



APPROVED

**PUBLIC NOTICE TOWN OF LEEDS
TOWN COUNCIL MEETING**
Town Council Work Session at 5:30 p.m. Followed by Meeting at 7:00 p.m.
Wednesday, July 11, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND
AGENDA

NOTE: PLEASE MUTE CELL PHONES DURING THE MEETING

5:30 p.m. WORK MEETING Note - All items may or may not be discussed depending on time allowed

- Discussion of outsourcing to Planning Center re: Town Planner [Andrew Hayslip] - Westhoff
- Flood Plain Mapping – Harbour
- Introduction by Todd MacFarland, future property owner in Leeds – *Cletus Hamilton*

7:00 p.m. REGULAR MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda *1st*
4. Announcements – election Nov 2007 – two Town Council seats
5. Declaration of Abstentions and Conflicts by Council Members, if any *2nd*

CONTINUED BUSINESS

7. Zone Change from Rural Residential 1-acre (R-R-1) to Rural Residential ½-acre (R-R-20), 125 Pecan Lane – Ian Rex
8. ~~Smoking Ban Ordinance~~ *scratched tabled DH 2nd DB unanimous to table*
8. Presentation Revised scope of work from Planning Center for development of establishing a Planned Development Overlay (PDO) —
8. Sign Ordinance *– tabled by JW, 2nd by DB to 5:30 on July 25.*
9. Building Permit Process Ordinance

DISCUSSION

10. **Executive Closed Session** Discuss pending litigation (Utah Code 52-4-205)
11. **Adjournment**

In compliance with the Americans with Disabilities Act, the Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call 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 9th day of July, 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website: www.leedsutah.org.

Karen Markovich, Clerk/Recorder

TOWN COUNCIL MINUTES
July 11, 2007

1. Call to Order by Mayor Trudy Law at 7:01 p.m.
2. Pledge of Allegiance led by Dale Barnes.
3. Roll Call - Mayor Trudy Law, Dave Harbour, Dale Barnes, and Jared Westhoff present. Council member Frank Lojko and Counsel Heath Snow were not in attendance.
4. Motion by Dave Harbour, second by Jared Westhoff with votes unanimous to approve tonight's Agenda; noted Frank Lojko absent from vote. JW 1st —
5. Announcements – Mayor Law announced two of the 4-year term Council seats, Dave Harbour and Dale Barnes, will expire the end of this year. Elections for the Council seats will be held in November 2007. Mayor Law said Dave, Dale and anyone interested in running for Council can submit their application for candidacy no later than 5:00 p.m. on Monday, July 16, 2007.
6. No declaration of abstentions or conflicts by Council Members.

CONTINUED BUSINESS

7. Zone Change from Rural Residential 1-acre (R-R-1) to Rural Residential ½-acre (R-R-20), 125 Pecan Lane was presented by Ian Rex. Syd Holt said after their review in conjunction with the Town Planner, the Planning Commission recommended approval for the zone change. Ian Rex said he intended to sell or build on the parcel that would be created if it could be rezoned. Dave Harbour asked Ian if he knew the proposed dimensions of the two lots proposed after the split. Dave said if the property does not meet the minimum setback requirements with the proposed ½-acre zoning, they would not be able to build on it. Council agreed that if the lot is re-zoned to R-R-20 and a lot split is requested in the future, plans for a home will have to meet building, setbacks and requirements as specified in the Land Use Ordinance. Motion by Dale Barnes, second by Jared Westhoff, with all unanimous to approve the zone change from R-R-1 to R-R-20 for the property owned by Ian & Darla Rex located at 125 West Pecan Lane; noted Frank Lojko absent from vote.
8. Smoking Ban Ordinance – Motion by Dave Harbour, second by Dale Barnes with votes unanimous to table the ordinance and review at the July 25, 2007 Council meeting; noted Frank Lojko absent from vote.
9. Jared Westhoff presentation the revised scope of work from Planning Center for development of establishing a Planned Development Overlay (PDO).
10. Sign Ordinance – Council discussed at length changes to the Sign Ordinance and agreed to complete the final draft and present for approval at the next meeting. Motion by Jared Westhoff, second by Dale Barnes with all unanimous to table approval of the Sign Ordinance until the 5:30 p.m. Work Session at the Council meeting scheduled for July 25, 2007; noted Frank Lojko absent from vote.

DISCUSSION

11. Building Permit Process Ordinance – Council discussed revisions to the final draft of the building permit process ordinance, which identifies the process for application, requirements, and guidelines of the building permit application. Dave Harbour developed a comprehensive flow chart of the process to be included in the application packet information.

Mayor Law called for a break 8:10 p.m., prior to opening the Closed Executive Session.

PUBLIC NOTICE LEEDS TOWN COUNCIL MEETING AGENDA *amended*



APPROVED

5:30 p.m. Executive Session

6:00 p.m. Work Session and 7:00 p.m. Work Meeting

Wednesday, July 25, 2007

at Leeds Town Hall, 218 North Main Street

THE PUBLIC IS WELCOME TO ATTEND

5:30 p.m. EXECUTIVE SESSION

Discussion of purchase, exchange, or lease of real property (per Utah State Legislature code and Constitution, Section 52-4-205)

6:00 p.m. WORK SESSION

- ORD 2007-09, Building Permit Process and Procedure
- ORD 2007-11, Smoking Ban
- ORD 2007-xx, Master Road Plan
- ORD 2007-04, Amendment to Land Use Ordinance, Chapter 22, SIGNS
- Animal Impound Agreement – Washington County

7:00 p.m. WORK MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda and Meeting Minutes dated June 27, 2007
4. Announcements, if any
5. Declaration of Abstentions and Conflicts, if any

CONTINUED BUSINESS

6. Approval of Lot Split at 850 N. Main St – Ed Leany
7. Approval ORD 2007-09, Building Permit Process and Procedure
8. Approval ORD 2007-11, Smoking Ban
9. **Executive Closed Session** Discussion of purchase, exchange, or lease of real property (per Utah State Legislature code and Constitution, Section 52-4-205)
10. **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 July 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website: www.leedsutah.org.


Karen Markovich, Clerk/Recorder

TOWN COUNCIL MEETING MINUTES
Wednesday, July 25, 2007

7:00 p.m. WORK MEETING

1. Pledge of Allegiance was led by Dale Barnes.
2. Roll Call with Mayor Law, Dave Harbour, Dale Barnes, Jared Westhoff and Counsel Heath Snow in attendance. Frank Lojko was excused.
3. Motion by Dave Harbour, second by Dale Barnes with all unanimous to approve tonight's agenda and meeting minutes dated June 27, 2007.
4. Announcements: Scout members from the First Ward and Troup 408 Weston Peine and Wyatt Lindsay proposed a project to build a block retaining wall along the Peach Pavilion Park and Babylon Road. Weston said it will help the trees retain water and give the park a finished look. Wyatt said they want to cut a path, place the blocks, backfill with dirt, and fill with gravel. Wyatt said the concrete wall could be removed or it could remain. Mayor Law asked them if they would like Council's approval, or were they requesting funds to help with their project. Wyatt said they were hoping residents would make donations along with the Town, in addition to a discount price for the blocks. Dave Harbour said he liked the project and suggested they ensure whatever they build will be within the land use specifications. Weston said he thought they would be able to get enough money. Wyatt said based on current contractor prices, they thought it would cost about \$4,000.00, but they hoped to do it for less than that. Jared asked what they planned to do for raising money. Wyatt said he hoped to get a matching amount from the Town and hoped they would collect the balance. Mayor Law said it was a great project and hoped they could raise as much money as they can, and said while the Town had not considered this project; it would be good for the town. Weston and Wyatt said they hoped to have the money raised as soon as possible but were not sure when that would be. Council suggested taking a month to collect the funds; Wyatt and Wesley agreed to return at the August 29 Council meeting.
5. There were no declarations of Abstentions or Conflicts.

CONTINUED BUSINESS

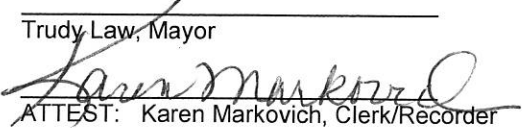
6. Approval of Lot Split at 850 N. Main St presented by property owner Ed Leany. Planning Commission recommended approval of the lot split based on Mr. Leany's desire to sell a portion of his lot for future commercial use as is currently zoned. Motion by Jared Westhoff, second by Dale Barnes with all unanimous to approve the lot split for 850 North Main Street. Frank Lojko was not present for the vote.
7. Approval ORD 2007-09, Building Permit Process and Procedure. The ordinance was discussed earlier at the 6:00 pm work session. Motion by Dave Harbour, second by Jared Westhoff with all unanimous to approve the ORD 2007-09, Building Permit Process and Procedure. Frank Lojko was not present for the vote.
8. Approval ORD 2007-11, Smoking Ban Ordinance. The ordinance was discussed earlier at the 6:00 pm work session. Motion by Dale Barnes, second by Dave Harbour with all unanimous to approve ORD 2007-11, Smoking Ban Ordinance. Frank Lojko was not present for the vote.

Mayor Law called for a break at 8:05 pm before entering the executive session.

9. Executive Closed Session. Discussion of purchase, exchange, or lease of real property (per Utah State Legislature code and Constitution, Section 52-4-205). Motion by Dale Barnes to open the executive session. Motion by Dale Barnes with second by Jared Westhoff to close the executive session at 9:50 pm.
10. Motion by Dale Barnes to adjourn the Council meeting at 9:51 pm.

APPROVED AND SIGNED ON THE 8th DAY OF Aug, 2007.

Trudy Law, Mayor


ATTEST: Karen Markovich, Clerk/Recorder



PUBLIC NOTICE LEEDS TOWN COUNCIL MEETING AGENDA
5:30 p.m. CLOSED Executive Session and 7:00 p.m. Meeting
Wednesday, August 8, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND



APPROVED

PLEASE MUTE CELLS PHONES DURING MEETINGS

5:30 p.m. CLOSED EXECUTIVE SESSION

- Discussion of purchase, exchange, or lease of real property (per Utah State Legislature code and Constitution, Section 52-4-205)

7:00 p.m. REGULAR MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda and Meeting Minutes dated July 11 and 25, 2007
4. Announcements, if any
5. Declaration of Abstentions and Conflicts, if any

CONTINUED BUSINESS

6. Approval of ORD 2007-xx, an ordinance vacating the lot known as Harold Furrow Minor Subdivision, approved at Planning Commission Meeting on November 1, 2006
7. Approval of ORD 2007-04, Amendment to Land Use Ordinance, Chapter 22, SIGNS – Harbour
8. Approval of ORD 2007-xx, Master Road Plan Amendment – Harbour
9. Historic Cemeteries / Silver Pointe Development – LoAnne Barnes
10. Leeds Animal Impound Agreement – Mayor Law

11. CLOSED EXECUTIVE SESSION - Execution and Approval of Agreement with LDWA

→ if needed

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 3rd day of August, 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website:

www.leedsutah.org.

