

PUBLIC NOTICE

TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on
Wednesday, July 25, 2012, 7:00 p.m.

At Leeds Town Hall, 218 North Main Street

AGENDA

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 July 11, 2012 Town Council Meetings
6. Announcements:
7. Citizen Comment: This item is reserved for items not listed on this agenda. (Three minutes per person. Five minutes per spokesperson per group.)

PUBLIC HEARING:

PUBLIC HEARING:

1. Introduction of proposed Ordinance 21012-04 Amended, Restated and Superseded of Chapter 21 (Subdivisions) of the Land Use Ordinance. Requiring the County Treasurers signature on final plats.
2. Public Hearing on Ordinance 21012-04 Amended, Restated and Superseded of Chapter 21 (Subdivisions) of the Land Use Ordinance. Requiring the County Treasurers signature on final plats.

REGULAR MEETING:

ACTION ITEMS:

3. Consider approval of proposed Ordinance 21012-04 Amended, Restated and Superseded of Chapter 21 (Subdivisions) of the Land Use Ordinance. Requiring the County Treasurers signature on final plats.

WORK SESSION:

DISCUSSION ITEMS:

4. Discussion of Leeds area Cemetery Draft Ordinance.
5. Discussion of Final Development Plan for Grapevine, Exhibit J, Planning Commission Recommendations.
6. Discussion of Grapevine Draft Traffic Mitigation Plan.
7. Discussion of Language of Grapevine Draft Final Development Agreement.

UPDATES BY STAFF:

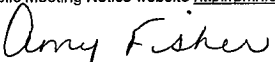
- 8.

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 for the discussion pending or reasonably imminent litigation; as allowed by Utah State Law (52-4-205) (1) (c); or for the discussion of the purchase, exchange, or lease of real property, including any form of a water right or water shares; as allowed by Utah Code 52-4-205(1) (d).

9. 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 July 23, 2012. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, the Town of Leeds Website www.leedstown.org, and Spectrum Newspaper



Amy Fisher, Clerk / Recorder

PUBLIC NOTICE

TOWN OF LEEDS TOWN COUNCIL MEETING

The Town Council of Leeds will hold a Meeting on
Wednesday, July 25, 2012, 7:00 p.m.

At Leeds Town Hall, 218 North Main Street

MINUTES

BUSINESS SESSION:

Regular Meeting 7:00 p.m.

1. **Call to Order** – At 7:09 p.m. by Mayor Alan Roberts.
2. **Pledge of Allegiance** – Was led by Council Member Angela Rohr.
3. **Roll Call** – Present were Mayor Alan Roberts and Council Members, Frank Lojko, Angela Rohr, Nate Blake, and Joe Allen. Also in attendance were Leeds Contract Planner Bob Nicholson, Clerk/Recorder Amy Fisher, approximately 15 - 20 Town residents and Grapevine Wash Representative Drake Howell.
4. **Declaration of abstentions and conflicts by council members, if any** – None
5. **Consent Agenda:**
 - a. **Tonight's Agenda** - A **Motion** was made by Joe Allen with a **second** by Nate Blake to **Approve Tonight's Agenda** including Minutes of Town Council Meeting from July 11, 2012 with the changes that Angela Rohr has made in ink on her copy and gave to Clerk/Recorder Amy Fisher. An **Aye** vote was **Unanimous**.
6. **Announcements:** Mayor Roberts advised of a recent Administrative Order. He said he had consulted with Town Council Members, Legal Staff, and the Fire Department. He noted it was important to not take away rights granted by State Legislature. He said the Order only allowed for fireworks in Leeds under the Fire District supervision at the Town Park on the 24th of July and three days before and three days after the 24th of July. Mayor Roberts stated that next Tuesday at 10:00 a.m. at the town hall there is a meeting with Leeds, some federal and state officials to discuss re-vegetating the area that was burnt by the fire, including BLM and private property. Ron Whitmer stated that he would like to publically "Thank" LoAnne Barnes for helping organize the re-vegetation; to which Mayor Roberts agreed.
7. **Citizen Comment:** Mayor Roberts stated that the Town Council has bent over backwards on allowing Citizen Comments and has been extremely flexible with the amount of time and the issues that are brought up. He would like to remind everyone that if you have respect for the general public and you're elected or appointed officials and the agenda that they are governed by once they adopt it, that you would heed the language that is written on the agenda for Citizen Comments, but by no means does it discourage the public from having open discussions with their elected/appointed officials. There is a proper time for that and that the public should be very responsible of the proper time. If the general public or anyone in the general public cannot be disciplined enough to respect the rest of the general public that is here, you will be asked to leave.

Wayne Peterson –Having attended a few meetings about the long range changes, he would like to share with the council some thoughts that he had helping to resolve some disputes that he had dealt with in his career and just like to encourage everyone to realize that in 1962, we didn't know where we would be now in 2012 or where we will be in 2062 and that no one knows where technology is going to go or the changes for the future. Using wasted lighting is an example; we don't know what technology is going to bring going forward, but that we should make sure that everyone should benefit from that new technology that is going to develop as a result of any agreements made today and the future.

