

## PUBLIC NOTICE

# TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on  
**Wednesday, March 14, 2012, 7:00 p.m.**

And a work meeting at **6:00 p.m.**

At Leeds Town Hall, 218 North Main Street  
**Public is welcome to attend**

## AGENDA

Up to two Planning Commission Members may participate in the meeting by telephone or video conferencing (Ord 2006-08)

### **Work Meeting: 6:00 p.m.**

1. Call to Order
2. Roll Call
3. Planning Commission Members Training Session.

### **BUSINESS SESSION:**

#### **Regular Meeting 7:00 p.m.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Declaration of Abstentions and Conflicts by Council Members, if any
5. Consent Agenda:
  - a. Tonight's Agenda
  - b. Minutes of Meetings from February 22, 2012 Town Council Meeting
6. Announcements:
7. Citizen Comment: *Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 3 minutes per person per item.*

### **WORK SESSION:**

#### **DISCUSSION ITEMS:**

1. Draft Ordinance for Leeds area Cemeteries Update
2. Access Management Plan
3. RTAC. Roadway Issues
4. Consideration and possible approval of Final Development Plan for Grapevine.
5. Discussion of Planning Commission resignation and appointment of Commissioner and Alternate Commissioner.
6. Discussion on Annexation Resolution with Toquerville and Leeds for Washington County Water Conservancy District land (located at the Sullivan Wells and adjacent to BLM Land).

### **REGULAR MEETING:**

#### **ACTION ITEMS:**

1. Discussion and possible approval for expenditures for R & B Surveying Proposal for providing boundary survey of Center Street Westerly of Main Street.
2. Appointment for Planning Commissioner and Alternate Commissioner.
3. Washington County Solid Waste – Town Council Representation – Resolution or Motion for Appointment


#### **UPDATES BY STAFF:**

4.

**CLOSED MEETING** – A Closed Meeting may be held for the discussion of the character, professional competence, or physical or mental health of an individual as allowed by Utah State Law 52-4-205(1)(a). OR A Closed Meeting may be held for the discussion pending or reasonably imminent litigation; as allowed by Utah State Law (52-4-205) (1) (c).

5. 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 March 12, 2012. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pnn.utah.gov>, the Town of Leeds Website [www.leedstown.org](http://www.leedstown.org), and Spectrum Newspaper

  
Sharon Martin, Clerk / Recorder

# TOWN OF LEEDS TOWN COUNCIL MEETING

March 14, 2012

## **MINUTES**

### **BUSINESS SESSION:**

1. **Call to Order** – At 7:02 p.m. by Mayor Alan Roberts.
2. **Pledge of Allegiance** - was led by Council Member Frank Lojko.
3. **Roll Call** - Present were Mayor Alan Roberts and Council Members, Angela Rohr, Joe Allen, Nate Blake, and Frank Lojko. Also in attendance were Grapevine Representative Drake Howell, Sunrise Engineer Russ Funk, Leeds Contract Planner Bob Nicholson and Clerk/Recorder Sharon Martin.
4. **Declaration of Abstentions and Conflicts by Council Members** – None
5. **A Motion** was made by Nate Blake with a **second** by Joe Allen to **Approve Tonight's Consent Agenda, comprising of March 14, 2012 Agenda and Minutes** of Town Council Meetings from **February 22, 2012**. An **Aye** vote was **Unanimous**.
6. **Announcements** – None
7. **Citizen Comment** - None

### **WORK SESSION:**

#### **DISCUSSION ITEMS:**

1. **Draft Ordinance for Leeds area Cemeteries Update.** Mayor Roberts announced that he was still holding off on the draft for the cemetery ordinance. He stated that the Council had talked about this in January and the Councilmembers had received two (2) potential rough drafts, which he would like to combine the good parts from each of them. This item was tabled for a future Town Council meeting.
2. **Access Management Plan** Mayor Roberts expressed the need to proactively develop an Access Development Plan for the Town of Leeds. Currently, Leeds is a member of the East Washington County Transportation Committee. He further explained that in order to qualify for COG funding to help in roadway needs, the town is required to have an Access Development Plan. UDOT wants municipalities to have valid access management to their roadways. The access plan that interacts with UDOT is only for roads that UDOT own. A copy of Hurricane City's Access Development Plan was enclosed in the meeting packets and reviewed, as an example only. It was suggested that a committee be formed to create the Town's Plan. Mayor Roberts asked Council Member Joe Allen to spearhead the drafting of the Access Development Plan. He told Allen if he had any questions regarding putting together this plan that he could go to the Town's Engineers, and further stated that Council Member Frank Lojko is in charge of roads and would be a good source for information. Mayor Roberts said he would get some contacts from UDOT which would be supportive in helping to answer some of his questions. He said the timeframe for this project is sixty (60) days. Council Member Nate Blake said he would help Mr. Allen in this endeavor. Leeds Contract Planner Bob Nicholson said Leeds will need to modify their plan from Hurricane's guidelines. Frank Lojko commented that Drake Howell might be one to give input as Grapevine Wash Development might be impacted by this plan.