Karen Markovich, Clerk/Recorder

PUBLIC NOTICE LEEDS TOWN COUNCIL MEETING AGENDA
5:30 p.m. CLOSED Executive Session and 7:00 p.m. Meeting
Wednesday, August 8, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND
PLEASE MUTE CELLS PHONES DURING MEETINGS

5:30 p.m. CLOSED EXECUTIVE SESSION

- Discussion of purchase, exchange, or lease of real property (per Utah State Legislature code and Constitution, Section 52-4-205)

7:00 p.m. REGULAR MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda and Meeting Minutes dated July 11 and 25, 2007
4. Announcements, if any
5. Declaration of Abstentions and Conflicts, if any

CONTINUED BUSINESS

6. Approval of ORD 2007-xx, an ordinance vacating the lot known as Harold Furrow Minor Subdivision, approved at Planning Commission Meeting on November 1, 2006
7. Approval of ORD 2007-04, Amendment to Land Use Ordinance, Chapter 22, SIGNS – Harbour
8. Approval of ORD 2007-xx, Master Road Plan Amendment – Harbour
9. Historic Cemeteries / Silver Pointe Development – LoAnne Barnes
10. Leeds Animal Impound Agreement – Mayor Law
11. Execution and Approval of Agreement with LDWA
12. **CLOSED EXECUTIVE SESSION** Litigation per Utah State Legislature code and Constitution, Section 52-4-205.

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.

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Karen Markovich, Clerk/Recorder

TOWN COUNCIL MEETING MINUTES
Wednesday, August 8, 2007

7:00 p.m. WORK MEETING

1. Pledge of Allegiance was led by Frank Lojko.
2. Roll Call with Mayor Law, Dave Harbour, Dale Barnes, Jared Westhoff, Frank Lojko and Counsel Heath Snow in attendance.
3. Motion by Jared Westhoff, second by Dale Barnes with all unanimous to approve tonight's agenda and meeting minutes dated July 11 and July 25, 2007.
4. Announcements: Frank Lojko thanked all Leeds residents for working with Gordon Paving. Frank said residents are encouraged to contact Gordon Paving or the Town if they know of areas that were not repaired. Gordon Paving will complete an inspection of the work on Friday and will return to repair any areas that may have been missed. Jared Westhoff thanked George Fridell and Dale Barnes for their work completing the new sidewalk and their ongoing work maintaining the Peach Pit Pavilion Park. It is appreciated by children and adults who use the Park.
5. There were no declarations of Abstentions or Conflicts.

CONTINUED BUSINESS

6. Approval of ORD 2007-xx, an ordinance vacating the lot known as Harold Furrow Minor Subdivision and recommended for approval at Planning Commission Meeting dated November 1, 2007. Counsel Snow gave a brief explanation on the background of the property. The parcel was originally recorded as 'Harold Furrow Minor Subdivision'. The parcel was sold in 2004 and recorded as 'Harold S. Furrow Minor Subdivision'. To complete the name change, the original recorded plat needed to be vacated to complete the recording of the plat under the revised name. Motion by Jared Westhoff, second by Dale Barnes, with all votes unanimous to approve ordinance 2007-14, and ordinance vacating the lot known as Harold Furrow Minor Subdivision.
7. Approval of ORD 2007-04, Amendment to Land Use Ordinance 2005-02, Chapter 22, SIGNS. Mayor Law acknowledged the ordinance had been on the table for more than one year. She said there remain specific concerns regarding the size of certain signage and asked for Council input. Frank Lojko agreed with the signage

requirements as written in the amendment. Jared Westhoff said the maximum sign should be four (4) feet x eight feet as development signs cannot fit all information and lot mapping on the sixteen square foot maximum size proposed. Dave Harbour said sixteen square feet is adequate for realtor signs; Mayor Law thought it should be larger. Frank Lojko asked developer Rick Sant what the process was in other cities when he requested development signs for his projects. Rick said he includes the requested size of signs in his marketing plan and presents it to City Councils, where the sign specifications are then approved as part of the Development Agreement. Counsel Snow said the sign size for development agreements could be included in development agreements and approved on a case by case basis. Motion by Dave Harbour, second by Frank Lojko, roll call vote Dave Harbour, Frank Lojko, Dale Barnes, Jared Westhoff - ayes and Mayor Trudy Law nay, to approve Ordinance 2007-04, amendment to Land Use Ordinance 2005-02, Chapter 22 signs.

8. Approval of ORD 2007-15, Master Road Plan amendment. The Master Road plan amendment was previously discussed at the work session on July 25, 2007. There was no further discussion. Motion by Dave Harbour, second by Jared Westhoff, and roll call vote all ayes for unanimous approval of ORD 2007-15, Master Road Plan amendment.
9. Historic Cemeteries at Silver Pointe Development. LoAnne Barnes introduced Rick Sant to present his concept for the enhancement and preservation of the historic cemeteries in Silver Reef. Rick showed sketches of the pillars, wrought iron fencing and gates planned to surround the historic cemeteries. The perimeter upgrades would be completed in phases, with the entrance to be completed in the first phase. The monies to fund this project were donated by the Crocker Foundation. Rick said the cost of the construction would be provided by an additional grant from Crocker Foundation and hopefully donations from other groups. Dave Harbour asked Rick if construction of the fence first and completing the road in the future would cause a problem, as they need to be the same elevation for drainage and appearance. Rick said the engineer working on the project is looking at that to insure they place the fence at the correct elevation in respect to the future road. Dave asked if there will be a walkway. Rick said there will be provisions for walkways, depending on whether the cemeteries are to be 'working' cemeteries or historic landmarks only. Motion by Dave Harbour, second by Dale Barnes, with all votes unanimous to approve the design of fencing, posts and gates at the August 29, 2007 TC meeting.
10. Leeds Animal Impound Agreement with Washington County. Dave Harbour asked Counsel Snow if the Town could be held liable or sued if animals are euthanized per the agreement and the Town does not have an ordinance to support the agreement. Counsel Snow said while towns and cities are generally protected by the State against such law suits, he also recommended it would be a good idea to write a parallel ordinance which specifies the details of the agreement. Frank Lojko said the three-day holding limit is too short as folks could be out of town, unaware their animal was impounded and euthanized because the three-day time limit had expired. Frank suggested having lost animals placed in foster homes as an alternative to the three-day euthanasia provision in the agreement. Mayor Law said the time frame could be extended, but the Town will bear the additional costs. Mayor Law agreed to check with Washington and would have the ordinance scheduled for approval at the Council meeting August 29.
11. Execution and approval of agreement with LDWA. Mayor Law said an approval for an agreement is not completed at this time, but if and when there is an agreement between the Town and LDWA, there needs to be a motion to approve authority is given to the Mayor to sign the agreement. Motion by Jared Westhoff, second by Frank Lojko, with all unanimous to approve authority be assigned to Mayor Law to execute the agreement between the Town and LDWA at the time of approval.

Mayor Law called for a break at 7:50 pm and thanked the public before entering the executive session.

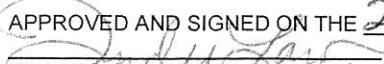
12. Executive Closed Session. Discussion of pending litigation per Utah State Legislature code and Constitution, Section 52-4-205.

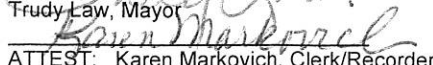
Motion by Jared Westhoff with second by Dave Harbour to open the executive session at 7:53 p.m.

Motion by Dale Barnes with second by Jared Westhoff to close the executive session at 8:00 p.m.

13. Motion by Dale Barnes to adjourn the Council meeting at 8:02 p.m.

APPROVED AND SIGNED ON THE 29th DAY OF August, 2007.


Trudy Law, Mayor


ATTEST: Karen Markovich, Clerk/Recorder

LEEDS TOWN COUNCIL MEETING MINUTES
Wednesday, August 29, 2007

1. Pledge of Allegiance was led by Dave Harbour.
2. Roll Call with Council members Mayor Law, Dave Harbour, Dale Barnes, Frank Lojko, and Jared Westhoff in attendance.
3. Motion by Dale Barnes, second by Dave Harbour with all unanimous to approve tonights' agenda and meeting minutes dated August 8, 2007.
4. Mayor Law introduced Leeds new Town Planner, Andrew Hayslip. Andrew gave a summary of his background and said he looked forward to working with everyone in planning smart growth for the future of the Town of Leeds.
5. There were no declarations of abstentions or conflicts.

NEW BUSINESS

6. A Sewer Master Plan was presented by Matthew Castle of the engineering firm, PSOMAS. Mr. Castle presented an overview of the draft form of the sewer plan for Leeds. He reminded everyone it is only the first draft and not complete. He covered determination of wastewater quantities, the flow generated, size of pipes and plants, etc. He said cleaned water could be reused for agriculture and covered various options for treating the wastewater. They are following the two guidelines set forth by Ash Creek and the State of Utah. Mr. Castle said the two components, collection areas and treatment plants, are considered when master planning a sewer system for a town, and went on to provide four options. Option 1: Establish a wastewater plant requiring a few pumping stations, to be located in the southeast corner of town. Option 2: Establish lift stations to transport wastewater to the WCWCD treatment plant. Option 3: a treatment plant located in a separate area. Option #4: transport all wastewater to the Harrisburg lift station and then on to Ash Creek. The State of Utah does not require residents currently on septic systems to join the sewer system unless the district requires it, or the money is provided by the Government. Residents asked Mr. Castle questions regarding pipe sizes, adverse odors resulting from the sewer system, construction costs, etc. Jared said current residents with septic systems would not fund the sewer system, as it will be paid for by developers for future development.
7. Mayor Law introduced Kayla Koeber to present ideas for a revised General Plan. Kayla thanked the Council for their time and began her presentation.
Kayla Koeber: "We are so on the cusp of big things – Leeds has been discovered. We have a moment to take a breath and think about this, just because of what is happening nationwide with the housing situation. I think it has stalled for just a little bit, and then I think we will have more people wanting what we have here - the quality of life we have here. I think growth is inevitable and my personal bias is not an anti-growth position at all. I think it is going to happen and I want us to grow in a smart and thoughtful manner. Most of us would agree with that - we want to keep the quality of life that we now have. That is my bias. My personal opinion is, if we are going to grow, we have to have a plan. We have to have a 'road map'; we have to take a moment, go up 10,000 feet and look back at our area and look at the big picture – not just our town boundaries, but the big picture. We have a general plan, but why I'm here tonight is - I'm not sure what we all think of it, or what you [directed to Council] think of it; or if we are following it, or why we are not following it. My proposal - and I'm no expert whatsoever - but I have energy and I have a lot of passion for this and I'm just volunteering for duty. What I'd like to do is put some energy along with some other folks from the town, with Andy's guidance, the Council, the Planning Commission, and try to look at our general plan and come up with a general plan that we can follow. Now, Dave Harbour did this Herculean effort to put together the general plan we have now. And my feeling is, if we don't have a plan we will just grow 'willy-nilly', and I'm worried about just growing willy-nilly and preserving our quality of life. I know Dave, when you did this, you didn't get a whole lot of input and I think that is part of this whole thankless thing here. But I think there is a lot more interest right now because a lot of people get it – they see SITLA they see the development – they get that we