Betty McKnight – Handed out documents for the Town Council and used Coral Canyon as an example about how important it is to have a bond (letter from the bank) in place so the funding is available. Betty also brought up about the RPO Visibility Study on Babylon Road (900 North going between Howards and Savages) that is in the process right now and has concerns about the cost, cars using that road, and other issues, making it prudent or wise to wait until the study is finished before signing any agreements. Council Member Frank Lojko responded by stating that he and Mayor Roberts were at a meeting today with the Washington County Water Conservancy District and one of the topics was on the concern of the projected population growth for the county, which has bases of funding's for roads, water projects and other infrastructures in the county with other matching funds from the State and Federal based on demographics to which it showed that Summit County and Washington County would have a decrease of population growth. One of the water projects will cost one million dollars for the study, so for Babylon road to come through it will be very expensive and will be a hardship for the county and future road development if they hold us to the 2.6 growth rate rather than 6.5 growth rate. UDOT will prioritize the needs of the state according to the growth pattern, which may impact Leeds having a clover leaf or four way interchange. Mayor Roberts stated to let the feasibility study bring whatever it's going to bring and move on from there, wait until the study is complete; anything else would just be speculation.

Ron Whitmer – Stated that he was asked by the Stirling Family and others that have concerns about the development and future developments; in the hand out that Betty McKnight gave the Town Council; suggestion items to consider and look them over to see what will benefit the Town of Leeds. Ron stated his concern about Density, especially High Density.

PUBLIC HEARING:

PUBLIC HEARING:

1. **Introduction of proposed Ordinance 2012-04 Amended, Restated and Superceded of Chapter 21 (Subdivisions) of the Land Use Ordinance. Requiring the County Treasurers signature on final plats.** – Leeds Contract Planner Bob Nicholson read the background of the staff report and stated that it is just a protection for the potential buyer of the lots. A discussion was had by the Town Council as to whether to have another level of government added to this process and whether it would increase the time and cost of a developer or private citizen making application to purchase the lots; to which Mayor Roberts stated that he has talked with the County Commissioners and they stated that it would cut their time and help mitigate the process with no added cost. Council Member Angela Rohr brought up that the time between when the signature was on the plat and by the time that another buyer takes responsibility for it could be several years, to which Nicholson stated that at least when the plat is recorded everything is a clean record and then anything after that you would know who is responsible for the back taxes.
A **Motion** was made by Frank Lojko with a **second** by Angela Rohr to move into a Public Hearing on the discussion of proposed Ordinance 2012-04 Amended, Restated and Superceded of Chapter 21 (Subdivisions) of the Land Use Ordinance. An **Aye** vote was **Unanimous**.
2. **Public Hearing on Ordinance 2012-04 Amended, Restated and Superceded of Chapter 21 (Subdivisions) of the Land Use Ordinance. Requiring the County Treasurers signature on final plats.** – No public comments were made. A **Motion** was made by Frank Lojko with a **second** by Angela Rohr to close the Public Hearing on the discussion of proposed Ordinance 2012-04 Amended, Restated and Superceded of Chapter 21 (Subdivisions) of the Land Use Ordinance. An **Aye** vote was **Unanimous**.

REGULAR MEETING:

ACTION ITEMS:

3. **Consider approval of proposed Ordinance 2012-04 Amended, Restated and Superceded of Chapter 21 (Subdivisions) of the Land Use Ordinance.** - Requiring the County Treasurers signature on final plats. –

A **Motion** was made by Frank Lojko with a **second** by Angela Rohr to approve Ordinance 2012-04 Amended, Restated and Superceded of Chapter 21 (Subdivisions) of the Land Use Ordinance. An **Aye** was **Unanimous**.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR ALAN ROBERTS	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN JOE ALLEN	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN NATE BLAKE	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN FRANK LOJKO	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN ANGELA ROHR	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

WORK SESSION:

DISCUSSION ITEMS:

4. **Discussion of Leeds area Cemetery Draft Ordinance.** – Darrell Nelson has been working on the Draft Cemetery Ordinance and is looking for ideas and suggestions. A discussion ensued with the Town Council and Darrell Nelson with the Council asking questions about records that are currently required and what should be required. Council Member Joe Allen made the suggestions for more statistical records and that the Town of Leeds never opens a grave unless the instructions are in writing. The discussion whether to have a copy of the Death certificate is needed, since the County has the official documentation; also a discussion on plot size and how many interred or remains received per plot. Resident Allen Howard commented on how critical it is keep it to one vault per plot, as per his experience as having been the grave digger and the limited room in the cemetery. Suggestions for perpetual care were discussed. Darrell will work on streamlining the ordinance and bring it back before the Town Council.

