

## PUBLIC NOTICE

### TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on  
**Wednesday, February 22, 2012, 7:00 p.m.**  
At Leeds Town Hall, 218 North Main Street  
**Public is welcome to attend**

### AGENDA

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

**NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE CLERK/RECORDER BY 6:45 P.M.**

### BUSINESS SESSION:

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 8, 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. Heritage Trail Proposal Update. Peter Stemple presentation on proposed Education to Action Application
2. Draft Ordinance for Leeds area Cemeteries Update
3. Presentation of Grapevine's Development Plan
4. Consideration of new Planning Commission appointment

### REGULAR MEETING:

#### PUBLIC HEARING

1. Introduction and Town Council discussion of proposed Ordinance 2012-01 Amendment And Restatement Of Chapter 21 (Subdivisions) Of The Land Use Ordinance 2008-04
2. Introduction and Town Council discussion of Ordinance 2012-02 Amendment To The Land Use Ordinance 2008-04 Adding Chapter 26 (Commercial Site Plan)
3. Introduction and Town Council discussion of proposed Ordinance 2012-03 Amendment To The Land Use Ordinance 2008-04 Amending Chapters 3, 4, 6, 7, 8, 11, 15 And 17 Of The Land Use Ordinance 2008-04 To Address Issues Related To Site Plans And Potential Conflicts Or Inconsistencies Between Such Chapters And The Proposed Chapter 26 (Commercial Site Plan)
4. Public comments on proposed Ordinance 2012-01 Amendment And Restatement Of Chapter 21 (Subdivisions) Of The Land Use Ordinance 2008-04
5. Public comments on proposed Ordinance 2012-02 Amendment To The Land Use Ordinance 2008-04 Adding Chapter 26 (Commercial Site Plan)
6. Public comments on proposed Ordinance 2012-03 Amendment To The Land Use Ordinance 2008-04 Amending Chapters 3, 4, 6, 7, 8, 11, 15 And 17 Of The Land Use Ordinance 2008-04 To Address Issues Related To Site Plans And Potential Conflicts Or Inconsistencies Between Such Chapters And The Proposed Chapter 26 (Commercial Site Plan)

**ACTION ITEMS:**

7. Discussion & Possible Approval on proposed Education to Action Application
8. Discussion & Possible Approval on proposed Ordinance 2012-01 Amendment And Restatement Of Chapter 21 (Subdivisions) Of The Land Use Ordinance 2008-04
9. Discussion & Possible Approval on proposed Ordinance 2012-02 Amendment To The Land Use Ordinance 2008-04 Adding Chapter 26 (Commercial Site Plan)
10. Discussion & Possible Approval on proposed Ordinance 2012-03 Amendment To The Land Use Ordinance 2008-04 Amending Chapters 3, 4, 6, 7, 8, 11, 15 And 17 Of The Land Use Ordinance 2008-04

**UPDATES BY STAFF:**

- 1.

**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).*

2. 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 February 21, 2012. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://opmn.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

February 22, 2012

## *MINUTES*

### BUSINESS SESSION:

1. **Call to Order** – At 7:05 p.m. by Mayor Alan Roberts.
2. **Pledge of Allegiance** - was led by Council Member Joe Allen.
3. **Roll Call** - Present was Mayor Alan Roberts and Council Members, Angela Rohr, Joe Allen, Nate Blake, and Frank Lojko (via Skype). Also present were Town Attorney Heath Snow, Grapevine Representative Drake Howell and Clerk/Recorder Sharon Martin.
4. **Declaration of Abstentions and Conflicts by Council Members** – None
5. **A Motion** was made by Angela Rohr with a **second** by Nate Blake to **Approve Tonight's Consent Agenda, comprising of February 22, 2012 Agenda and Minutes** of Town Council Meetings from **February 8, 2012**. An **Aye** vote was **Unanimous**.
6. **Announcements** – Terri Kane, Vice President Southwest Region, Dixie Regional CEO/Administrator, gave a presentation on the accomplishments, recognitions and services provided by Intermountain Healthcare/Dixie Regional Medical Center during 2011. She gave a summary of new projects and services. She stated that Intermountain Healthcare/Dixie Regional Medical Center currently serves five (5) counties. They are a not for profit system, not turning local residents away in need of medical help. For non-residents, they direct to urgent care facilities. She said 60% to 70% of everything they do is either Medicare or Medicaid.