are facing a lot of development coming this way. I *think* there would be a lot more interest, I could be wrong, but it never hurts to try to engage the public, engage the Council, the leaders, the developers – in a dialog so we can come up with a general plan we can use. I want to talk for a moment – and I'm not picking on you, Mr. Allen – about Arroyo Regal. I'm always really honest, we are all in this together, we are neighbors, and we should be doing this together. From my end, attending the Planning Commission meetings, I was confused about your [directed to Council] position on Arroyo Regal, and I know you, I think, the best of intentions and I believe you had really good reasons. But in my opinion, we have this plan, it calls for one to two acres up there, we held Planning Commission and public input hearings, and at the public input periods I attended, the public was very much *for* keeping the one and two acre densities following the plan, and is what the Planning Commission recommended. I was not able to attend the Town Council meeting, but I wrote a letter, as I know others did, but yet you [to Council] chose to enter into a development agreement allowing a greater density. Now, I'm not criticizing that, I guess I *am* questioning it – but I want to let you know from this end, it was like, 'why are we bringing input – why do we have a Planning Commission – if we are not going to follow the general plan.' So, what I'm getting from some conversations I've had with some of you and some of you [directed to Council and the public] is that maybe we just don't have a viable plan. From my end, it's as if my input just doesn't matter. And it's easy to criticize and I'm not here to do that; but, then we had our town attorney, who has the best of intentions, impeccable reputation, but he is working with Kurt [Allen of Arroyo Regal] – and I understand this was all sanctioned – and he [Counsel Snow] is working for the town. And that sort of just felt, like perhaps, a conflict of interest. And then I came back to your preliminary plat approval meeting, and we just had a situation where we had a Planning Commission - that I thought was amazing for our little town and [directed to Council] the skills you bring and the dedication you bring – we have two governing bodies who, excuse the language, 'kick butt' for a little town like Leeds. Unfortunately, you weren't there, Kurt, [referring to the preliminary plat approval meeting]. Your representative was - he didn't have *any* information; the Town Council was not there; so there was nobody there with the Development Agreement information and we had the Planning Commission who was just trying to figure out what the drainage, what the sewer, what's this, what's that; I just think we can do a lot better. So, I would like to try to help, if you will allow me in some way, and I'm happy to take your guidance, is put some effort - and again, we are all so busy - volunteering for duty - a few people from town. [Directed to Council] you can choose, we can choose - hopefully we can engage some active people to put work into this under Andy's guidance - if he has some time for this – we put some legwork in to help you and the Planning Commission, and we try to get public input. So that when people come down here ranting and raving, we can say 'look – we wanted your input - we tried.' I just think we are going to get more interest and input. And I think we should try to have the input from the Rick Sants, the Kurt Allens, and all the people who are developers and a part of the land owners consortium – I think together, by consensus, maybe we will end up with something that nobody is happy with, which will mean we have done our job because it will be a compromise from everybody. We can come up with a plan, we can stop, and look and say, okay - twenty years from now when we are 12,000 people or whatever, here is what we want to look like. And I am not just saying low density, because maybe that's my personal bias that I think I can leave aside. But we have got to have affordable housing so people's kids can live here; and it doesn't have to be ugly. Maybe nobody wants it 'next to their house' so-to-speak, but we still have to provide affordable housing that some of these very fancy subdivisions aren't going to provide. There are things we have to do to be thoughtful to the future. So. I think three things should come out of it – One: we will have a general plan - that you can live with, that we can all live with, that is out and open – and I talked a little bit with Dave [Harbour] and took his points very well – it should not be cast in concrete; that is flexible and movable – but we have a plan, a 'road map'. Two: We get consensus - and I think we need to engage citizenry to keep this process going. You folks, I hope for your sake, will not be on the Town Council or Mayor forever. Nor will the Planning Commission. But I believe that if citizens are involved in this process of supporting it, because it is continuous in the long run. Third: Foster some communication - so that you, overburdened on the Town Council, can at least utilize and communicate with the Planning Commission who is engaged, skilled, and foster communication – that is my idealized version of this. I'm going to wrap it up and ask three requests – favors - from Council today. I would really, really like your approval and support of the concept of amending the general plan into a workable 'something' that we can use as a guideline. Two - and I'm not picking on you, Rick [Sant]; but until we get this new template in place, I just think it makes sense that we don't enter into development agreements that are way different from our existing general plan. Give us a moment and this breather to try to come up with something smart. So that we don't have - like a SITLA 2-acre zoning here, and a SITLA 2-acre zoning there, and then a

1/3-acre zoning right next to it. And finally, what I would like to ask, is not just your approval of the process, but perhaps a buy-in that down the road both the Planning Commission and Town Council - if we put the proper energy into it now - would just agree to follow the plan or the spirit of the plan. I think in that way, the developers would have more information, they're not at the whim of different decisions, different people, and different inputs at every meeting. And the Town's people will feel that we have had a say in how we are going to grow. I know Council wants to make some comments I'm happy to take any potshots, questions or input."

Unknown: "I think there's a general plan – are you opposed to changing that?"

Kayla Koeber: "No, I'm not opposed to changing the existing general plan at all; I think we have to, because we are not following it. Our general plan right now calls for - in Rick's new development with such a lovely presentation – two- to five-acre zoning there. Rick and his group are asking for 0.6 to one-acre zoning in that area. There is a difference here and I think we need to be thoughtful about what that area should be. I'm not opposed to changing it at all and I have no bias in this."

Ronda Aurigemma: "You've made your point and are really well spoken; towns have been in existence in this country for over 250 years. Let's take some lessons learned from those towns – if we need to revise the Town Plan, and they will be revised as they have in the past, let's look at that and say, sometimes we need to develop areas that are more dense and areas that are less dense. In most cases, in very old and not so old towns across the country, we develop that based on findings of what we know our town needs, we *project*, and the plan is based on that projection. I remind you, that if you pick high density, you don't always get your tax dollars from high density. You can take a two- to five-acre lot and put a multi-million dollar home on it and get guaranteed taxes. – as opposed to all the expenses of trying to collect taxes, etc, etc, from four or five different residences on a one-acre lot. There is a lot to look at here. We should have a plan and it should specify, areas, acreage, densities, design – varying densities, which are very common in the United States. I don't think that is something the towns' people would be opposed to. Let's not say that the little piece of land out here that wants to annex in is now going to have .25-acre lots. Let's set up a plan for the future and allow that type of progress to happen so that in the end, we have a good, strong plan that gives us the financial security we need."

Rick Sant: "I just want to bring up the point that first of all, my property is in the county and I've been in ownership of that property for the past 15 years. Nobody has ever notified me, come to me, or asked me, 'What are you going to do with your property, Rick?' The general plan - basically all it says is - my property is in the sphere of influence of annexation to the town of Leeds and that it is going to be Residential [zoning]. It doesn't say it's going to be two- to five-acre zoning; it doesn't say anything. All it says is that it is in the sphere of influence and it's going to be residential. And that when you decide you are going to annex into the town, then you come in and have a formal meeting as to what it is going to be zoned, and what the property is that is going to be on it. That is my stand - I am not doing anything against what the town has decided; I'm doing exactly what the town says. I'm annexing it, I'm zoning it residential, and I'm asking for a certain land use when I come into the town."

Andy Hayslip: "I think any situation where you can get all the stakeholders together in an environment where they can brainstorm and think about what we need is a beneficial situation to the developers and the residents of the town. I fully support the idea of a committee – I think it is great and I think we are in a position to bring a lot of the smart ideas that are in Vision Dixie; to answer what is 'smart growth' – it is not 'dumb growth'. There are a couple of ideas that I'd like to suggest and incorporate in the ideas for the general plan – that is the idea of using a mixed-use setting of buildings, walkable communities, communities that build on Leeds sense of historic and rural atmosphere."

Mayor Law: "General plans, as well as most documents or ordinances within the town, are to be reviewed and reconsidered often. And the guidance for a general plan is that it should be looked at and reviewed every two to five years. One of the things that we have to remember, is that we have been in a passive environment and when the general plan was passed, there were mistakes made and there were concerns that might not have been addressed and we all knew we passed up things that happened. I'm thrilled to see how many people are interested in the future, and with what is happening now, that we've got the involvement and concern – and Kayla, I really am thrilled that you are willing to come forward - and at the same time, I have to applaud Dave [Harbour] for all the work he did to have this general plan passed in 2004 because it was a huge undertaking and there was a lot of work done on it."

Dave Harbour: "I have no problem in revising the plan that we have – because I know I've revised several many ordinances and plans for the town so far. Changing them for the better, I have no problems with. My problem comes about when somebody says, 'we need to change the general plan,'"

and they haven't even read it. My guess is, out of the people that we have in this room tonight, that if we have ten people that have actually read the general plan, I will be very surprised; *extremely* surprised. And if they did tell me they read it, I'd ask them how many pages are in it - approximately - and I know that would be a big mistake, because they couldn't answer that question. What Rick said is absolutely right. THE general plan does not say anything about zoning. People keep saying, 'well, it's in the general plan.' It is not in the general plan if you are talking about zoning. Look at the State Code. The State Code says what will be in there, and you will not have zoning in the general plan. That is absolute right out of the State Code. And I don't mean to be a lecturer here, but it is necessary for people to understand what they are talking about. Now, if you want to talk about the Land Use Ordinance, it requires a map that shows zoning for the town within the limits of the town. We went a step further and put a map in that says, 'under ideal conditions, this is what we would like the future to be'; BUT, when somebody comes in for annexation that is the time in which we will apply a zone. It is not what the zone is going to be, because we cannot put a zone on county property. And just because we say, 'under those conditions when that map was created', that - and to be honest with you - that map was created by two people - and we had a little bit of disagreement over an area that we were going to have horses or not have horses in - but other than that one issue, most of the work was done outside of the town limits by just two people. No matter how hard we tried to get people to participate, it just didn't happen. So granted, there are probably mistakes, and I think it is worthwhile looking at it and seeing what the situation is today and change it. But, if we are going to do it, let's at least talk about it; that it is a Land Use Ordinance - a zoning map that is in the Land Use Ordinance - that is what you are talking about. You are not talking about a general plan which says how you are going to use the land - as either residential, commercial, open space agricultural - that's all it says. There is a difference. And that is State Code. And I can even look up the paragraph - I don't have the paragraph with me right here, but I can show them to you.

Mayor Law: "Okay. I'd really like to have a discussion by the Council, because I'm afraid that we'll turn this into a public hearing and we'll have no time for discussion. Kayla, you brought some points forward of things that you felt I needed to change - I'd like to reiterate those - that first, you feel like we need a plan; second, that you want to have a consensus and bring in the community - I think that's wonderful; and third, have communication. There are things you'd like to see come from this and that first we might have a concept to amend the general plan, that we are willing to do that. Second, that we would not enter into any development agreement until the Plan is done. Third, that we would buy in and follow whatever you come forward with. Now I'd like to take this to the Council and have the Council discuss it."

Kayla Koeber: "One change - I asked that we don't enter into new development agreements that differ from the old plan until we have a new plan in place. I want a viable plan in place - that is my request."

Mayor Law: "Okay."

Jared Westhoff: "I've heard over the last couple of weeks - the goings-around - that we didn't follow the general plan. And I'm trying to figure out where that is coming from, how it is applied and how there is this miss-communication. I've come to the conclusion that there must need be some education as to what a general plan is, and what a general plan is not. I think Dave did a good job starting specifying that out. The Town Council did not violate the general plan with Arroyo Regal. We actually followed the general plan. I think there must be some misunderstanding of what a general plan really is. There is Land Use - and I think there is an application being taken here, and I think it is just confusing. We have this map - the same map - that says this is what a zoning is within the town. And then we have a piece of property outside of town - that is kind of a wish list - and so it's on the same map. And the great thing about buying in a platted subdivision or next to zoned property, is you know what it is zoned. And so on the same map, we also have similar colorings of property that is not within the city limits that give no vesting - per se - to that property owner or to somebody who buys next to it, because it is just a wish list. It's not even part of the general plan. So in an annexation, there is a total negotiation that goes back and forth between the property owner and the town. The property owner says, 'I'll bring these assets to the town', and the town says, 'I want this, this, and this - and back and forth; it is a process of give and take. It is a misconception that we violated the general plan, because we did not. The general plan is a general concept of a bunch of different goals. And our own general plan states in there that it is not possible to accomplish all of our goals; but that we want to accomplish, many of them, most of them, all of them whenever we can. And so it's a balancing act when that comes forth. Now that being said, when the Leeds area landowners came and said, 'hey we'll put some money together and we'll start studying sewer', part of the component of that was that we wanted to do exactly what you talked about. We want to bring all the stakeholders in from who the utility companies were, from who the

landowners are, from the current residents - whether they live in El Dorado Hills, the historical main part of Leeds, Silver Reef – and get all this input. We wanted to do that in light of preparing for a new land use map, so that we could have a viable map similar to what you talk about. And what has happened, the area landowners have only funded a certain portion of the amount and they have funded enough to begin the sewer portion and the topography. But they haven't funded enough to do the actual land use map. And so if we don't get those funds, and we can just take this on as citizens, I think that's great. We've been after wanting to do that for over a year. I think it's a process we need take, it's an education process, where everybody needs to be part of it and get involved and we need to do that. I think that we need to understand that a general plan is applied completely different than existing zoning within the city limits. And if, for an example of that, if somebody were to google 'Bluffdale [Ut]', they can see the results – I mean, If they don't understand that a property owner has the rights to negotiate when they come into the city limits – Bluffdale lost over one-third of their city within the last three weeks."

