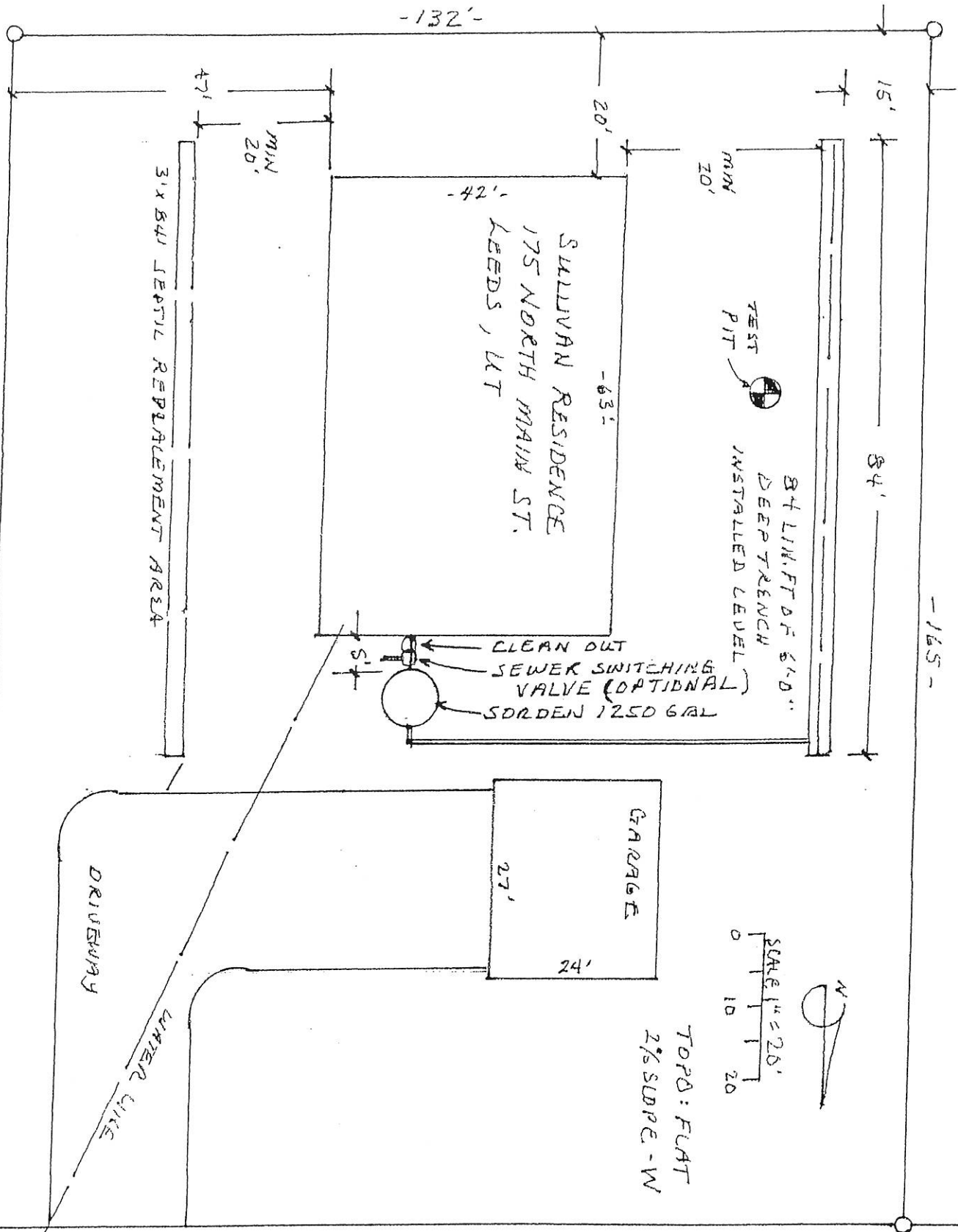
The property located behind 175 North Main Street, Leeds, Utah, owned by Troy Sullivan, is within the service area for water. Water is available for the needs of that property.

If you have any questions please feel free to call me at 879-2022.

Thank you,

A handwritten signature in black ink, appearing to read "Joanne Dawson", written over a horizontal line.

