

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, April 25, 2018

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, April 25, 2018 at 7:00pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE RECORDER.

Regular Meeting 7:00pm.

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting minutes of April 11, 2018.
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
 - a.
7. Public Hearings:
8. Action Items:
 - a. Professional Services Agreement for Town Attorney
 - b. Discussion and possible action regarding planning grant request
 - c. Discussion and possible action for a Zone Change on Parcel L-78-A-1-A-2 for Steve and Bonnie Mathews from Residential (R-1-2) to Commercial (C) on approximately 4.67 acres.
 - d. Discussion and possible action for a Zone Change on Parcels L-5-A-3, L-5-A-2 and L-4-A-4 for Doyle and Kevin Hatfield from Residential (R-1-2) and R-2-2 to Commercial (C) on approximately 14.36 acres
9. Discussion Items:
 - a. Main Street Storm Water Study
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
11. Staff Reports:
12. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
13. Adjournment:

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 Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting.

The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting:

The undersigned Clerk/Recorder does hereby certify that the above notice was posted April 19, 2018 at these public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov> and the Town of Leeds website

www.leadstown.org.



Kristi Barker, Clerk/Recorder

Town of Leeds

Town Council Meeting for April 25, 2018

1. Call to Order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7:00pm on April 25, 2018 at Leeds Town Hall, 218 N Main.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____
COUNCILMEMBER: NATE BLAKE	_____	x

2. Pledge of Allegiance by Councilmember Roberts.

3. Declaration of Abstentions or Conflicts: None.

4. Approval of Agenda:

Mayor Peterson indicated the applicant asked for the item 8c to be tabled and would contact him if he would like to be on the next agenda.

Councilmember Stirling moved to approve tonight’s agenda and meeting minutes of April 11, 2018. 2nd by Councilmember Sheltnan. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

5. Citizen Comments:

Darryl Lewis, stated, action item 8c and 8d have been on the agenda several times before tonight. There has been no indication from the applicants of why the zone would be changed and how it would impact on the infrastructure of the Town and the citizens; it is impossible without knowing what the intent is to build.

6. Announcements:

7. Public Hearings: None.

8. Action Items:

- a. Professional Services Agreement for Town Attorney

Craig Hall from Bennett, Tueller, Johnson & Deere was phoned into the meeting at 7:05pm. Mayor Peterson went over the agreement with Council members.

Mayor Peterson asked for a motion to approve the Town Attorney contract with Bennett, Tueller, Johnson & Deere.

Councilmember Roberts, I am confused about the numbers, the fees. The range is for legal services. I just see the lower number of \$220 and is off from the \$225. Mayor Peterson, went over the different prices on the agreement.

Councilmember Sheltman, I so move. 2nd by Councilmember Roberts. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

- b. Discussion and possible action regarding planning grant request
Mike Hansen from Rural Community Consultants discussed the grant process with Town Council.
Town Council discussed it and agreed to go ahead and submit a letter to the Dixie MPO for the grant process for roads.

Mayor Peterson asked for a motion to submit a letter to the Dixie MPO requesting a planning grant for our roads for the \$35,000 in the current cycle. Councilmember Stirling, I so move. 2nd by Councilmember Roberts. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

- c. Discussion and possible action for a Zone Change on Parcel L-78-A-1-A-2 for Steve and Bonnie Mathews from Residential (R-1-2) to Commercial (C) on approximately 4.67 acres. Mayor Peterson asked Craig Hall if the item needed to be tabled. Craig Hall replied it is really not a table; it is a continuance at their request and asked about the date on a letter that the Clerk sent out to the property owners. Mayor Peterson and Kristi Barker looked at the date of the letter in the packets to verify it had the correct date on it. Mayor Peterson asked for a motion to continue action item 8c. Councilmember Sheltman I so move.

Councilmember Roberts, Councilmember Sheltman, could you throw a date on that, I assume seeing a date on it instead of leaving it open?
 Councilmember Sheltman, for the next meeting?
 Mayor Peterson, for May 9th.
 Councilmember Sheltman, for May 9th.
 2nd by Councilmember Roberts. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

- d. Discussion and possible action for a Zone Change on Parcels L-5-A-3, L-5-A-2 and L-4-A-4 for Doyle and Kevin Hatfield from Residential (R-1-2) and R-2-2 to Commercial (C) on approximately 14.36 acres

Town Council discussed the application.