5. **Discussion of Final Development Plan for Grapevine, Exhibit J, Planning Commission Recommendations.**
– Contract Planner Bob Nicholson read the staff report with the recommendations from the Planning Commission meeting held in February. Mayor Roberts stated that the Town Council will go through each item one at a time.
 - 1) Compliance with all Leeds Town codes, unless a specific waiver or variance is granted by the Town Council. - Agreeable by the Town Council
 - 2) All utilities, including water, wastewater, storm drainage, electric power, natural gas, telephone, and similar utilities shall comply with local and state standards. – Agreeable by the Town Council.
 - 3) Street designs which are different than those set forth in the Leeds Standard Specification for Design and Construction shall be approved by the Leeds Town Council, after hearing the recommendation from the Planning Commission and the Leeds Town consulting planner and engineer. – Mayor Roberts requested to hold this item for a future meeting to specifically address this item and come to a conclusion with where the Town Council will sit with the street standards.
 - 4) A Traffic Mitigation Plan shall be approved by the Town Council which sets forth how proposed traffic from project will be accommodated by the public streets. Three accesses are needed in order for the project to reach buildout. – Mayor Roberts stated that the next discussion item on the agenda addresses this item.
 - 5) Gravel parking areas are not permitted. All designated parking areas shall have a hard surface consisting of asphalt, concrete, brick pavers, or similar material approved by the Town Council. – Agreeable by the Town Council.
 - 6) All buildings shall comply with the design intent set forth in the Architectural Pattern Book for the Grapevine Wash project. All buildings which are three (3) stories or more in height shall be subject to design review by the Planning Commission prior to issuance of a building permit. The purpose of such design review is to promote compliance with the Architectural Pattern Book. - Change the verbiage to read: All buildings other than single family detached dwellings shall be subject to design review by the Planning Commission and deliver their recommendation to the Town Council for final decision prior to issuance of a building permit.
 - 7) Parking for residential units shall comply with section 6.4.3 of the Leeds Zoning Code, unless a modification to these parking requirements is specifically approved by the Town Council. – Agreeable by the Town Council.

- 8) Maintenance responsibility for public streets and utility systems shall be determined and approved as part of the Final Development Agreement for Grapevine Wash. – Mayor Roberts stated that there hasn't been any discussion on this item and that it will come up in the discussion on the Final Development Agreement that is on the agenda.
 - 9) A second public street access is required when GW has 101 or more dwelling units, and a third public street access is required when 600 or more dwelling units have been issued building permits. – Mayor Roberts stated that these numbers come from the fire code, with the focus being on residential dwelling units.
 - 10) GW shall create a project-wide master HOA with CC&R's which creates an Architectural Review Committee for the project. The ARC shall review plans before submittal to the Planning Commission and Town Council. – Agreeable by the Town Council.
6. **Discussion of Grapevine Draft Traffic Mitigation Plan.** – Contract Planner Bob Nicholson read the Draft Grapevine Traffic Mitigation Plan. A discussion was held regarding improvements, funding, vehicle cap per day, first come: first serve capacity, level of service, driveways, impact analysis and impact fees, for Main St. Mayor Roberts asked the Council Members if the Level of Service on Main St. is the main concern to deal with on the draft Traffic Mitigation Plan, to which the Town Council agreed. The Town Council had asked Bob Nicholson to bring some examples of Level of Service videos to be able to have a visual and better understanding.
7. **Discussion of Language of Grapevine Draft Final Development Agreement.** – A **Motion** was made by Frank Lojko with a **second** by Nate Blake to table Discussion item number seven (7) for the future Town Council meeting on August 8, 2012. An **Aye** vote was **Unanimous**.

UPDATES BY STAFF:

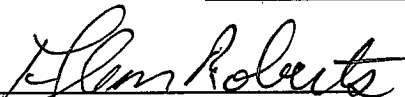
8. Council Member Angela Rohr stated that she had received nineteen (19) applications and that she added one (1) more. Of those applications, she narrowed them down to seven (7), which she talked to five (5) applicants and narrowed that number down to two (2) for an interview. Council Member Joe Allen concurred with Angela Rohr's findings. Mayor Roberts stated that they needed to have more discussion on this issue before any decisions are made.

CLOSED MEETING – A Closed Meeting was held at 10:08 p.m.

A **Motion** was made by Frank Lojko with a **second** by Joe Allen to **move into a Closed Meeting** 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 for the discussion pending or reasonably imminent litigation; as allowed by Utah State Law (52-4-205) (1) (c). An **Aye** vote was **Unanimous**. Those present were Mayor Alan Roberts and Council Members, Joe Allen, Nate Blake, Frank Lojko, Angela Rohr, and Clerk/Recorder Amy Fisher. Discussion was had regarding a response to disciplinary measures taken against town staff personnel. A **Motion** was made by Joe Allen with a **second** by Nate Blake to **close the Closed Meeting** at 10:36 p.m. An **Aye** vote was **Unanimous**.

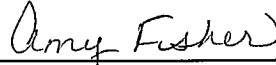
9. **Adjournment** by Frank Lojko at 10:40 p.m.

APPROVED ON THIS 22nd DAY OF August, 2011



 Mayor Alan Roberts

Attest:



 Clerk/Recorder Amy Fisher