Joanne Dawson
Secretary, LDWA



PRIVATE ACCESS ROAD

**STATE OF UTAH
 DEPARTMENT OF COMMERCE
 DIVISION OF OCCUPATIONAL & PROFESSIONAL LICENSING
 LICENSE**



EFFECTIVE DATE: 08/17/2005
EXPIRATION DATE: 07/31/2007
ISSUED TO: Garret N. Bangertter, LLC
 1787 W 3650 S Circle
 Saint George UT 84790

REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)

5950901-5501 Contractor With ERF R100

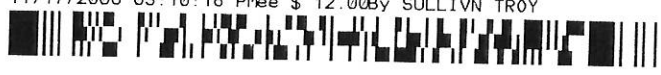
[Handwritten Signature]

SIGNATURE OF HOLDER

P2

DOC # 20060053600

Quit Claim Deed Page 1 of 2
Russell Shirts Washington County Recorder
11/17/2006 03:10:16 PM Fee \$ 12.00 By SULLIVN TROY



Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: November 16, 2006

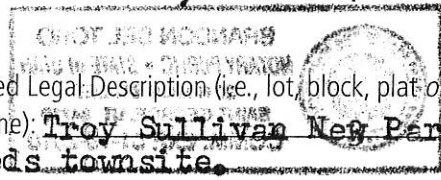
Reference Number of Any Related Documents: 00540258 BK 1024 PG 0629

Grantor:

Name Karen Sullivan
Street Address 175 North Main Street
City/State/Zip Leeds, Utah 84746

Grantee:

Name Troy and/or Leila Sullivan
Street Address 175 North Main Street
City/State/Zip Leeds, Utah 84746



Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): Troy Sullivan New Parcel "B" of lot 3, block 15, of the re-survey of Leeds townsite.

Assessor's Property Tax Parcel/Account Number(s): Acct. NO. 0093024 Property Serial Number L - 57 - A

THIS QUITCLAIM DEED, executed this 16 day of November, 2006, by first party, Grantor, Karen Sullivan, whose mailing address is P.O. Box 543 Leeds, Utah 84746, to second party, Grantee, Troy and/or Leila Sullivan, whose mailing address is P.O. Box 774 Leeds, Utah 84746.

WITNESSETH that the said first party, for good consideration and for the sum of -0- Dollars (\$ 0 Zero) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

Carter & Burgess

335 E. St. George Boulevard, Suite 103
St. George, UT 84770
Phone: 435-627-1888
Fax: 435-627-1999
www.c-b.com



Northern ENGINEERING

335 E. St. George Boulevard, Suite 202
St. George, UT 84770
Phone: 435-688-7545
Fax: 435-688-7546
www.neiutah.com

November 21, 2006

Scott Nielson
Town of Leeds
218 North Main Street
Leeds, Utah 84746-0879
Via Email: snielson@bentleycm.com

**Re: Letter of Intent to Provide Engineering Services
Sanitary Sewer System for the Town of Leeds, Utah**

Dear Mr. Nielson:

Carter & Burgess and Northern Engineering are pleased to announce our intention to partner on the planning and engineering services for the Town of Leeds Sanitary Sewer Master Plan. We have an established working relationship and feel the town would be best served by our combined experience. Both firms understand the bold initiative the Area Land Owners and Town are undertaking, and we would like to add to the collaborative spirit this project demands. Our team is highly qualified to provide the services you are requesting. We offer a full range of planning, civil engineering, surveying, and construction services to create the One Source, One FirmSM our clients need.

We look forward to the opportunity to provide professional services on this project. We are prepared to assist the Town immediately upon your request. If you have any questions or comments on the attached Scope of Work, please give Kurt or myself a call at the enclosed telephone numbers.

Sincerely,
Carter & Burgess, Inc.

By: *Elisabeth F. Whitlock*
Elisabeth F. Whitlock, PE
Project Manager

Northern Engineering, Inc.

By: *Kurt Allen*
Kurt Allen
Project Manager

Enclosures: Attachment A

SCOPE of WORK

The following detailed scope of work is for planning and engineering services for a comprehensive sanitary sewer master plan update and conceptual design. The project is being proposed by the Town of Leeds, Utah with funding provided by the Area Land Owners. The Town and its citizens would like to provide a sanitary sewer collection system and wastewater treatment method to allow the current septic systems to be removed. Furthermore, in order for the Town to grow, it must have the infrastructure in place to serve development.

There have been several studies prepared in recent years which only considered portions of the Town's total area. The intent of this work is to complete the study to include the whole of the Town's boundaries and update the costs associated with constructing such facilities. The Town and its users are looking for the Carter & Burgess / Northern Engineering team to evaluate the alternatives, guide the Town in the most beneficial plan of action, and provide an obtainable phase one project which can be implemented immediately upon funding.