Mayor Roberts mentioned that Toquerville has quite a bit of property for the corridor. He also stated that this Plan would encompass the whole town, not just UDOT specs.

3. **RTAC. Roadway Issues** Mayor Roberts explained a role of RTAC was to look at safety concerns with UDOT roads. He said the largest concern for Leeds is Main Street and the on and off ramps and split interchange. He mentioned that six (6) years ago there was a UDOT meeting in Town and at that time the biggest concern was the interchange. He commented that there would be an RTAC meeting held in Town Hall on April 26, 2012. Ange Rohr said she would like to attend the meeting. A discuss was had on the construction of the interchange, north and south. Frank Lojko said that the south bound interchange would be the least expensive, with the possibility of costing 5-6 million dollars to create the ramp. Further stated was that the Town needed to express to UDOT where it would make the most sense to put an interchange. Mayor Roberts said Leeds is interested and supportive of connectivity with Leeds and Toquerville and Leeds and Hurricane, and said they needed to ask the State if they could safely finish off the interchange that currently exists and make that a full interchange in a safe manner. He further stated that we need to not only look at the amount of traffic, but look at how safe the off ramp is that comes north onto Main Street. It was noted that the North off ramp is a safety concern.
4. **Consideration and Discussion of the Development Plan for Grapevine.** Mayor Roberts turned the time over to Grapevine Representative Drake Howell and asked that this discussion be interactive with Sunrise Engineering Russ Funk and Leeds Contract Planner Bob Nicholson, suggesting that they make the discussion a collaborative effort between them.

Council Member Allen questioned Mr. Howell as to why GVW was being built as a Traditional Neighborhood Development (TND) and not by Leeds' standards. Mr. Howell responded that the TND is designed to have something for everyone demographically. Mr. Allen questioned Mr. Howell regarding the steps that were being taken to ensure that GVW would not be a repeat of Elim Valley, wherein they incurred financial problems and were not able to complete the project. Mr. Howell responded that the developer had not spared any money on the creation of the plan and that Elim had a lot of debt when building their community. He stated that GVW has no debt on the land and that they are more deliberate with their plan, which will allow them to weather the storm if need be. Mayor Roberts addressed that issue, stating that it is not up to a municipality to check on a project financially, but rather if the Development Plan meets the standards.

A discussion was had on whether this type of community was sustainable. Mr. Funk questioned if there would be enough jobs in the community to sustain the residents and asked if there was a home/job ratio agreement. Ange Rohr commented that retail jobs don't sustain communities. She is concerned that the close proximity of the building and small streets will impede traffic from utilizing the retail companies. Frank Lojko said one factor that will help the development is if some large corporate offices, such as high tech, insurance companies, or other professional companies needing to house their corporate headquarters come here. He then commented that another factor that will bring people to this development is that Leeds has a great location, being between St. George and Cedar City, and that people like the climate here.

Grapevine Representative Drake Howell presented a slide presentation, Grapevine Planning Matters, and proceeded to discuss issues of the project that have been agreed upon to date, 1.) Parking, 2.) Setbacks, 3.) Lot Sizes, 4.) Building Heights, and 5.) No gravel in Parking Lanes.

Mr. Howell continued, addressing issues that have yet to be determined. He said what he would be proposing at tonight's meeting, and he would readdress at the next Town Council Meeting.

1. **Parking Garages.** Mr. Howell described the types of parking being offered in the GVW Development Plan. They would range from a fully enclosed two (2) car garage, to one (1) car garage, carport, driveway or street parking (in mixed use space).

Mr. Lojko expressed his disapproval of anything but fully enclosed two (2) car garages, stating that anything else would be an eyesore and that people needed the storage afforded by an enclosed

garage. Further, he stated by providing anything less, the developer was creating a cheapened community, by trying to cut cost on this issue.