Mayor Law: "Frank, do you have anything to say?"

Frank Lojko: "No, I don't."

Mayor Law: "My comment, will be, Kayla, I really am thrilled with your enthusiasm, I am excited for the attitude of this community. And if there is interest, I'm sure there will be more that will volunteer to help you, and Ronda will really be a part of it and there will be others that will. We need to have it, we really need to move forward in this direction; but the things that you proposed to happen – the first things that the planning and communication – that's going to be your direction and you will work with Andy to do that. The next three things that you ask for – the concept – my feeling is that we would all be in favor of that, knowing the general plan – you say that the plan should be presented and looked at and might be something for twenty years. Yeah, but it's going to be looked at in another two or three or five years. And it will continue to be looked at constantly, because things change so much - you don't have any choice but to look at it again and make sure that it still applies to what direction and what focus we really are going. The next thing you ask is that we not enter into a development agreement - until the new plan is done - that is outside from the current general plan. We *are* working with Mr. Sant on his development agreement, it *does* fit within the current general plan – I felt like you were inferring that we not represent or combine into a development agreement with him. I personally have a problem with that, because his *does* fit within the current general plan. I also feel like, that as an elected official, I need to represent the citizens of this community - and I need to do that with what I feel is the right thing to do. And I take from a public hearing what you have to say, I take what happens at a public hearing that happens at the Planning Commission level, take all the facts that I can gather and say, 'okay, how does that fit with what how I feel about what's right for this community.' And again -with the item with Arroyo Regal which has been such a hot issue – it was something that I felt like each one of the five of us very seriously looked at, very seriously considered, and made a true, honest-to-our-own-heart decision based on the facts and materials that we had. The state law provides that an elected official governing body - or in other words, the Town Council in this state, or in this community - has the right and the obligation to make those decisions. And so, I have a problem in saying to you well, yeah, we'll tie our hands and not do this, because we need to be able to make that decision case by case by case. If we wait until you get through with your project - we don't know and you don't know - if it's going to take you sixty days, six months, or, you know, a couple of years, to where it gets to the point where we are willing to do it. And the one thing I've learned, is that it takes longer than you think it's going to take, okay, it does. And that is not to squash any enthusiasm - because we don't want to, you know – I'm thrilled and I just can't express enough - we are thrilled to have the enthusiasm and excitement and the direction, and we will help I'm sure, all five of us, will help as much as we can. But we cannot be tied to say we are not going to do this. The next thing is, that you want us to buy into whatever you come with. Whatever you come up with will go through the Planning Commission, the whole community will buy into - we are going to have those that do and those that don't – the Planning Commission will give their opinion and we'll give our opinion and we will do the best we can. And again, it comes back to, and I am positive, that there is not one person on this Council that does not have the best interests of this town at heart. And I feel the same way for the Planning Commission and your comment that the Planning Commission made their recommendations to the Council, which was different from how the Council voted on Arroyo Regal – the Planning Commission looks at certain issues and points of considerations, and we look at other ones, and they come together. And when we get the recommendation, we say, 'okay, how does this fit with how the town feels about it?' The Planning Commission fills a most important part – the Planner presents information to the Planning Commission and helps them to decide what they are doing, they provide and get more information and do more research and then it comes to us. Then we take all that information, we look at it all and then we try to

do what we feel like is right. We are not always going to go with the way the Planning Commission recommends. Whether it is right or wrong, Planning Commission members often feel that they are not heard, that they are not represented. I have a close friend that sits on the Planning Commission in Salt Lake City, and her complaint is, 'why do I serve, because they don't do what I want?' But yet, the point of it is, that is part of our democracy, that is part of the way that government works right – and [directed to Kayla] I really hope you'll run for office in another couple of years. So there's my two cents worth, Dave, do you have anything more to say?"

Dave Harbour: "I think I've covered most of mine."

Mayor Law: "Dale?"

Dale Barnes: "I think we pretty well covered it – I think we work well together and try to do the best we can – that's all we can do."

Mayor Law: "And Kayla, work with Andy and get a group together. And let's really move forward on this because it is the right thing to do. And whatever resources I can give you, please let me know."

Jared Westhoff: "One last comment - The Planning Center put together a scope of work and a great outline for how to get everybody involved and we may want to follow that. It's on the website and a great way to get the stakeholders, the residents – property owners involved."

Kayla Koeber: "Thank you all."

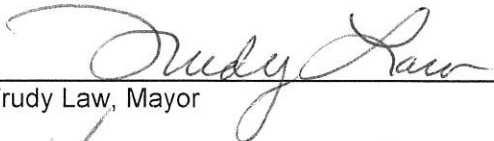
DISCUSSION

8. Dave Harbour updated the proposed FEMA flood plain maps. Dave said the FEMA proposal not only affects property owners with structures *near* the proposed plains, it affects all property owners identified in the FEMA maps. Dave gave the example of a homeowner who recently purchased a home that is located at least 20 feet above the proposed flood plain [identified at the back of the property]. His mortgage company is requiring flood insurance at a cost of \$1100.00 year. A property owner can challenge the FEMA maps by privately obtaining a second flood study of his property; however, the mortgage company may elect to require the flood insurance even with a revised map. Given the fact a mortgage company can require property owners to purchase insurance, Dave said they will send out letters to every property owner identified by FEMA as existing in a flood plain. If there is interest, it should cost about \$500 for each property owner to hire an engineering firm to complete the analysis and data to provide a Letter of Map Amendment to FEMA and each homeowner. Dave said Planner Andy Hayslip will hold a second meeting for all property owners within the next few weeks and hopefully proceed with a new analysis.
9. Update on completed road repairs – Frank Lojko reviewed the recent repairs by Gordon Paving. Frank said we have made a milestone in road maintenance in that we have pioneered a new type of maintenance. We've taken a pro-active approach in preventative maintenance to extend the life of the roads in Leeds. It's a rubber emulsion that seeps into the road and 'holds' it together. In addition, there are some areas with experimental substances that have been applied to certain roads and will be monitored by Gordon Paving Company. Valley Road received three coats of the rubber emulsion whereas other roads received one coat. Frank reviewed the future ongoing schedule for maintaining the roads and the public thanked him for his work. Dale Barnes suggested placing two stop signs at each end of the new road known as Boulder Way in Vista View Estates as many people use it as a raceway. Frank said he would see to it that the signs are ordered.
10. Mayor Law discussed the current Oath of Office that, in addition to the oath required by Utah State to support the Federal and State laws, requires officials to 'uphold the ordinances and resolutions of the Town of Leeds'. While this is not required by Utah State law, Council voted to include it in the oath last fall. Mayor Law discussed it with Counsel Snow and he said, yes, it is a concern Council needs to think about. When the oath includes technical and/or detailed statements, it can be a concern. That is why most communities use the basic oath of office as required by Utah State Law. Mayor Law said we can go back and take it out, or leave it as-is, and asked Council to state whether they wanted to create a new resolution to change the current oath. Dave Harbour, Dale Barnes, Frank Lojko, and Jared Westhoff were in agreement to retain the Oath of Office as-is, which includes the additional phrase.
11. Update on Cemeteries by Mayor Law. Mayor said the new drip irrigation system in the cemetery does not have enough pressure to operate sufficiently. The town is working with LDWA to rectify the

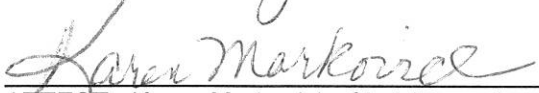
problem. Regarding the Pioneer Cemeteries, the Town is working with Rick Sant and Crocker Capital to expand the historic area located in Silver Pointe estates in the Silver Reef area.

12. Mayor Law reported on the status of the agreement between the Town of Leeds and Washington City to provide animal care for Leeds. While the County is required by their ordinance to include [in the agreement] the option to euthanize an animal after holding it for three days, they have never euthanized a dog as it is not a requirement, only an option. They have always found homes for the animals. Mayor Law said we will need to increase the licensing fees and ask for photos of the pets to ensure they will be identified in the event they loose their ID or license tag.
13. Motion by Frank Lojko to adjourn the Council meeting at 9:00 p.m.

APPROVED AND SIGNED ON THE 26th DAY OF September, 2007.



Trudy Law, Mayor



ATTEST: Karen Markovich, Clerk/Recorder



PUBLIC NOTICE LEEDS TOWN COUNCIL MEETING AGENDA amended 2
Wednesday, September 26, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND



APPROVED

PLEASE MUTE CELLS PHONES DURING MEETINGS

6:00 p.m. - 6:45 p.m. CLOSED EXECUTIVE SESSION

Discuss pending litigation (Utah Code 52-4-205)

7:00 p.m. REGULAR MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda and Meeting Minutes dated August 29, 2007
4. Announcements – Dixie State Trustee presentation of Dixie State & University of Utah
5. Declaration of Abstentions and Conflicts, if any

CONTINUED BUSINESS

6. Report Summary, Eagle Scout Project - Weston Peine
7. Subdivision Request – 125 Pecan Lane, Darla and Ian Rex *scratched - no-show*
8. Annexation, Zoning and Zone Change Request - Silver Pointe Estates - Rick Sant, Crocker Capital.
Approval of the following: Development Agreement; annexation and zoning for 129 acres; zone change for 18 acres within Town of Leeds.

NEW BUSINESS

9. Property Tax Increase Issues – Jim Bray
10. CCC Proposal – Jenae Westhoff
11. Approval of Funds -Town retaining wall

DISCUSSION

12. Review and Discussion of Animal Ordinance
13. Summary report on meeting with Dept. of Environmental Quality regarding sewer system - Westhoff
14. 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 25th day of September, 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website:
www.leedsutah.org.


Karen Markovich, Clerk/Recorder

TOWN COUNCIL MEETING MINUTES
September 26, 2007

6:00 p.m. - 6:45 p.m. CLOSED EXECUTIVE SESSION

Discuss pending litigation (Utah Code 52-4-205). At 6:55 p.m., Council moved from closed executive session to begin the regular Council meeting.