Following is a list of tasks the team should include in their proposal.

- 1. Meetings** – There will be required attendance at a number of meetings for information gathering, coordination, reviewing alternatives, and seeking approvals.
 - 1.1 City:** Attend Planning Commission and Town Council meetings to get initial direction and project notice to proceed. Attend regularly scheduled meetings to provide project updates. Coordinate between the Town and other agencies, i.e. Water Conservancy District, Ash Creek District, State Health Department, etc.
 - 1.2 Shareholders:** The Area Land Owners who will be financing this project will require regular meetings. The Consultant will attend periodic meetings to update the shareholders. Shareholders will also be given a chance to review the alternatives and provide feedback.
 - 1.3 Property Owners:** Consultant to attend public meetings for the benefit of informing the citizens of the Town and seeking public support. Work will be necessary for site analysis and meeting with property owners for easements and right-of-way for the public facilities.
 - 1.4 Planning Group Coordination:** The Council is hiring a land planner to develop a "General Plan" for the Town. The consulting engineer shall work closely with the land planner to encompass and provide for service to the entire area within the town boundary.
- 2. Update Feasibility Study**
 - 2.1 Review Existing Studies:** There are three recent studies which need to be reviewed. The reports were prepared by Jones & DeMille Engineering (October 1996

and February 2000) and Alpha Engineering/Aqua Engineering (August 2006). Information from these studies must be extracted and used as a basis for expansion.

2.2 Evaluate Treatment Facility: It is presumed the Town of Leeds will provide its own wastewater treatment facility. The type of treatment method to be used must be determined. The best location for the collection of all wastewater must also be evaluated. Coordinate with the State Health Department and the Washington County Water Conservancy District on an acceptable method of treatment.

2.3 Evaluate Options for Effluent: Investigate viable options for reusing the effluent water from the treatment facility. Provide all reasonable alternatives for releasing the effluent water.

2.4 Collector Lines: Determine size and location of main collector lines to service the town's drainage basins. Coordinate with the General Planner for land use and densities. Coordinate with Area Land Owners and Citizen's Group for complete and proper land planning. Evaluate locations and size of pump stations required.

2.5 Phasing: Outline the most effective construction phasing for an operational system. Provide guidelines for each phase of work to help the Town plan for growth. Phases shall include both minimum requirements to function properly as well as the necessary timing. Emphasis should be made on the first phase, and the means to start this venture.

3. Conceptual Plan for Phase I

3.1 Determine Treatment Site Location: Based upon the recommended treatment facility, determine the most appropriate site location. Secure approval from the Washington County Water Conservancy District and the State Health Department. Secure approval from the Town of Leeds, Area Land Owners, and Citizen's Group.

3.2 Determine Main Lines: Determine phase one main line locations and required right-of-way. Secure approval from the Town of Leeds, Area Land Owners, and Citizen's Group.

4. Financial Planning

4.1 Cost Analysis: All cost information produced from earlier studies should be updated to current prices. Determine specific costs for all work needed for an operational sanitary sewer system, including maintenance costs. Prepare cost analysis of alternatives in order for the Town to make a decision considering costs.

4.2 Determine Impact Fees: In order to seek funding from State and Federal agencies, the Town must show its level of self contribution to the project. Conduct a five point analysis to determine appropriate impact fees as well as monthly user's fees. Assist the Area Land Owners and Town in establishing a credit method for early contributors to the initial costs of the sanitary sewer system.

4.3 Funding Application: Prepare initial budget in order to seek funding for phase one work. Research the original grant the Town received in the 1990's for possible reallocation. Assist the Town with new applications for funding from all possible sources.

