

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, February 12, 2020

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, February 12, 2020 at 7:00pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

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 January 22, 2020
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements
7. Public Hearing:
 - a. Community Investment Board Approval for Grant Application
8. Action Items:
 - a. Discussion and possible action on Community Investment Board Approval for Application
 - b. Discussion and possible action on Home Occupation Business License, Tiffany's Gifts and More, Tiffany Jones
9. Discussion Items:
 - a. Follow-up on Site Plan Review Application, Lynn Potter, 27 Majestic Rd.
 - b. 2nd Quarter Budget
 - c. Silver Reef Road Park
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 February 6, 2020 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.

Peggy Rosebush, Clerk/Recorder

Town of Leeds

Town Council Meeting for Wednesday, February 12, 2020

1. Call to Order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7 PM on Wednesday, February 12, 2020, 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: LAURIE HUNSAKER	x	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____

Craig Hall, Town Attorney, joined the meeting via telephone.

2. Pledge of Allegiance by Councilmember Hunsaker

3. Declaration of Abstentions or Conflicts: None

4. Approval of Agenda:

Councilmember Roberts moved to approve tonight's agenda and meeting minutes of January 22, 2020. 2nd by Councilmember Wilson. 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: LAURIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

5. Citizen Comments:

Susan Savage said we discussed home building and cutting back the land. I cannot think of the terminology for building roads and things. I think that we cannot underestimate the effect of storms in our area. I think people who are familiar with our area do not realize that the contours of the land have been created by those storms. During my lifetime, there have been several times when Quail Creek has been completely cleaned out. The cottonwoods were completely scoured out of it. And once when there was a huge reservoir built with a plug of cottonwood trees up there another storm came and washed it out. A marina in Harrisburg was washed out twice and a man lost his life. And the Grapevine Wash, when they were building the freeway, there was a storm that made a huge reservoir out there and the construction company was considering dynamiting the 12x12 tunnel under the freeway to keep it from

washing out. We are right at the nexus of this convergence of geological provinces where we have odd plant life and changes in weather. You can drive right into a storm and you never know where it is going to hit. So, all of these little gullies have carried a lot of water. As people build and grade and cut back to create roads ... I am just thinking about what effect it may have on their property and homes below them. Just do not underestimate.

Lynn Potter said I just want to mention a small typo under Discussion Items. The address for our Site Plan Review is 24 East Majestic Mountain Road. I just wanted this on record.

Mayor Peterson said 27 should be known as 24 East Majestic Mountain Road.

6. Announcements:

Mayor Peterson said there will be Dumpster Days, as mentioned at the last meeting, February 14th thru 16th. They will be located on Cherry Lane. It will be the first of 4 such dumpster day weekends during 2020.

7. Public Hearings:

Mayor Peterson said we do have a Public Hearing this evening. The Public Hearing is on the Community Investment Board Approval for Grant Application. The requirement of the Community Investment Board is for an application to be subject to a Public Hearing. They also emphasize, although we as a town, are applying for a couple of things. It is a \$632,000 project to try to address storm water along Main Street. We are looking for a State grant from UDOT in the amount of \$500,000. They told us at a previous meeting that they would look to be supportive of dealing with their share of the water on Main Street. Engineering studies were done to determine what percentage of the water coming down Main Street was a result of State Road 228, Main Street, and what was coming off of side roads that would be Leeds' responsibility. As a result, it was about 20% of it is Leeds and about 80% of it is State. What we are looking to do is to apply to CIB. They would like to see some local money involved. The remaining \$132,000, and that is estimated, would be needed for this project. We are proposing that Leeds will put up \$12,000 and CIB would be requested to provide a grant for \$120,000. And that would cover the full \$632,000 cost estimate for this project. CIB also asks that we highlight in the grant review process, they will frequently ask about the possibility of a portion of it being in the form of a loan. If people have comments or questions about that they may ask, but before anything is finalized, they would be brought back before Town Council before any kind of loan would be agreed to if that is part of the final determination from the other parties involved. May I have a motion to open the Public Hearing on the Community Investment Board Approval for Grant Application?

Councilmember Stirling moved to open the Public Hearing. 2nd by Councilmember Roberts. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<u>x</u>	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	<u>x</u>	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	<u>x</u>	_____	_____	_____
COUNCILMEMBER: LAURIE HUNSAKER	<u>x</u>	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	<u>x</u>	_____	_____	_____

Mayor Peterson said the Public Hearing is open. Would anyone like to comment on this application to CIB for a \$120,000 grant?

Mayor Peterson said seeing none, may I have a motion to close the Public Hearing on the Community Investment Board application?

Councilmember Roberts moved to close the Public Hearing of the Community Investment Board Application. 2nd by Councilmember Hunsaker. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: ALAN ROBERTS	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: LAURIE HUNSAKER	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: STEPHEN WILSON	<u>x</u>	<u> </u>	<u> </u>	<u> </u>

8. Action Items:

a. Discussion and possible action on the Community Investment Board Approval for the application to be submitted. This was submitted before the February 1st deadline, but they do allow for the Public Hearing to follow. Following the Public Hearing, is there a motion related to the Community Investment Board application? Such as approval or to not submit it.