Ms. Kane reiterated that their charity goes to the local community. There are two (2) Jubilee Homes, which were generated by community effort. This is a benefit to people in our community. These homes can house up to 48 people each, dealing with cancer treatments, premies or other various situations where there is a need for housing close to the hospital. These services are provided at no charge if person is unable to pay. If they do have the means, twenty-five (25) dollars are charged. Additionally, she highlighted the Life Flight helicopter, stating that it has been in operation for eleven (11) months, as well as the plan to bring a Neurosurgery facility to the area in eighteen (18) months. Ms. Kane commented that their focus on health care was having the highest quality and lowest costs. She thanked all for great community support and welcomed the community to go to their website, [intermountainhealthcare.org](http://intermountainhealthcare.org), for any feedback or comments.

7. **Citizen Comment** - Mayor Roberts asked if there were any citizen comments. Anita Lowe, Toquerville resident, (property owner adjacent to Grapevine (GVW) addressed the Town Council, expressing her concerns regarding the GVW project, in particular, the onsite sewer plant, stating her opposition of such, as it is not "on-site" but will actually be located in Toquerville.

Ms. Lowe commented that she felt the GVW project was too large of a project to move and approve so quickly and that there are too many unknowns. She feels there are too many things being overlooked to let this Master Plan go through.

## WORK SESSION:

### DISCUSSION ITEMS:

1. **Heritage Trail Proposal Update. Peter Stemple presentation on proposed Education to Action Application.** Mayor Roberts gave time to Education to Action committee member, Peter Stemple to give background and asked him to let the Town know what needs to move this project forward. He directed the Town Council to a copy of an Application from Form Tomorrow, which is an application for students to come in and look at the feasibility and design with the Heritage Trail. He further commented that Mr. Stemple is looking for the Town's signature to authorize that Application.

Peter Stemple then gave an overview of Education to Action and the student's needs in this study. He said Education to Action is a program that has been running for two (2) years. They use high-level students from all over the country to do Real World work, to give them real experience, rather than just books in an educational setting. Form Tomorrow is a non-profit organization that helps students and communities. Mr. Stemple commented that they are looking for an acknowledgement, either through a motion or proclamation from the Town Council that states the Town agrees and supports the idea of the students being here and in moving forward will do whatever we can to help support their work by being available to them.

Further, Mr. Stemple stated that these students are "home stay students" and asked that the community host the students. A small stipend (\$100 per month per student) is paid to each host family. The student would pay for their own food. Transportation will be coordinated with Education to Action. He also asked the Town to provide a work space for the students. The timeframe for this project will run from approximately eight (8) to ten (10) weeks. Mayor Roberts agreed to let the students use an office in Town Hall for their studies on this project.

Mr. Stemple stated they need to get some certainty about the project moving forward by April 1, 2012; which is the drop dead date to advertise for the students in order to get them here by this summer. He said there will be no financial contribution required from the Town.

Mayor Roberts commented to the Council Members that he is looking for a verbal acceptance to make the application and asked that Legal Counsel draft a memorandum in-house expressing the Town's interest in participating. Town Attorney, Heath Snow, responded that it is not necessary to have an official resolution. He stated if the Town Council members gave the Mayor their authorization to go forward, they can then fill out this application. The Mayor commented that the Town is in favor and supports this project, and is supportive of the students using Town Hall as a work space. An **Aye** vote was **Unanimous**.