Mr. Howell responded that the carport design was not to cut cost, but it was an ambient design.

Ange Rohr commented that this development was a small urban center, with no rapid transport and most likely people would have 2-3 cars per residence. Thus, the homeowner would need adequate parking and shelter for their cars. Further, Mr. Lojko stated that with open parking, there is the highest rate of break-ins and Leeds has no police enforcement.

Mr. Howell said he had not seen any data that would substantiate that claim and would like to see data that supports that safety issue. He further said that the HOA they will have in place would be able to manage any issues that might arise. Howell reiterated that the design does not call out for only carports and street parking, and what they are asking for is flexibility for design. Nate Blake suggested that design issues can be worked out. Also it was stated that there would be different types of parking, based on the type of structure build, i.e., home, condo, apartment. Bob Nicholson suggested first building a Test Phase with a small numbers of carports and see how they do and then go from there.

Mayor Roberts said the issue to build with or without an enclosed structure should not be based on if people have items to store or if they will make a mess. He said it was not up to them, as Town Council, to micromanage. He further said he was trying to make sense on a legal level of why there would be different types of parking spaces for different types of dwellings.

Mr. Howell agreed with Mr. Nicholson's recommendation of building a Test Phase first.

Mayor Roberts said if GVW needed a direct answer on this issue tonight, he would have to say he is not agreeing to the design spaces with no garages. Drake said he didn't need an answer that night.

- 2. Driveway Widths.** Mr. Howell discussed the driveway widths being proposed. He said that Single Family Residence would have a minimum of ten (10) foot width and Multi-Family Residence would have a minimum of eighteen (18) foot width. Sunrise Engineer Russ Funk said he sees no major issues with these widths. Mr. Howell said they were only proposing at this time and didn't need an answer tonight.

Councilmember Lojko feels this design proposal is a white elephant, that the developer is trying to cut corners. Drake responded that was incorrect, that the developer are not trying to cut corners, but that the design is fully thought out and compact, and more intense to bring people together, not to save money.

Mayor Roberts said he had some concern if the space is adequate to handle the safety of vehicles at the right of way. Frank feels some of the design is lacking in what Utahans want.

- 3. Design Speed.** Mr. Howell stated that the Planning Commission recommended to the Town Council that all street design speeds be twenty-five (25) miles per hour, with the exception of Full Main Street and Roundabouts, which would be thirty (30) miles per hour. In addition, alleyways would be fifteen (15) miles per hour. Sunrise had recommended streets designed at thirty (30) miles per hour should be thirty-five (35) per hour.
- 4. Y Intersections.** Mr. Howell said they are proposing a Y intersection at the village core. This Y meets the standards and creates a sense of gathering. It will be stop controlled. Sunrise Engineer Russ Funk said they had some concerns regarding GVW's traffic projections, and if the development will sustain a walkable community. Mr. Howell responded that there would be an RPO Feasibility Study performed soon, and with that, a couple of questions will be answered: 1.) first of all, to determine if a corridor is needed between the two towns, and 2.) if it is needed, what would be anticipated, as far as traffic flows. GVW Development will adjust their design if needed, based on traffic flow. GVW has agreed that if there is too much traffic (exceeding 10,000 trips a

day because of this connecting road) they would be flexible and adjust their design for a through street, going away from the Y intersection and make a curvature with a 90, or implement a traffic circle to modify the intersection.

Mr. Howell will address remaining GVW development issues at next Town Council Meeting.

5. **Discussion of Planning Commission resignation and appointment of Commissioner and Alternate Commissioner.** Mayor Roberts stated that Planning Commissioner Alternate Don Likens verbally quit the PC, commenting that if a fulltime position opened he would be willing to serve in that capacity. Likens later retracted his resignation, stating that he would come as an Alternate, but only "as needed" if someone didn't show up. Mayor Roberts said he has some concerns with this and said that an Alternate to the Planning Commission needs to be fully engaged. Mayor Roberts said he received a letter of intent to serve from Jared Westhoff, even as an Alternate. Mayor Roberts moved to appoint Jared Westhoff as a PC Alternative, stating it is allowable to have two (2) or more Alternates on the Committee. Councilmember Lojko said he was acceptable to him and said he felt the Mayor was using his best judgment.
  