7:00 p.m. REGULAR MEETING

1. Pledge of Allegiance was led by Frank Lojko.
2. Mayor Trudy Law, Council members Dale Barnes, Frank Lojko, Jared Westhoff, and Legal Counsel Heath Snow were present. Council member Dave Harbour was excused.
3. Motion by Frank Lojko, second by Dale Barnes with all unanimous to approve tonight's agenda and minutes dated August 29, 2007.
4. Announcements-
Frank Lojko announced Dixie State College has been accepted to become part of the Utah University System. Frank said the name of the school, Dixie, might change. In the past, the mascot was a Rebel soldier and the Confederate flag was displayed. That changed in the late 1960s, but the name 'Dixie' remains. As the college moves to the university system they are looking at changing the name of the school to something that will not be offensive to people. Frank said the time frame to complete the process will probably be completed in 2009.
5. There were two declarations of conflicts. Jared Westhoff declared a conflict of interest with Agenda item #10 and Frank Lojko declared a conflict of interest with agenda item #8.
6. Weston Peine presented photos of his completed Eagle Scout project, the diamond block retaining wall along the Peach Pit Pavilion on Babylon Road. Weston said that with all the donations from citizens and businesses, the town's portion of expenses for the project was \$82,360. The Council thanked Weston for his hard work and he received a round of applause from all.
7. Subdivision request for 125 Pecan Lane was tabled due to absence of property owners Ian and Darla Rex.
8. Request for annexation and zoning, a zone change for property within the Town of Leeds, and a Subdivision Development Agreement for Silver Pointe Estates was presented by Rick Sant. The public hearing was held at the September 5, 2007, Planning Commission meeting. Mr. Sant's request to the Commission was for one recommendation for all requests, as he would like it to remain together. Based on questions regarding lot size and the requirement of the Council to review the Development Agreement, the Planning Commission recommended denying the request. Counsel Snow said tonight the Council can only approve the annexation *petition* itself, because all annexations are required to go through a 90-day protest period. The annexation notice was originally filed on August 16, 2007 and should be completed in January 2008. Mr. Sant asked if the waiting period could be used to complete the details of the Development Agreement, such as utilities, roads, etc. Council agreed that was a good idea and would schedule the first workshop in October. Frank Lojko said Council members and the public should recognize the importance of the Planning Commission's hard work, due-diligence, and efforts to research Mr. Sant's proposal. Frank read an excerpt from the letter written by the Planning Commission, "... we appreciate the willingness Mr. Rick Sant has demonstrated to the Town of Leeds, and the sensitivity he has to the natural beauty and history of the area." Frank said it was not a negative letter, but a very positive one and the Planning Commission should be commended along with Rick Sant for his professionalism and willingness to work with the Town. Motion by Jared Westhoff, second by Dale Barnes with all unanimous to accept Rick Sant's petition for annexation of Silver Pointe Estates. It was noted that Dave Harbour was excused from tonight's meeting. Frank Lojko added he voted in favor of the annexation and expressed a concern regarding the acreage (lot sizes).

NEW BUSINESS

9. Property tax increase issues were addressed by Jim Bray. Mr. Bray said most everyone has been affected by a very substantial increase in property taxes within Washington County, and noted some property owner's have seen 100% or more increases in their taxes this year alone. Mr. Bray explained his plan for a Petition to Change the Process for Determining Washington County, State of Utah, Property Tax Assessments, which will be presented, to Senator John Hickman, and Representatives David Clark, Bradley G. Last, and Steven H. Urquhart. Mr. Bray said there is a Truth in Taxation law that is failing to protect property owners from large property tax increases. The Town officials cannot directly support this initiative, but Town Hall can be used for group meetings to discuss the property tax issues.

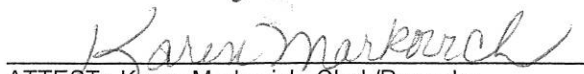
10. Jenae Westhoff proposed leasing the CCC Camp buildings, and would like to refurbish, maintain, and rent for office space if agreeable to the Town. Jenae said one building could be used as Tourist Information Center; two buildings could be office spaces and one could be used as a conference or meeting hall. Jenae asked Council if they were agreeable, she would like a "Letter of Intent" from the Town Council prior to beginning work on the buildings. Mayor Law noted and Jenae agreed that the buildings will need power and water if to be used for offices. Motion by Frank Lojko, second by Dale Barnes, and Mayor Law aye for approval of Mrs. Westhoff's request to lease the CCC Camp. It was noted that Jared Westhoff abstained from the vote and Dave Harbour was excused from tonight's meeting.
11. Mayor Law requested Council approve funds for materials for a diamond block retaining wall to be built continuing from Weston Peine's Eagle Scout project at the Peach Pit Pavilion. Mayor Law said the cost should be around \$1,500.00. Motion by Frank Lojko, second by Dale Barnes, with roll call vote unanimous to approve expenditure of no more than \$2,000.00 to continue the diamond block retaining wall around the corner at the Peach Pit Pavilion. It was noted Dave Harbour was excused from tonight's meeting.

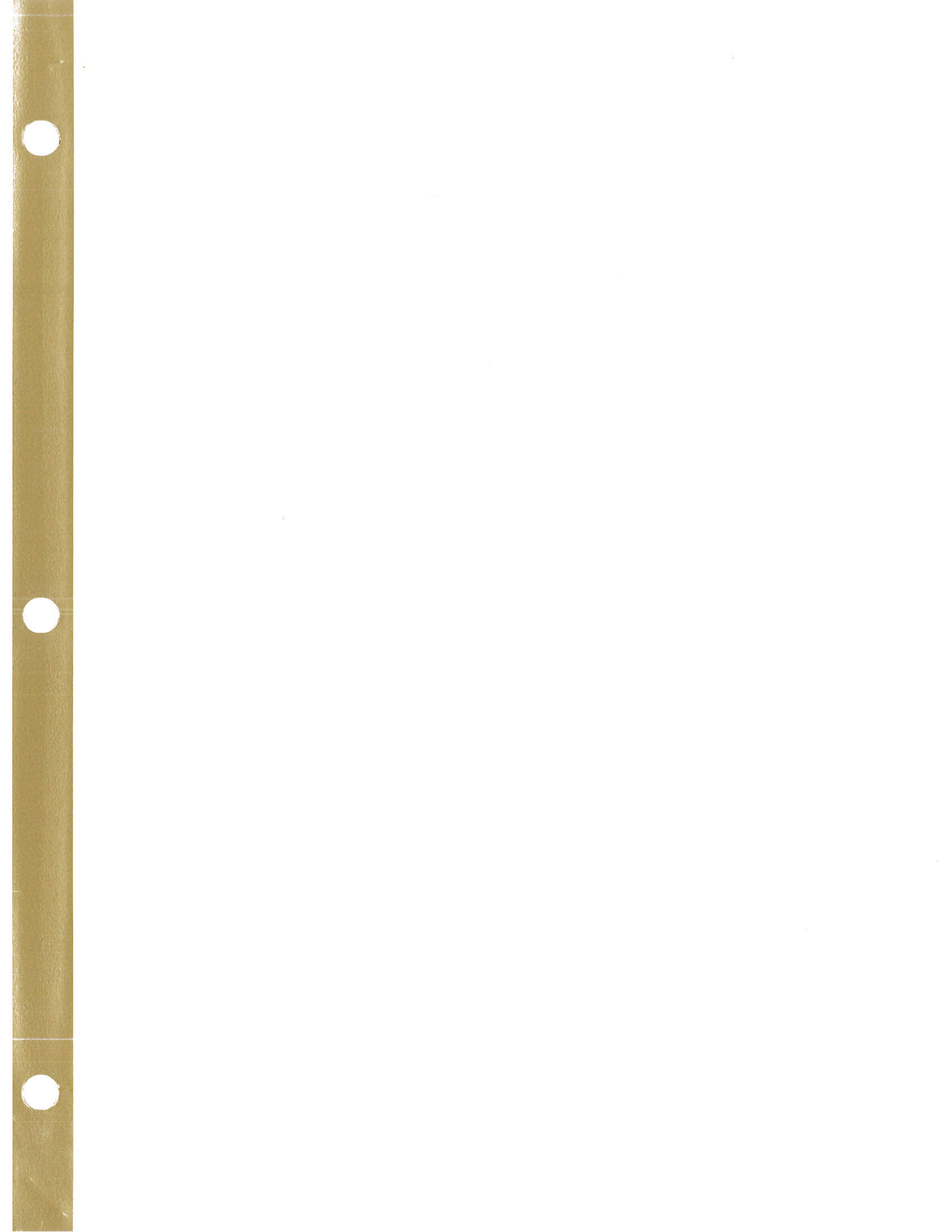
DISCUSSION

12. Mayor Law said the amendment to the Animal Control Ordinance was not quite complete. They have worked with Washington City to reach an agreement for use of their facilities to impound loose or stray animals. The Agreement is now with the Washington City Mayor and should be completed within the next few weeks. The Mayor said she has continued to receive numerous concerns from residents regarding dogs that roam loose, and other noises and obnoxiousness of other animals. We need to consider that when we review the Animal Control Ordinance and think how we can resolve these issues.
13. Jared Westhoff reported on his meeting with Ed McClurry of the Department of Water Quality (DWQ) regarding a sewer system in the Town of Leeds. They summarized the pros and cons and would like to make a more detailed presentation 5:30 p.m. October 10, followed by a detailed presentation to the general public at 7:00 p.m. The Mayor thanked the public for attending the meeting at 9:05 p.m.
14. Motion by Frank Lojko at 9:20 p.m. to re-open the closed executive session. Motion by Dale Barnes to close the executive closed session at 10:25 p.m.
15. Motion by Frank Lojko to close the Council meeting at 10:26 p.m.

APPROVED AND SIGNED ON THE 10th DAY OF October, 2007.


Trudy Law, Mayor


ATTEST: Karen Markovich, Clerk/Recorder



**PUBLIC NOTICE LEEDS
TOWN COUNCIL MEETING AGENDA final
5:30 p.m. Work Session and 7:00 p.m. Council Meeting
Wednesday, October 10, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND**



APPROVED

PLEASE MUTE CELLS PHONES DURING MEETINGS

5:30 p.m. WORK SESSION

Introduction by Ed McClurry with Department of Water Quality regarding sewer system in Leeds and Matthew Castle of PSOMAS

7:00 p.m. REGULAR MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda and Meeting Minutes dated September 26, 2007
4. Announcements – reminder to vote, polling schedule for elections to be held November 6, 2007
5. Declaration of Abstentions and Conflicts, if any

CONTINUED BUSINESS

6. Presentation by Ed McClurry with Department of Water Quality regarding sewer system in Leeds
7. ~~Subdivision Request for 125 Pecan Lane, Darla and Ian Rex, tabled September 26, 2007~~
Moved to Oct 30 meeting.
8. Oak Grove Park Presentation by Kirk Flanningan with the Forestry Dept.
9. ~~Approval of amendment to the Animal Control Ordinance~~ ***scratched***
10. Approval of the Impound Agreement between Washington City and Town of Leeds
11. Approval of the Wild land Interface Code
12. Silver Reef Park proposal and approval – Dale Barnes
13. ~~Historical update – LoAnne Barnes~~ ***scratched***

NEW BUSINESS

14. Approval of Washington County Emergency Services Mutual Aid Agreement
15. Closed Executive Session – of needed
16. 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 October 9, 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website: www.leedsutah.org.

Karen Markovich, Clerk/Recorder

TOWN COUNCIL MEETING MINUTES October 10, 2007

1. Meeting was called to order by Mayor Trudy Law at 7:00 p.m. Pledge led by Mayor Trudy Law.
2. Roll call with Council members Mayor Law, Dale Barnes, Frank Lojko, and Jared Westhoff in attendance. Dave Harbour and Clerk/Recorder Karen Markovich were excused. Andy Hayslip, town Planner, taking minutes as Deputy Clerk/Recorder.
3. Motion by Frank Lojko, second by Jared Westhoff with all unanimous to approve tonights' agenda dated October 10, 2007. Motion by Frank Lojko, second by Dale Barnes will all unanimous to approve Town Council Meeting Minutes dated September 26, 2007.
4. Announcements- Mayor Law reminded the public the election polls will be open on Tuesday, November 6 from 7:00 a.m. to 8:00 p.m.
5. There were no declarations of abstentions or conflicts.