Councilmember Roberts stated Planning Commission’s recommendation was to deny it because they wanted to maintain a space between the adjoining properties and potential commercial property; however, he was not sure that when someone is asking for a zone change, they have to be specific on what they are going to do on the property. If a zone change is approved, it would be anything that is allowed in that zone. Access to those properties for ingress, egress has to be decided when someone decides what they want to do with the property.

Mayor Peterson, agreed that you can’t zone towards what you plan on doing with the property, because any subsequent owner that wants it zoned what it is at the time, is able to do what is permitted under that, and is able to file for a conditional use under that. He thinks it is premature to say to them when requesting a zone change “what exactly do you plan on doing with the property”. It could mislead Town Council into rezoning it, because they like an application for the property without factoring in that there are dozens of possible uses that could be there once it is zoned commercial.

Mayor Peterson asked for a motion to affirm the recommendation of the Planning Commission and deny the application for a zone change on parcel Parcels L-5-A-3, L-5-A-2 and L-4-A-4 from residential to commercial on approximately 14.3 acres.

Councilmember Sheltman, I so move. 2nd by Councilmember Stirling. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

9. Discussion Items:

- a. Main Street Storm Water Study

Councilmember Sheltman indicated the Mayor and he had a meeting with UDOT where they looked at the drainage problems on Main Street. Karl Rasmussen arranged the meeting to discuss who was going to pay for what. UDOT indicated, verbally, 71 percent with the Town paying for the rest. It would be a drainage system that went from the store all the way down Main Street. Elliott continued to discuss the storm water study that Karl Rasmussen prepared for the Town.

Mayor Peterson indicated he has not heard back yet on if Leeds has been put on the AOG list yet and discussed the study further with Councilmembers.

10. Citizen Comments:

Kohl Furley, Battalion chief from Hurricane Valley Fire department gave an update on the fire department. He indicated the fire station in Coral Canyon is complete and starting May 1st they will start to service Rockville, Springville.

Councilmember Roberts asked how they could put a fire station in a district that has their own coverage.

Kohl Furley replied they share the building and explained it further.

Councilmember Stirling asked if there is anything that should be put into the quarterly newsletter to help with fire safety.

Kohl Furley replied yes and discussed fire safety for weeds and trees and another good thing would be on a controlled burn.

Mayor Peterson stated there is also a Mutual Aid Agreement between Hurricane Valley and Washington as well and continued to discuss it with Kohl.

11. Staff Reports:

Councilmember Stirling indicated she was contacted by a Mr. Petit. He was concerned about the first curve on Vista Road, and the speed factor for the safety of children. He requested the Town put in a speed bump similar to what we have on Valley Road. The Mayor indicated it was illegal to have speed bumps because of safety vehicles so they don't have to slow down. So what we came up with is between the hours of 4 to 6 we will request having the sheriff there.

Mayor Peterson indicated with the budget, we will be looking to have a preliminary budget on the May 9th meeting. One thing I would like to mention, as we are having a hard time getting a treasurer, so are other communities. We might want to consolidate with others. We are the only community that does not provide benefits to our employees, with the exception of Rockville, so I would like to look into that as well.

Mayor Peterson indicated there was a DETC meet and there is 100 million dollars available in State funding for transportation. The route to Zion's National Park passed through their preliminary process to help provide bus transportation.

Mayor Peterson discussed the 150 years celebration the Town is planning.

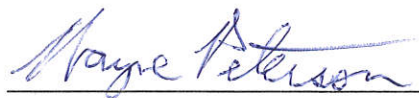
12. Closed Meeting: None

13. Adjournment:

Mayor Peterson adjourned the meeting.

Time: 7:54pm.

APPROVED ON THIS 9 DAY OF May, 2018



Mayor, Wayne Peterson

ATTEST:



Kristi Barker, Clerk/Recorder