Councilmember Stirling said I have a question. When is this supposedly going to start and what is the timeline on when it will be completed?

Mayor Peterson said the process is over the next 3 months. CIB will be holding reviews so it will probably be at a meeting in June that they would get around to the actual finalization of it with a decision with the respect to this project. After that, from an engineering standpoint, it is viewed as ready to go and be put out to bid at that point. So, it would be sometime in the second half of this year if approval was gotten from both CIB and UDOT. We do need both of those approvals.

Councilmember Roberts said so clarification without either one of those approvals, this will not move forward. Correct?

Mayor Peterson said we are not committing to anything more tonight than we are willing to put up \$12,000 towards the \$632,000 project.

Councilmember Stirling moved to go ahead and approve the Community Investment Board application. 2nd by Councilmember Wilson. 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: LAURIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

b. Discussion and possible action on Home Occupation Business License, Tiffany’s Floral & More, Tiffany Jones

Mayor Peterson said we did, in the last year, amend our commercial permitted uses and conditional uses to have a clause in them that says if there was another use that was deemed to be in harmony with the listed ones that we have, which is a little over a dozen, with regard to those types of uses in each category, that it could be recommended by Planning Commission and approved by Town Council. We do not have that in our Home Business Occupation. We could open it up and update that list and have a Public Hearing. After we do that, go forward and approve an application that happens to fit it. We do allow home crafts in our Home Business Occupation. This particular proposal is for floral and more and we do have recommendation from the Planning Commission to consider this as crafts. But at this point, if we could ask the applicant to come forward and describe a little bit about what is the floral and what is the more.

Tiffany Jones said some florals come in the form of silks (she showed one of her silk bouquets to Council) and some would be fresh flowers. More would be a candy bar vase and other home crafted gifts. I would have people phone in their order, and I would deliver to the customer.

Mayor Peterson asked Council if they have any comments or questions.

Mayor Peterson said is there a motion regarding the categorization of Tiffany’s Floral & More as crafts? Or is there a motion to move this forward as an amendment to our Land Use Ordinance or not permitting it at all? These are the 3 options that I see.

Councilmember Stirling moved to approve the Home Occupation Business License as crafts because 99% of the time when you go and get silk flowers, you have to go to a craft store. 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: LAURIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

9. Discussion Items:

a. Follow-Up on Site Plan Review, Lynn Potter, 24 East Majestic Mountain Road

Mayor Peterson said it is also Dianna Powell. You are both listed as the owners.

Mayor Peterson said one of the things we were looking towards was our attorney doing some review about the suggestion by the applicant that the Hillside Ordinance did not apply. At this time, I would request that our attorney provide an update on the status of that opinion.

Craig Hall said I have researched the facts and sent various emails to Mr. Potter asking him for help regarding factual issues. I believe there were 7 different questions that I requested he answer. I applaud his efforts. His response was prompt and thorough and I appreciated that. Since that time, I did some additional factual research on my own and with the assistance of the Town Recorder submitting some documents together with other documents that the Town has provided me. I have assembled those, and I have done legal research. I have started drafting the opinion. Mayor, as you know, I am presently out of the State. The draft was sent to my legal assistant this afternoon for formatting so I can proof it in a couple of days. I will soon have the formal opinion to the Town. I anticipate not before the end of the week, either on Monday or Tuesday.

Mayor Peterson said there was a second issue that had been raised which was having our Town engineering firm, Sunrise, summarize and take a look at the proposal. They did respond with a letter indicating that they had generally thought it was acceptable in terms of the building pads that were being proposed, but they had some questions with respect to the access driveway and said that they would require some cross sections to be provided for them to do a complete analysis. A copy of that letter is in your packet and it was forwarded to the applicant. The applicant mentioned that they do not want to continue to spend a lot of money until they have answers to other questions. We also did not want to have any kind of multiple tablings of the motion so that is why we have it as a discussion item. I would presume basis your previous requests that you would like to continue to get the legal opinion first before you move forward with the cross sections. Is that something that would be able to be provided? I am just trying to set a timetable here. And if there is any additional information you want to bring up this evening.

Lynn Potter said yes that is correct. If Mr. Hall finds that the Hillside Ordinance applies, then we would need to meet Sunrise's requests on the slicing of the slopes. And we want to continue to proceed until we find out how things are. And the other was the site plan requirement.

Mayor Peterson said just to make sure we do not have a misunderstanding, I will continue to put this on the agenda as a discussion item until such time you indicate that we have reached a point where you would like to have it as an action item just so we can make sure we follow the process and do it as promptly as possible.

Lynn Potter said if Craig will share his decision on Monday or Tuesday with me, okay.

Mayor Peterson said once that opinion is out, it will be available to go to the applicant, I presume. Craig, am I correct?