CONTINUED BUSINESS

6. Ed McClurry with the Department of Water Quality gave a presentation on the process of providing the Town of Leeds with a sewer system. Ed said future development cannot occur without a sewer system and it is positive for us to be looking different systems, installation and management of a system. Ed said there are many alternative sewer systems, but the one thing they all have in common is the high cost. He suggested perhaps varying densities of development to help mitigate the costs to developers and residents. The most important thing is proper planning. As development occurs, good planning will benefit all residents in the community, likewise, poor planning can harm residents. Local treatment plants can be one of the more affordable systems but all are very expensive. Even if people are required to put it in to develop, it may not be affordable. Thus, the community will want to manage and plan growth so that the system will benefit everyone. The two key points here are (1) ensure residents presently on septic systems are impacted as little as possible and (2) developers may need different (higher) densities if the current zoning densities are too low to support installation of an affordable sewer system. Developer Rick Sant asked what the best system would be for one who owns land. Ed said the most cost effective alternative would be to initially install a system that is in balance with the environment. Frank Lojko asked if Mr. McClurry's department would be open to engaging in an alternative, new, sewer treatment process. Ed recommended we look at all systems possible so that we can find the most optimum system for our needs. You cannot control growth by allowing or not allowing installation of a sewer system. Growth will happen on its' own, and the best thing you can do is manage it for the benefit of the entire community. ~~One of the issues to benefit the entire community is to make sure new growth does NOT cause requiring existing residents to connect to a sewer system.~~ Rick Sant said what he sees as the largest expense is the long-term maintenance for bringing a new sewer system into the town and that is why it really makes sense to go to Ash Creek. Jared Westhoff agreed and said they would meet with Ash Creek.
7. Oak Grove Park Campground future operations was presentation by Kirk Flannigan from the Forestry Department. Kirk said the Forestry Department needed a partnership to support the Campground or the site would become a dispersed developed recreation area. This means the campground would become a dry campground with the piped water and outhouse removed and overnite camping free of charge. Ideally, the Forestry would like to maintain the developed campground and options have been discussed with Frank Lojko (representing Dixie College) and Dale Barnes for a joint venture to operate the grounds. The College proposes a five-year plan to partner with Leeds and the Forest Service with Dixie College bringing in capital improvements in about three years and would include a pavilion. In the interim, the College would have teaching groups, nature hikes, etc. to keep the Campground operating. Initially, there will be a two- to three-year special use permit granted to the Town and College with a \$320,000 insurance fee and includes cost to operate the campground and includes a camp host, trash collection, maintenance picnic tables, signs, restrooms, etc. The startup cost would be minimal, but after the first year, the Town of Leeds will be responsible for the activities at the campground. For example, Kirk suggested Leeds could increase overnite camping fees from \$5.00 per site to ~ \$10.00 and applications for grants are available to offset maintenance and improvements of the park. Council agreed to continue the discussion at the November 14 Town Council Meeting.
8. Approval of the Impound Agreement between Washington City and Town of Leeds was scratched.
9. The Wild Land Interface Code Ordinance will be presented for approval at the October 30, 2007 Town Council meeting.

10. Silver Reef Park proposal – Dale Barnes said he will present at for the Park at the October 30 Council meeting.

NEW BUSINESS

11. The Washington County Emergency Services Mutual Aid Agreement would be presented as a resolution for approval at the October 30 Council meeting.

12. Motion by Frank Lojko and second by Jared Westhoff to adjourn at 8:40 p.m.

APPROVED AND SIGNED ON THE 30th DAY OF October, 2007.



Trudy Law, Mayor

ATTEST:


Karen Markovich, Clerk/Recorder

MAY 9, 2007 MINUTES

SITLA PUBLIC HEARING

Motion by Frank Lojko, second by Jared Westhoff to open the public hearing for the Silver Creek Estates Final Plat presentation by SITLA. Ray Fowler introduced Curt Gordon of Desert Canyons Development. Curt was familiar with the Silver Creek Estates project and presented on behalf of Ken Miller. Ray Fowler said most if the items requiring corrections had been incorporated in the plat. Mr. Terry Danielson's request for the no-build zone had been incorporated in the plat and was noted by Mr. Danielson. Mr. Fowler said Leeds Domestic Water Association requested corrections to the drawings and were also incorporated. Mayor Law asked for public comments. LoAnne Barnes thanked SITLA for their diligence and allowing the open spaces. LoAnne said she did not find the open space on the land south along Silver Reef Road, where the preliminary plat showed it on both sides of Silver Reef Road. LoAnne thanked them for allowing the walking trail to be open to the public and asked to clarify the details of the trail. Mr. Danielson thanked SITLA for their hard work and commended them for bending over backwards assisting the Town in developing a community that is relatively unique and addressed most problems we have. Terry thanked them again. Mayor Law read a letter on behalf of Martha Ham representing the Citizen's Committee for the new park in Silver Reef. Martha expressed concern for the new park in Silver Reef, stating it was her understanding the open space originally designated [on the Preliminary Plat] on Silver Reef Road running between the Otteson home and the new Town park is not in the Final Plat. They are concerned the open space will be lost when future phases are developed. Mayor Law read the second letter dated May 9, 2007, from LDWA President Maurice Hall addressed to Council. Maurice stated SITLA and LDWA met several times regarding the water agreement with Silver Creek States Subdivision. Maurice said several issues had not yet been defined and for Council to approve the Subdivision now would be to approve it without water. There were no further comments. **Motion by Jared Westhoff, second by Frank Lojko, all unanimous to close the public hearing.** Curt Gordon addressed the question of water provided to the project. Curt said he was originally involved with acquiring water for the project and said they acquired enough water and gave it to the water district [LDWA], and they received a 'will-serve' letter at that time. Curt said he doesn't understand what the open issues now are. Curt said the open space indicated on this Final Plat is part of Phase I and is dedicated for Phase I. The open space areas will be dedicated per phase of construction, I, II, and III. Dedication will be included relative to each phase. Curt said his understanding is the original dedication [for the new park] was to be for one acre and during the planning process had been increased to [no more than] two acres. Counsel Snow questioned a two-acre limitation for the park area, stating he did not recall a limitation placed on the acreage to be dedicated and asked if it was SITLA's position not to dedicate the portion of land that would square the area off. Curt said he could ultimately plan on that; presently it was a question of proportionality of what they are doing right now. Curt added it's reasonable to ask SITLA to preserve that for that option and when they come in with future phases they could probably commit to doing that. Curt said for now, they have to demonstrate proportionality for their Board. Curt said they will work with the Town to tweak the lines and make it work in the future. Counsel Snow said the concern is that the landscape architect designed the new park given the full area and now the Town does not have that. Curt said part of that was because the parking did not work as designed [by architect]. Curt said the Town has their commitment to work it out and make it work. Dale said originally the Town had 1.13 acres and now it was 1.0 acre. Mayor Law asked Scott Ricci of LDWA if he thought the water issues were resolved between SITLA and LDWA. Scott Ricci said as far as he knew, the will-serve letter was granted and the present issues now were whether the monies from SITLA would be divided between the new well and the original upgrades agreed to. Counsel Snow said under the Town's subdivision ordinances the developer is required to provide some type of bond or the plat not be recorded until improvements are constructed and approved, and asked Curt Gordon what their intent for bonding is. Curt said they usually plan to provide a Letter of Credit to act as the bond in the State of Utah. Heath said prior to final plat approval, the following requirements must be met: cost estimates for improvements to be provided by SITLA engineers and reviewed for accuracy by the Town's engineers, the bond to be written at 125% of that cost, and Counsel will review the final bond. Heath said the preliminary plat approval was given for all three phases and the deadline for filing the Final Plat was December 14, 2006. Heath advised Council to make a determination whether Phase I covers the deadline for all three phases, establish deadlines for the remaining two phases or consider re-filing preliminary plats for the two phases. Counsel Snow also asked for copies of the Homeowner's Association and the CCR's for his review prior to Final Plat approval. Curt said all of Silver Reef Road [as it runs adjacent to this property] is being dedicated. Dave Harbour said the plans show an eight (8) inch gravity pull sewer dry line including manholes and stubbed onto each property. Frank Lojko said SITLA had been more than patient with the Town and thanked them for their willingness to make the changes. Mayor Law added we now have a City Planner and things should move more smoothly in future, and asked if Council was ready to make a motion. **Motion by Dave Harbour, second by Dale Barnes, to approve the Final Plat for Silver Creek Estates, Phase I, having**

met the following conditions: (i) a letter of credit in the amount of 125% of the estimated costs provided by SITLA engineers, reviewed by Town Engineers and Town Attorney; (ii) Final Plats for Phases II and III be submitted no later than December 31, 2007; (iii) the land southwest of Phases II and III reserved as Open Space; (iv) the land south of the park identified as a future park; (v) the revised construction drawing package reviewed by LDWA and Town Engineers to confirm all changes have been incorporated; (vi) LDWA and SITLA complete negotiations to provide water and water shares transferred to LDWA; (vii) completed Homeowner's Association documentation and CCR's provided to Counsel Heath Snow for review; (viii) grant an easement on the Final Plat for the future park area for installation and use of park improvements; amended motion by Dave Harbour to include paving the access road and the parking lot in the new park per the Design and Construction Ordinance with roll call vote unanimous to approve the motion as amended. Mayor Law called for a break before beginning the second public hearing.

PUBLIC NOTICE LEEDS
TOWN COUNCIL MEETING AGENDA amended
5:30 p.m. Work Session and 7:00 p.m. Council Meeting
Tuesday, October 30, 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND



File in TC mtg
APPROVED

PLEASE MUTE CELLS PHONES DURING MEETINGS

5:30 p.m. WORK SESSION

Review Silver Pointe Estates Subdivision Development Agreement – Rick Sant

7:00 p.m. REGULAR MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda and Meeting Minutes dated October 10, 2007
4. Announcements
5. Declaration of Abstentions and Conflicts, if any

CONTINUED BUSINESS

6. Approval of expenditure of funds up to \$2,500.00 for Town Hall Building Fire and Safety Code upgrades.
7. Subdivision Request for 125 Pecan Lane, Darla and Ian Rex, [tabled on September 26, 2007]
8. Preliminary Plat Approval, Arroyo Regal - Kurt Allen, Northern Engineering
9. Approval for Silver Reef Park Proposal – Dale Barnes
10. Approval of ORD 2007-10, Wildland Interface Code – Ordinance approving and entering into the International Wildland-Urban Interface Code as currently adopted by the State of Utah, Washington County and the Leeds Area Special Service District.
11. Approval of RES 2007-06, Mutual Aid Agreement - Resolution approving and entering into the Washington County Emergency Services Mutual Aid Agreement.
12. Prospectus for Oak Grove Campground and Related Granger/Thye Concessions, Dixie National Forest
13. Request for extension of Silver Creek Estates Final Plat – Ray Fowler, SITLA

not discussed

NEW BUSINESS

14. Proposal to extend the Town Hall parking lot and tree pruning in area for parking safety
15. Release of Vista View Estates II Construction Bond, Gordon Casey Developer

DISCUSSION

16. Update on Sewer System negotiations between the Town of Leeds and Ash Creek Special Service District – Jared Westhoff
16. Closed Executive Session – Discussion of the character, professional competence or physical or mental health of appointed officials (Utah Code 52-4-7.5).
17. 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 October 29, 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website: www.leedsutah.org.