IMPACT FEE SCHEDULES IN SURROUNDING CITIES

per individual City Calculations

IMPACT FEES	Hurricane as of 2006	Ivins as of Nov 20, 2006	LaVerkin as of Nov 2006	LEEDS as of May 2005	Springdale as of Feb 2006	Toquerville as of May 2006	Virgin as of 2006	Washington City	WA County will increase in 2007
Building Permit Application Impact Fee	n/a	minimum \$60.60	n/a	NO CHARGE	\$125.00	n/a	\$25.00	n/a	n/a
Excavation Permit Impact Fee	n/a	n/a	n/a	NO CHARGE	see Table A-33-A	n/a	n/a	n/a	n/a
Excavation Plan Review Impact Fee	n/a	n/a	n/a	NO CHARGE	see Table A-33-B	n/a	n/a	n/a	n/a
Fire District Review Impact Fee	n/a	n/a	n/a	n/a	Actual Cost	n/a	n/a	\$200.00	n/a
Parks - per Residential unit	\$1,207.00	\$2,590.00	per unit \$2,737.98	\$1,300.00	per unit \$3,000.00	\$829.00	\$1,741.00	\$1,000.00	n/a
Safety - per Residential Unit	\$209.00	\$448.49	per unit \$222.93	\$525.00	n/a	n/a	\$64.00	n/a	n/a
Safety - per Commerical Unit	n/a	\$448.49	per ACRE \$2,819.60	NO CHARGE	n/a	n/a	n/a	n/a	n/a
Roads & Streets Impact Fee	\$3,898.00	\$2,715.89	per unit \$328.60	NO CHARGE	n/a	\$1,935.00	\$2,840.00	\$1,639.00	n/a
Town Engineering Review Impact Fee	NO CHARGE	10% of Bldg Permit Total	NO CHARGE	NO CHARGE	Actual Cost	NO CHARGE	n/a	n/a	n/a
Clean Up Deposit Impact Fee	NO CHARGE	\$500.00	NO CHARGE	NO CHARGE	n/a	NO CHARGE	n/a	n/a	n/a
Planning Impact Fee	NO CHARGE	\$100.00	NO CHARGE	NO CHARGE	n/a	NO CHARGE	n/a	n/a	n/a
Administration Impact Fee	NO CHARGE	\$100.00	NO CHARGE	NO CHARGE	n/a	NO CHARGE	n/a	n/a	n/a
Encroachment Impact Fee	NO CHARGE	if required \$550.00	NO CHARGE	NO CHARGE	n/a	NO CHARGE	n/a	n/a	\$200.00 crosscut /\$500.00 right of way
Water Deposit Impact Fee	NO CHARGE	\$200.00	NO CHARGE	n/a	n/a	NO CHARGE	n/a	n/a	n/a
Water Meter Placement Impact Fee	n/a	n/a	n/a	n/a	\$120.00	n/a	n/a	n/a	n/a
New Tap and Meter Set Impact Fee	n/a	n/a	n/a	n/a	\$440.00	n/a	n/a	n/a	n/a
Water Connect Impact Fees [\$5,000.00 LDWA // \$5,700.00 Ang Sprgs]	\$4,337.00	n/a	\$375.00	n/a	n/a	\$500.00	\$500.00	\$225.00	n/a
3/4"	n/a	\$435.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1"	n/a	\$495.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1-1/2"	n/a	\$685.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2"	n/a	\$835.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Subdivision	n/a	n/a	\$50.00	n/a	n/a	n/a	n/a	n/a	n/a
WCWCD & Culinary Water Impact Fees	WCWCD: /// Culinary:	Culinary:	WCWCD: /// Culinary:	n/a	Culinary:	\$1,533.00	\$4,060.00	n/a	n/a
5/8" meter	\$2,300.00 /// \$1,904.00	each residential unit \$1,269.00	\$ 1,710.00 /// \$ 2,355.32	n/a	n/a	\$1,800.00	n/a	\$3,182.00	n/a
3/4"	\$3,056.00	multi-fmly non-resdntl \$1,269.00	\$ 2,160.00 /// \$ 3,392.00	n/a	\$3,725.00	n/a	n/a	n/a	n/a
1"	\$5,501.00	multi-fmly non-resdntl \$2,259.00	\$ 3,840.00 /// \$ 6,029.28	n/a	\$6,625.00	n/a	n/a	n/a	n/a
1-1/2"	\$12,227.00	multi-fmly non-resdntl \$5,076.00	\$ 8,640.00 /// \$ 13,566.94	n/a	\$14,910.00	n/a	n/a	n/a	n/a
2"	\$22,928.00	multi-fmly non-resdntl \$9,022.00	\$ 15,360.00 /// \$ 24,118.18	n/a	\$26,505.00	n/a	n/a	n/a	n/a
3"	n/a	n/a	\$ 34,560.00 /// \$ 54,690.70	n/a	\$59,635.00	n/a	n/a	n/a	n/a
4"	n/a	n/a	\$ 61,440.00 /// n/a	n/a	\$106,020.00	n/a	n/a	n/a	n/a
6"	n/a	n/a	\$138,240.00 /// \$217,066.80	n/a	\$238,550.00	n/a	n/a	n/a	n/a
Culinary Water Storage & Distribution	n/a	n/a	n/a	n/a	n/a	n/a	\$2,525.00	n/a	n/a
Habitat Conservation Plan									
Residential, Commerical, Industrial	.2% of valuation	.2% of valuation	.2% of valuation	NO CHARGE	.2% of valuation	n/a	n/a	n/a	.2% of valuation
Subdivision	.2% of valuation	.2% of valuation	per ACRE \$250.00	NO CHARGE	per ACRE \$250.00	n/a	n/a	n/a	per ACRE \$250.00
Sewer (Waste Water) Impact Fee	\$4,031.00	\$400.00						\$650.00	
5/8" meter	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
3/4"	n/a	n/a	n/a	n/a	\$1,755.00	n/a	n/a	n/a	n/a
1"	n/a	n/a	n/a	n/a	\$3,120.00	n/a	n/a	n/a	n/a
1-1/2"	n/a	n/a	n/a	n/a	\$7,025.00	n/a	n/a	n/a	n/a
2"	n/a	n/a	n/a	n/a	\$12,490.00	n/a	n/a	n/a	n/a
3"	n/a	n/a	n/a	n/a	\$28,110.00	n/a	n/a	n/a	n/a
4"	n/a	n/a	n/a	n/a	\$49,975.00	n/a	n/a	n/a	n/a
6"	n/a	n/a	n/a	n/a	\$112,445.00	n/a	n/a	n/a	n/a
Sewer Inspection Impact Fee	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$150.00	n/a
Sewer Connection Fee	n/a	\$500.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Sewer - Regional Plant Impact Fee	n/a	\$900.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Sewer Grinder Pump Impact Fee	n/a	n/a	n/a	n/a	\$3,500.00	n/a	n/a	n/a	n/a
Storm Drain - per acre Impact Fee	n/a	\$600.00 - \$750.00	\$590.42	n/a	n/a	n/a	n/a	\$4,630.00	n/a
Irrigation Rates	n/a	n/a	n/a	n/a	see Schedule A	n/a	n/a	n/a	n/a