2. **Draft Ordinance for Leeds area Cemeteries Update.** Mayor Roberts announced that there was not a solid draft at this time, and tabled discussion on this Ordinance for next Town Council meeting.
3. **Presentation of Grapevine's Development Plan.** Mayor Roberts turned the time over to Grapevine Representative Drake Howell for open discussion. Mr. Howell gave a summary of Grapevine (GVW) project. He stated that Grapevine Wash is proposing a mixed use development with a series of eight (8) villages. Grapevine Wash is a project of 2,500 residential units (single family dwellings, townhomes, condominiums, and apartments and 300,500 square feet of commercial space. This will be a Traditional Neighborhood Development (TND) with most homes accessed through alleyways and garages, and there being no cul-de-sacs.

Mr. Howell stated that Grapevine's (GVW) vision is to celebrate the desert, preserving and emphasizing views, while being environmentally sensitive by reducing energy and water. Its plan is to have walkable neighborhoods, with a focus on the concepts of 'accessibility' and 'pedestrian realm' – i.e. they ensure that not only are all major local destinations accessible by walking, through a network of sidewalks and pedestrian trails or greenways, but that the quality of the walk being equally important in encouraging people to travel by foot. They will incorporate useable & enjoyable outdoor spaces, with neighborhood centers, parks and plazas, all built with aesthetic design.

Council Member Joe Allen asked Mr. Howell what the timeframe would be for this project. He responded, saying there is no exact date, that it depends on the economy, and that first they needed to establish the Master Plan. He then proposed a series of meetings and actions with Town Council to get the approval process going, with the following dates: 1.) March 14: Discussion, 2.) March 28: Public Hearing, and 3.) April 11: Town Council Final Action.

4. **Consideration of new Planning Commission appointment.** Mayor Roberts addressed the Council stating that Planning Commissioner Ray Beal had requested to serve as an Alternate Commissioner, and that Leeds resident, Jared Westhoff, had submitted an application to serve on the Planning Commission. He said Mr. Westhoff would serve out Mr. Beal's term of office. He further commented that by Leeds Ordinance it is up to Town Council to either approve or deny the Mayor to make the appointment of these individuals for the Planning Commission positions mentioned.

Town Attorney Heath Snow responded that there needs to be a written resignation from Mr. Beal and his desire for reappointment as an Alternative Commissioner. Additionally, it needs to be expressed that the town is filling the unexpired term of Mr. Beal. The resignation, reappointment and appointment will be tabled until next Town Council Meeting as an Action Item.

### REGULAR MEETING:

#### PUBLIC HEARING

A **Motion** was made by Joe Allen with a **second** by Mayor Alan Roberts to **Open a Public Hearing** to receive public comments on proposed Ordinance 2012-01 Amendment and Restatement of Chapter 21 (Subdivisions) of the Land Use Ordinance 2008-04, Ordinance 2012-02 Amendment to the Land Use Ordinance 2008-04 adding Chapter 26 (Commercial Site Plan) and Ordinance 2012-03 Amendment to the Land Use Ordinance 2008-04 Amending Chapters 3, 4, 6, 7, 8, 11, 15 and 17 of the Land Use Ordinance 2008-04 to address issues related to Site Plans and Potential Conflicts or inconsistencies between such chapters and the proposed Chapter 26 (Commercial Site Plan). An **Aye** vote was **Unanimous**.

Mayor Roberts asked for questions or comments from the public, and after receiving no response Mayor Roberts moved to close the Public Hearing. A **Motion** was made by Joe Allen with a **second** by Mayor Alan Roberts to **Close the Public Hearing**. An **Aye** vote was **Unanimous**.