Karen Markovich, Clerk/Recorder

**LEEDS TOWN COUNCIL
MEETING MINUTES
October 30, 2007**

1. Call to order at 7:00 pm by Mayor Law.
2. Pledge of Allegiance led by Dave Harbour.
3. Roll Call with Mayor Law, Dave Harbour, Dale Barnes, Frank Lojko, and Jared Westhoff present. Legal counsel Heath Snow was not in attendance.
4. Approval of tonight's Agenda and Meeting Minutes dated October 10, 2007. Motion by Jared Westhoff, second by Dale Barnes with all unanimous to approve tonight's agenda as-is and approve the October 10 meeting minutes with the third to the last sentence in line item #6 '*One of the issues to benefit the entire community is to make sure new growth does NOT cause requiring existing residents to connect to a sewer system*' stricken from the minutes.
5. No announcements.
6. No declaration of abstentions or conflicts.
7. Approval of expenditure of funds up to \$2,500.00 for Town Hall Building Fire and Safety Code upgrades. Mayor Law said installation of a second egress, signage, and electrical repairs in the town hall building was required by the fire department and Utah Local Government's Trust. Alan Roberts confirmed the cost for the materials to complete the work would not exceed \$2,500.00. Motion by Jared Westhoff, second by Frank Lojko with all unanimous to approve expenditure of funds up to \$2,500.00 for the Town Hall building for upgrade to meet the current fire and safety codes.
8. Subdivision Request for 125 Pecan Lane, Darla and Ian Rex, [tabled on September 26, 2007]. Motion by Jared Westhoff second by Dale Barnes with all unanimous to approve the lot split at 125 Pecan Lane condition upon receipt of a will-serve letter from Leeds Domestic Water Association (LDWA), a perk test from the Utah Southwest Health Department, and an approval letter from Fire Chief Steve Lewis of the Leeds Area Special Service District (LASSD) if required by Leeds Ordinances. Planner Hayslip agreed to review the requirements and notify the Ian and Darla Rex. Dave Harbour requested inclusion in the minutes that the Town Council has notified Ian and Darla Rex that approval of the lot-split from the Town Council does not guarantee they will receive a will-serve letter from LDWA. Council agreed to have Andrew Hayslip revise the checklist for lot splits [minor subdivisions].
9. Preliminary Plat Approval, Arroyo Regal - Kurt Allen, Northern Engineering. Planner Andy Hayslip presented his review and recommendation for conditional approval to the Council. Frank asked if the drainage plans were in place to eliminate potential problems for future landowners. Dave Harbour said all requirements as stated by the Town engineering firm should be met prior to Council's approval, including requirements to identify egress and ingress into the development. Kurt Allen referred to the portion of the road from the intersection down to the property line to Silver Meadows Road. The hill has a 14% slope, and given the adjacent landowner might develop his property in the future, they did not want to commit to a road grade. Kurt said they plan to put gravel on the road rather than asphalt as it would be easier to accommodate future design at a later date. Kurt addressed the second road in question, at the north end of the property. Kurt said there have been some points of dispute from the owners of the adjoining property as to whether there is a legitimate 18-foot easement going through that property. The Savage Family owns it and is not interested in negotiating the easement. Kurt said they are hopeful it is a viable 18-foot easement and they have plans to gravel the surface of that road for use as the second access during Phase III of the development. Phase I would include just the entrance road. Phase II would be the top of the hill with 9 or 10 lots on it. Phase III would include the graveled 18-foot easement road and at the completion of Phase IV, that road would have to be widened with asphalt, curb & gutter completed prior to issuance of Certificates of Occupancy. Frank asked how they were going to keep water and erosion from going down that road and running off onto existing homes at the base of Silver Meadows Road. Kurt said they would have curb and gutter and would install a catch basin to collect the water coming off that hill and divert it to a detention basin on the south end. Frank expressed concern as there is a serious drainage problem in the Silver Reef Highlands Development, and there needs to be a well-planned engineering for drainage of all developments. Dave Harbour said even with approval of this preliminary plat, without a sewer system, they could not build. Jared agreed with Dave and added the sewer system would be a condition at the final plat stage, and lots cannot be sold without a sewer system. Mayor Law said the Planning Commission's list of conditions for the preliminary plat had not been met, and she did not want to approve the preliminary plat until those conditions were satisfied. Jared said they are not asking for a final plat and the Planning Commission has specified in detail conditions they need to meet, and Council should approve the preliminary plat subject to those conditions. The developer will then know what needs to be in order when presenting the final plat for approval. Frank Lojko requested a hydrology or geology report to confirm there is adequate drainage planned for the development. Dave Harbour said a drainage study should be completed down

Silver Meadows Road and Majestic Mountain Road. Mike Lindsten asked to clarify the extent of Silver Meadows Road. Mike owns the adjacent property and is concerned for drainage eroding his property and more importantly, the developer does not have access to that road as it is encroachment on his property. The road is not owned by Arroyo Regal and is not their road. Jared asked Kurt if they are willing to detain a certain percentage of the historical runoff and Kurt agreed that they would. Frank said if the historical flow were modified, they would be taking the responsibility of all the flow of drainage.

Motion by Jared Westhoff, second by Dave Harbour, to approve the Arroyo Regal Preliminary Plat as follows: first and foremost, subject to meeting all conditions as stated by the Planning Commission; the drainage plans are acceptable to Leeds staff review and cover all roads and surfaces leading off the premises; a minimum of an 18-foot easement that can be recorded and dedicated to Leeds Town, be worked out through whatever means, with a hard pack gravel surface as acceptable to the Town Staff; all the conditions from the Sunrise Engineering letter dated October 24, 2007, be met. Frank asked to comment and said it is a serious mistake to approve this preliminary plat with any of these conditions outstanding, because there are property owners who have expressed concerns about drainage and numerous issues that may or may not be discussed in the study at this point. Frank requested a list of every item that can be reviewed and everybody in the Town can tell specifically what it is. It is too general to say items 'one, two, three and four'. We have engineer's recommendation that we do not approve this. Mayor Law thanked Frank, said there is a motion on the table, and asked for a vote. Approval of Arroyo Regal Preliminary Plat with conditions as stated in motion above with aye votes from Jared Westhoff, Dale Barnes and Mayor Law and nay votes from Frank Lojko and Dave Harbour.

10. Approval of ORD 2007-10, Wildland Interface Code – Ordinance approving and entering into the International Wildland-Urban Interface Code as currently adopted by the State of Utah, Washington County and the Leeds Area Special Service District. Dave Harbour said he still had concern that someone who does not work for the Town will have authority to make decisions for the Town and it is essentially a bad policy. As written, it places a large burden on anyone who wants to build here and the boilerplate interface code should be rewritten. Dave said he does not agree that it is important, just that it should be revised. Mayor Law said we need to have something on the books as fire code is important. Frank asked if Counsel Snow concurred with the Wildland Interface Code. Jared said Utah State has modified it to meet the State's need and our Town Planner can create a uniform checklist for LASSD for all building. Fire Chief Lewis said it will be administered through the Planning Commission and Town Planner at the building permit level. Motion by Frank Lojko, second by Dale Barnes, with Mayor Law and Jared Westhoff aye votes and Dave Harbour nay vote to approve Ordinance 2007-10, Wildland Interface Code.
11. Approval of RES 2007-06, Mutual Aid Agreement - Resolution approving and entering into the Washington County Emergency Services Mutual Aid Agreement. Motion by Frank Lojko, second by Dale Barnes, with all votes unanimous to approve Resolution 2007-06, Mutual Aid Agreement with Washington County.
12. Prospectus for Oak Grove Campground and Related Granger/Thye Concessions, Dixie National Forest. Item was tabled to the meeting in December 2007.
13. Representative from SITLA requested an extension for the Final Plat deadline December 2007 based on the high turnover in personnel this year. Council discussed the extension and Brent suggested April 15, 2008, as the new deadline. Motion by Frank Lojko, second by Dave Harbour with all unanimous to extend the final plat deadline to April 15, 2008.

NEW BUSINESS

14. Proposal to extend the Town Hall parking lot and tree pruning in area for parking safety. There is need to extend the Town Hall parking lot and trim the trees for parking and pedestrian safety. Motion by Jared Westhoff, second by Dale Barnes, with all unanimous to approve expansion of the parking lot with a hard gravel surface on the side of Town Hall facing Babylon Road. It was noted the cost of the parking area would be scheduled for approval at a future date.
15. Release of Construction Bond for Vista View Estates Subdivision. Dave Harbour said while the Council voted in October 2005 to require inclusion of a height limit in the Vista View Estates Subdivision CCR's, the Town did not have the authority to enforce any CCR's within the Town, and that could not be a reason to withhold release of the construction bond. Frank said there remain issues with portions of the road known as Boulder Way, including loose gravel at the Babylon Road intersection and the Giers property. Danielle Stirling said there is need for a stop sign at that corner. Mayor Law said the bond cannot be released until approved by the town engineer.

DISCUSSION

16. Update on Sewer System negotiations between the Town of Leeds and Ash Creek Special Service District – Jared Westhoff. Jared reviewed how the meeting went with Ask Creek, where the town and Psomas, as the Town's consultants, asked Ash Creek if they would be willing to treat our flows while we owned our own sewer system.

Ash Creek indicated a willingness to do so and authorized Darwin Hall to work out the details, and bring it back to the board. The Council voted unanimously to move forward with the negotiations with Ash Creek and to get the details worked out to the point that the Council could look to take action on an inter local agreement.

17. Closed Executive Session – Discussion of the character, professional competence or physical or mental health of appointed officials (Utah Code 52-4-7.5).
18. Motion to adjourn by Frank Lojko at 10:00 pm.

udy Law, Mayor

Karen Markovich

EST: Karen Markovich

Nov 14, 2007



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material
for
this mtg
Km

**PUBLIC NOTICE LEEDS
TOWN COUNCIL MEETING AGENDA
final**

**5:30 p.m. Work Session and 7:00 p.m. Council Meeting
Tuesday, November 14, 2007**

**at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND**

PLEASE MUTE CELLS PHONES DURING MEETINGS

5:30 p.m. WORK SESSION

Animal Control Ordinance review

7:00 p.m. REGULAR MEETING

1. Pledge of Allegiance
2. Roll Call
3. Approval of tonight's Agenda and Meeting Minutes dated October 30, 2007
4. Announcements
5. Declaration of Abstentions and Conflicts, if any

CONTINUED BUSINESS

6. Volunteers to complete block wall at Peach Pit Pavilion Saturday Nov 17
7. Washington County Arts Council representative from Leeds
8. Approval for base rate increase in Police Hourly Rate
9. Reimbursement for ATV use – Park and Street cleaning
10. Update of the Animal Control Ordinance

NEW BUSINESS

11. Discussion and approval of water/sewer personnel
12. Revise page numbering of Land Use Ordinance
13. Closed Executive Session if needed
14. 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 November 12, 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website:
www.leedsutah.org.



Karen Markovich, Clerk/Recorder

TOWN COUNCIL MEETING MINUTES November 14, 2007

1. Call to order at 7:00 pm by Mayor Law.
2. Pledge of Allegiance led by Dave Harbour.
3. Roll Call with Mayor Law, Dave Harbour, Dale Barnes, Frank Lojko, and Jared Westhoff present. Legal counsel Heath Snow was not in attendance. Karen Markovich was excused for vacation; Andrew Hayslip acted as Clerk/Recorder pro-tem.
4. Motion by Frank Lojko, second by Jared Westhoff with all unanimous to approve tonight's agenda.
5. No announcements.
6. No declaration of abstentions or conflicts.