UTILITY Comparisons - Nov 2006

	LEEDS as of May 2005 xxxxxx	Wash City as of Nov 2006	LaVerkin as of Nov 2006 xxxxxx	Virgin as of 2006 xxxxxx	Hurricane as of 2006 xxxxxx	Ivins as of Nov 20, 2006 xxxxxx as of 1/2007	St George as of 2006 xxxxxx	Springdale as of Feb 2006 xxxxxx	WA County as of 2006 xxxxxx base charge	Toquerville as of May 2006 xxxxxx
MONTHLY UTILITY RATES:										
Trash Collection Residential	\$11.25		\$9.90	?	\$9.90	n/a	?	\$9.71	n/a	\$10.25
Water - Residential Base Rate for 0 - 5,000 gallons, add:	n/a	?		?		n/a	?	\$13.46	n/a	
for 5,000 - 10,000 gallons, add:	n/a	?		?		n/a	?	\$2.92/1000 gallons	n/a	
for 10,000 - 25,000 gallons, add:	n/a	?		?		n/a	?	\$3.25/1000 gallons	n/a	
Water - Commercial Base Rate for 0 - 10,000 gallons, add:	n/a	?		?		n/a	?	\$26.93	n/a	
for 10,000 - 20,000 gallons, add:	n/a	?		?		n/a	?	\$4.49/1000 gallons	n/a	
for 20,000 - 50,000 gallons, add:	n/a	?		?		n/a	?	\$5.05/100 gallons	n/a	
for over 50,000 gallons, add:	n/a	?		?		n/a	?	\$5.61/1000 gallons	n/a	
Water - Vacant	n/a	?	\$11.40	?	n/a	n/a	?	n/a	n/a	
Water - 5/8" meter	n/a	?	\$23.60/20k gallons	?	\$3.00/10k gallons	\$3.00/1000 gallons	?	n/a	n/a	\$22.00/15k gallons
Sewer - Residential Base Rate over 7,000 gallons, add:	n/a	?	unk	?	\$18.00	n/a	?	\$14.03	n/a	\$18.00
Irrigation Rates 1"	-share 1-connect \$35.00	?	unk	?	less than 1 acre	n/a	?	\$3.83/1000 gallons	n/a	n/a