6. **Discussion on Annexation Resolution with Toquerville and Leeds for Washington County Water Conservancy District land (located at the Sullivan Wells and adjacent to BLM Land).** Mayor Roberts gave a brief background regarding Leeds and Toquerville boundaries, explaining that when Leeds and Toquerville established their boundaries between these two towns, they were established alongside some property owned by Washington County Water Conservancy that is in Toquerville. He further stated that this is where Leeds and Toquerville agreed to draw the boundary line between the two municipalities. A study showed that that makes the most sense for the area for the satellite wastewater facility plant. He said the Conservancy doesn't care what municipality they are housed in. Ashcreek's concern is whose easement gets dedicated to. Ashcreek has been petitioned by GVW to enter into a contract management for them. It affects Toquerville because it resides in the boundaries of Toquerville, but Toquerville is part of Ashcreek and Ashcreek is not in favor of how Toquerville is going to deal with the potential of another service district dealing with wastewater, where they already belong to Ashcreek. Ashcreek feels it would be better if that property was not within Toquerville's boundaries. Toquerville will need a boundary line adjustment and de-annexation and annexation for that piece of property.

The course of action for Leeds is to decide if they want the wastewater facility plant in their town boundaries, and if they do, they need to petition Toquerville for that de-annexation.

Frank Lojko moved that this item be moved for an Action Item. Mayor Roberts feels this would be a great move for the future of Leeds. Conservancy has three (3) wells sit on that property, that are capped.

### REGULAR MEETING:

ACTION ITEMS:

1. **Discussion and possible approval for expenditures for R & B Surveying Proposal for providing boundary survey of Center Street Westerly of Main Street.**

A **Motion** was made by Frank Lojko with a **second** by Joe Allen to **Approve** the proposed expenditure \$912.00 for R & B Surveying for provide boundary survey of Center Street Westerly of Main Street.

The following roll call vote was taken:

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR ALAN ROBERTS	x	_____	_____	_____
COUNCIL MEMBER JOE ALLEN	x	_____	_____	_____
COUNCIL MEMBER ANGELA ROHR	x	_____	_____	_____
COUNCIL MEMBER NATE BLAKE	x	_____	_____	_____
COUNCIL MEMBER FRANK LOJKO	x	_____	_____	_____

Proposed expenditure for R & B Surveying for provide boundary survey of Center Street Westerly of Main Street was

Approved   x   Rejected      Tabled     

2. Possible Approval of Appointment for Jared Westhoff as a Planning Commission Alternate.

A Motion was made by Joe Allen with a second by Nate Blake to Approve that Mayor Roberts to appoint Jared Westhoff as a Planning Commission Alternate.

The following roll call vote was taken:

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR ALAN ROBERTS	<u>  x  </u>	<u>    </u>	<u>    </u>	<u>    </u>
COUNCIL MEMBER JOE ALLEN	<u>  x  </u>	<u>    </u>	<u>    </u>	<u>    </u>
COUNCIL MEMBER ANGELA ROHR	<u>    </u>	<u>  x  </u>	<u>    </u>	<u>    </u>
COUNCIL MEMBER NATE BLAKE	<u>  x  </u>	<u>    </u>	<u>    </u>	<u>    </u>
COUNCIL MEMBER FRANK LOJKO	<u>  x  </u>	<u>    </u>	<u>    </u>	<u>    </u>

Proposed appointment by Mayor Roberts to Jared Westhoff for Planning Commission Alternate was

Approved   x   Rejected      Tabled     

3. Washington County Solid Waste – Town Council Representation – Resolution or Motion for Appointment. Mayor Roberts stated that the Washington County Solid Waste Committed has requested that a Town Councilmember be appointed and serve on their Board. Currently, Leeds Treasurer Jean Beal serves on the Board in that capacity.

A motion was made by Ange Rohr with a second by Frank Lojko made a second to move that this item be tabled until next meeting. An Aye vote was Unanimous.

UPDATES BY STAFF:

- 4. Councilmember Ange Rohr commented that LoAnne Barnes submitted an additional cost for repair of Mulberry and Main Street, and has a bid for \$300.00. It was stated that Ms. Rohr had authority to approve this expenditure.

A discussion was had on the usage of this land. It was stated that LoAnne would like to see the CCC as a park and Ange feels there is too much liability on this dead end street. Mayor Roberts commented that he feels this land has historical value only.

CLOSED MEETING – None

5. Adjournment by Mayor Alan Roberts at 10:17 p.m.

APPROVED ON THIS   28<sup>th</sup>   DAY OF   March  , 2012.

Alan Roberts  
Mayor Alan Roberts

Attest:

Sharon Martin  
Clerk/Recorder Sharon Martin