CONTINUED BUSINESS

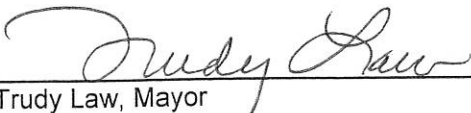
7. Block wall at Peach Pit Pavilion Saturday Nov 17 - Dale Barnes said the work to continue the skirted block wall around the Peach Pit Pavilion was not yet completed. Volunteers were re-scheduled from November 17 to December 1, 2007.
8. Washington County Arts Council - Appointment of a representative to the Washington County Arts Council from Leeds was postponed.
9. Police Wages - Approval for base rate increase. Mayor Law discussed the current rates in Leeds and the surrounding cities, and said the Town's budget would accommodate the pay increases for the police officers. Motion by Frank Lojko, second by Dale Barnes to approve a base hourly rate increase for the police officers to \$15.00, with all votes unanimous.
10. Personal ATV use - Approval to reimburse Public Works Director George Fridell for use of his personal ATV for park maintenance and street cleaning. Mayor Law said it has come to her attention that our Public Works Director George Fridell has been using his personal ATV for work around town at his own expense. The Council said George should be reimbursed for his expenses, which include maintenance, gas, etc. The expense to the Town would be far greater to purchase, lease, or rent an ATV. Mr. Fridell was not expecting to be paid, however Council agreed to continue the discussion at the following meeting.
11. Update of the Animal Control Ordinance - Mayor Law said there were several revisions that were proposed for the Animal Control Ordinance and the Land Use Ordinance would need to be revised to reflect those revisions. Planner Hayslip he would have the ordinances completed for the December Commission and Council meetings.

NEW BUSINESS

12. Discussion and approval of water/sewer personnel. Mayor Law said there have been discussions over the past few months with LDWA, and they had expressed an interest in hiring a water superintendent to manage the water, and clerical personnel to take care of the billing. Council and board members discussed the possibility of extending Town Hall office hours to 40 hours a week, with LDWA and Town Hall Staff sharing the time available to the public. Motion by Frank Lojko, second by Jared Westhoff, with all unanimous to approve two positions for water sewer supervisor and clerical personnel.
13. Land Use Ordinance revision of page numbering. The Land Use Ordinance needs to be updated to reflect stand-alone chapters and amendments for ease of use. Presently, when one chapter is amended, it affects the page numbering of all twenty-two chapters and creates extended paperwork. If the page numbers of each chapter are numbered individually, it will save time and administrative expenses. Mayor Law said Karen Markovich will re-format the Land Use Ordinance and submit for Commission and Council review in January 2008.

14. Updating Land Use and Zoning maps for Town of Leeds. Planner Andrew Hayslip discussed using Washington County's GIS System to update all Town of Leeds maps with reduced expense to the Town. Motion by Dave Harbour, second by Dale Barnes, with all unanimous to approve updating Land Use maps for the Town of Leeds.
15. An executive session was not needed.
16. Motion to adjourn meeting by Frank Lojko at 7:35 p.m.

APPROVED AND SIGNED ON THIS 13th DAY OF Feb, 2008.




Trudy Law, Mayor



ATTEST: Karen Markovitch, Clerk/Recorder



PUBLIC NOTICE LEEDS
TOWN COUNCIL MEETING AGENDA - amended
5:30 p.m. Work Session and 7:00 p.m. Council Meeting 
Wednesday, December 12, 2007 – Final Council meeting for 2007
at Leeds Town Hall, 218 North Main Street
THE PUBLIC IS WELCOME TO ATTEND
PLEASE MUTE CELLS PHONES DURING MEETINGS

APPROVED

5:30 p.m. – 6:30 p.m. WORK SESSION REVIEW & DISCUSSION:

- * Animal Control Ordinance
- * Consolidated Fee Schedule
- * Oak Grove Forest Service Park Agreement
- * Expenditure for purchase of Town Equipment - up to \$3,400.00 for dump trailer
- * Set Priorities for 2008

7:00 p.m. REGULAR MEETING

1. Roll Call
2. Pledge of Allegiance
3. Approval of tonight's Agenda, Meeting Minutes dated October 30, 2007.
4. Announcements
5. Declaration of Abstentions and Conflicts, if any

CONTINUED BUSINESS

6. Approval Animal Control Ordinance

NEW BUSINESS

7. Review financial statement for the Town, fiscal period November 1 through December 12, 2007 – Jean Beal, Treasurer
8. Review of audit for fiscal year ended June 30, 2007 - Scott Wilson, CPA, Town of Leeds
9. Review road requirements to release construction bond for Vista View Estates Subdivision
10. Resolution ²⁰⁰⁷⁻⁰⁸ 20xx-xx, Policy Governing the Funding of an Engineering Firm to Design and Complete Drawings for the Installation of a Sewer System in the Town of Leeds - Rick Sant
11. Introduction of the Art Crusade of Hurricane Valley and upcoming events – Anna May Moss
12. Approve expenditure for purchase of Town Equipment - up to \$3,400.00 for dump trailer – Jared Westhoff
13. Approval of Oak Grove Forest Service Park Agreement – Frank Lojko

DISCUSSION

14. Update on progress of the new park in Silver Reef – Dale Barnes
15. Washington County School District Attendance Boundaries – Frank Lojko
16. Closed Executive Session – discussion of purchase, exchange, or lease of real property pursuant to Utah State Code 52-4-205; discussion of the character, professional competence and physical/mental health of applicants for positions pursuant to Utah Code Annotated, Section 52-4-5(1)(a)(i).
17. 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 December 7th, 2007, these public places being at Leeds Town Hall, Leeds Post Office and Leeds website: www.leedsutah.org.


Karen Markovich, Clerk/Recorder

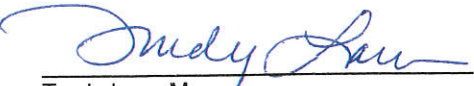
TOWN COUNCIL MEETING MINUTES DECEMBER 12, 2007

1. Pledge of Allegiance led by Jared Westhoff.
2. Roll call with Mayor Trudy Law, Dave Harbour, Frank Lojko, and Jared Westhoff present. Dale Barnes was excused; Counsel Heath Snow was not in attendance.
3. Motion by Jared Westhoff, second by Frank Lojko with all unanimous to approve tonight's agenda and meeting minutes dated October 30, 2007.
4. Announcements – none.
5. Declaration of Abstentions and Conflicts, if any – none.
6. Mayor Law noted the changes include definitions for small and large animals, and sections regarding pigs. Motion by Dave Harbour, second by Jared Westhoff, with 'aye' votes from Frank Lojko, Mayor Law, and Dave Harbour one 'nay' vote from Jared Westhoff, to approve the Animal Control Ordinance 2007-13 with condition that revisions impacting the Land Use Ordinance will not take effect until the Land Use Ordinance is updated to include the applicable changes.
7. Review of the Town financial statement for fiscal period November 1 through December 12, 2007 by Jean Beal, Treasurer. Jean said beginning at the next meeting, each month the Council would be provided with a copy of monthly bank statements and the Profit and Loss Statements. The Council will review and sign/initial the statements and motion for approval will be included on agenda as a consent item. Scott Wilson, will present a detailed review of the Town's audit upon his arrival.
8. Review of Town of Leeds audit for fiscal year ended June 30, 2007 - Scott Wilson, of Wilson & Associates, CPA Firm. Scott reviewed the *Financial Statements with Report of Independent Auditors* for the twelve-month period ending June 30, 2007. The Town revenues were higher than expected, especially due to the donations made from the community and as such, a complete detailed audit was required. Scott made several recommendations, including a written resolution to define purchasing procedures and policies and establishing Capital Project Funds from the existing General Fund. Frank Lojko and Mayor Law noted several errors and Scott agreed to have them corrected. Mr. Wilson was thanked for his report and work on helping the Town keep things proper.
9. Review to release the construction bond for Vista View Estates Subdivision was postponed, as requestor Gordon Casey was unable to attend the meeting. Motion by Frank Lojko, second by Dave Harbour with all unanimous to table the release of the construction bond review.
10. Resolution 2007-07, Policy Governing the Funding of an Engineering Firm to Design and Complete Drawings for the Installation of a Sewer System in the Town of Leeds. Dave Harbour and Jared Westhoff reviewed the resolution on behalf of Rick Sant. PSOMAS is required to complete their review of the engineering portion prior to its adoption by the Town. Motion by Dave Harbour, second by Jared Westhoff, with friendly amendment to the motion by Jared to include approval of the engineering firm by the Town Council, with roll call votes unanimous to adopt the Resolution 2007-07 Policy Governing the Funding of an Engineering Firm to Design and Complete Drawings for the Installation of a Sewer System in the Town of Leeds given the engineering firm is defined after the RFP's are let; the quotes have been evaluated and entered into the resolution.
11. Introduction of the Art Crusade of Hurricane Valley and upcoming events. Presenter Anna May Moss cancelled tonight's presentation due to illness.
12. Approval expenditure of up to \$3,400.00 for purchase of a dump trailer for town equipment. Jared said a dump trailer is a useful piece of equipment and is cost saving by reducing man-hours of work for things such as clearing ditches and hauling asphalt for repair of potholes in roads. Motion by Jared Westhoff, second by Dave Harbour, with 'aye' votes from Mayor Law, Jared Westhoff and Dave Harbour, and one 'nay' vote from Frank Lojko, to table approval of expenditure until comparable costs are provided to confirm costs of dump trailers.
13. Approval of Oak Grove Forest Service Park Agreement presented by Frank Lojko. Frank said he has been working with Dixie College to enter an agreement with the Town of Leeds to operate Oak Grove Campgrounds. The two-year agreement would allow the Town to be the agent for the Forest Service, and includes an opt-out clause for the Town in the event it does not meet expectations. Oak Grove would remain open for public use, the Town would be responsible for hiring a camp host to maintain the campground and monies collected would go to the Town. Motion by Frank Lojko, second by Jared Westhoff, with 'aye' votes from Frank Lojko, Mayor Law, and Dave Harbour, and


one 'nay' vote from Jared Westhoff for approval to engage the Forest Service to draw up an agreement for the Town of Leeds to act as operating agent of Oak Grove Campground on behalf of the Forest Service.

14. Update on progress of the new park in Silver Reef was presented by Mayor Law on behalf of Dale Barnes. Mayor Law said the Town has spent all of the allocated money for the Park with an irrigation system and improvements. None of the funds that were donated specifically for this purpose will need to be refunded, as all have been used.
15. Washington County School District Attendance Boundaries, review by Frank Lojko. Frank agreed to head up a committee to provide a recommendation to the Town to address the issues of Washington County's school boundaries, which adversely affect students living in Leeds. Students are presently bussed to Bloomington, which results in excess of an hour ride in *each* direction. Students wishing to participate in after school activities are unable to do so because of the long distance commute. Frank said the Committee will review alternative schooling in areas that are within geographical proximity to Leeds. Frank agreed review for the recommendation to Council should be presented no later than January 30, 2008. Put the information about Frank heading up the committee at the end – just before the recommendation will be made to council. Give the background first. Also, note that he is to contact members of the community to be on the committee.
16. Letter regarding Silver Pointe Estates Subdivision – Concern for access to BLM property: Shauna Bruner presented a letter to Mayor Law just prior to the meeting regarding concerns about the subdivision and how it will impact trails and access to BLM property. Mayor Law read the letter aloud, and Ms. Bruner asked if she could talk with Mr. Sant. Mayor Law noted that Mr. Sant has expressed his willingness to meet with members of the community with concerns on the subdivision, and thus, asked the Clerk/Recorder, Karen, to contact Mr. Sant and give him Shauna's contact information.
17. Mayor Law thanked the public for attending tonight's' meeting and took a 10-minute break prior to entering the executive session.
18. Motion by Frank Lojko to open the closed executive session at 8:55 p.m. Motion by Frank Lojko, second by Dave Harbour, to close the executive session at 9:53 p.m.
19. Motion by Dave Harbour to adjourn meeting at 9:55 p.m.

APPROVED AND SIGNED ON THE 16th DAY OF January, 2008.


Trudy Law, Mayor

Attest:


Karen Markovich
Clerk/Recorder