1. **Introduction and Town Council discussion of proposed Ordinance 2012-01 Amendment and Restatement of Chapter 21 (Subdivisions) of the Land Use Ordinance 2008-04.** Town Attorney Heath Snow explained the changes in the Ordinance takes out any reference to Commercial, and if there are any references to Mixed Use, it refers you back to the Site Plan Ordinance.
2. **Introduction and Town Council discussion of Ordinance 2012-02 Amendment to the Land Use Ordinance 2008-04 adding Chapter 26 (Commercial Site Plan).** Town Attorney Heath Snow explained this Ordinance approves whole sale, and sets the standards and guidelines which will hold the developer to Ordinance criteria, as well as being the Town's checklist for commercial projects. It does not change zoning. It is basically the Subdivision Ordinance, but for Commercial Sites.
3. **Introduction and Town Council discussion of proposed Ordinance 2012-03 Amendment to the Land Use Ordinance 2008-04 Amending Chapters 3, 4, 6, 7, 8, 11, 15 And 17 of the Land Use Ordinance 2008-04 to address issues related to Site Plans and potential conflicts or inconsistencies between such Chapters and the Proposed Chapter 26 (Commercial Site Plan).** Town Attorney Heath Snow explained this Ordinance indicates changes that refer you back to Chapter 26, which tie back to development standards of the Site Plan Ordinance.

**ACTION ITEMS:**

**4. Discussion & Possible Approval on proposed Ordinance 2012-01 Amendment and Restatement of Chapter 21 (Subdivisions) of the Land Use Ordinance 2008-04.**

A **Motion** was made by Joe Allen with a **second** by Mayor Alan Roberts to **Approve** the proposed Ordinance 2012-01 Amendment and Restatement of Chapter 21 (Subdivisions) of the Land Use Ordinance 2008-04.

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>x</u>	<u>          </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 Ordinance 2012-01 Amendment And Restatement Of Chapter 21 (Subdivisions) of the Land Use Ordinance 2008-04) was

Approved   x   Rejected        TABLED       

**5. Discussion & Possible Approval on proposed Ordinance 2012-02 Amendment to the Land Use Ordinance 2008-04 adding Chapter 26 (Commercial Site Plan).**

**6. A Motion was made by Joe Allen with a second by Nate Blake to Approve proposed Ordinance 2012-02 Amendment to the Land Use Ordinance 2008-04 adding Chapter 26 (Commercial Site Plan).**

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>x</u>	<u>          </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 Ordinance 2012-02 Amendment to the Land Use Ordinance 2008-04 adding Chapter 26 (Commercial Site Plan) was

Approved   x   Rejected        TABLED       

**7. Discussion & Possible Approval on proposed Ordinance 2012-03 Amendment to the Land Use Ordinance 2008-04 Amending Chapters 3, 4, 6, 7, 8, 11, 15 And 17 of the Land Use Ordinance 2008-04.**

A **Motion** was made by Mayor Alan Roberts with a **second** by Angela Rohr to **Approve** proposed Ordinance 2012-03 Amendment to the Land Use Ordinance 2008-04 Amending Chapters 3, 4, 6, 7, 8, 11, 15 and 17 of the Land Use Ordinance 2008-04.

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  
COUNCIL MEMBER NATE BLAKE  
COUNCIL MEMBER FRANK LOJKO

x			
x			
x			

Proposed Ordinance 2012-03 Amendment  
to the Land Use Ordinance 2008-04  
Amending Chapters 3, 4, 6, 7, 8, 11, 15 and  
17 of the Land Use Ordinance 2008-04 was

Approved   x   Rejected        TABLED       

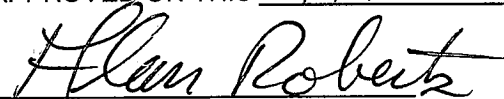
**UPDATES BY STAFF:**

1.

**CLOSED MEETING** – A Closed Meeting was not held

**13. Adjournment** – by Mayor Alan Roberts at **9:02 p.m.**

APPROVED ON THIS   14<sup>th</sup>   DAY OF   March  , 2012.

  
\_\_\_\_\_  
Mayor Alan Roberts

Attest:

  
\_\_\_\_\_  
Clerk/Recorder Sharon Martin