Craig Hall said it is addressed to you and the Town Council. You, as the client, have the right to disseminate it as you see fit.

Mayor Peterson said are there any further questions?

b. 2nd Quarter Budget

Mayor Peterson said in your packet is a 5-page summary on where we stand as of 6 months into the year. As was mentioned, we will be doing this the second month following each quarter-end. Our fiscal year begins July 1st and ends June 30th. This one is for the first 2 quarters of the year, July 1, 2019 thru December 31, 2019. It compares it to the same time period the year before and compares it to the budget.

Mayor Peterson highlighted a few of the line items and he gave a brief explanation for each.

Councilmember Roberts said on the accounting line item, we see a little higher percentage. Did we have an increase in the cost for that? What pushed us up to that 70%?

Mayor Peterson said the 70% on accounting is the addition of the new bookkeeper. And we used an outside service to come in and go over a variety of journal entries and the like with the new bookkeeper so she could go forward and do things in the proper manner. That was a one-time charge and not something monthly.

Councilmember Stirling said who is doing this?

Mayor Peterson said Aseneth Steed is the one doing it. We hired her to do our bookkeeping. She is part of our administrative wages.

Councilmember Stirling said why is the administrative wages with Other and not up in Administrative Wages?

Mayor Peterson said there had been different categories that have been set-up with respect to our books here. It is a little bit of duplicative one, but with regard to some reporting we need to do with the State is why it is being highlighted as that particular line item. There are 2 of them. You can see last year some was booked to the other and this year none is being booked there nor is any of the budget up there. It is all down in the second entry. Once we have nothing in it, we look to eliminate it.

Councilmember Stirling said do we have an outside payroll processing?

Mayor Peterson said yes, we do use an outside payroll processing company. And I heartily support that because with the reporting requirements that are involved, they take care of submitting all of those types of payments plus they do the direct deposit into our employees accounts. It is something you can do in house cheaper, but all you need is one slip up and you will regret the fact that you did not get things done on a timely basis.

Councilmember Stirling said do you know why we had employment insurance this year and not last year?

Mayor Peterson said I think it was just the timing of when the payment was made there. I do not think it is something that is a major difference. I expect will be very close for the full year.

Councilmember Stirling said what is the RAP Tax used for. Where does that money go?

Mayor Peterson said we had a discussion at the previous meeting about applying for some grants related to trails, pickle ball courts and the like. The envision is to use our RAP Tax revenue to provide the 50% match that they all require. We have been accumulating it for a couple of years at about a \$500 per month rate and we look to use that to try to match with a grant to get \$1.00 for every \$0.50 that we have collected in that tax. But it has to be done for recreational.

Mayor Peterson said the public should be aware that there is something called the Transparency Website in the State of Utah. Every single revenue and expenditure gets uploaded on that site on a quarterly basis. You can look and see all of the detail for our Town or any other municipality in the State. It is for the public.

c. Silver Reef Road Park

Mayor Peterson said I have included a couple of maps with respect to the park. I did not highlight them. The second one is the easier one to see and it shows that the park area that we actually have there is 0.76 acres. There had been a proposed additional park of 1.13 acres. It is a bit of a rounded triangle at the top and then towards the bottom you actually see the proposed addition that might take place. That proposed addition got swapped in a SITLA land transaction and it became part of the ownership that is just common open space, cannot be developed, by the Silver Reef Highlands Development. They have previously expressed that they are not interested in making that a general public park for the entire Town. I asked Antonio, he said 1, perhaps 2, if the people were very adept at backing their trailers around could fit where we have land. I do like the idea of trying to figure out if there is a place where we could do it. I do not think we would be able to justify setting up any kind of charge system that would be able to have enough volume of business to make it something that would work. Nor, would it address a significant number of vehicles that are being parked there that have trailers for off road vehicles. If you look at the other map just to complete the discussion, the park that you see is a tiny little triangle. There again, there is a proposed public park area, 1.13 acres, and you can see the existing park that is 0.76 acres. Is there anything further for discussion here this evening? If people think of areas that could work, I would certainly be open to it because I do think it is a good idea. I do not know where we have the space for it.

10. Citizen Comments:

LoAnne Barnes said I am on the Historic Preservation Committee in the Town of Leeds. I have some questions and comments about this little park because it has quite a history that I am not sure you are aware of. When Highlands first went in there, they deeded to the Town that land with the understanding that SITLA would trade out with the Town and enlarge this to be a park. They also gave the Town \$9,000. The people were surveyed up there and they decided they would like some water to come down from that area. If I understand it correctly, there is some water right, maybe not water right, but access to water when it comes down to that park. We put in a fountain there that is still there. It was part of the water supply.

Councilmember Roberts said there is still a water connection there.

LoAnne Barnes said I just wonder what is going to happen to that piece of land. It is a very unique piece of land because it borders Silver Reef Road and has a tremendous view of the whole skyline to the south. And for the Town to lose that, I think would be a terrible thing to happen.

Mayor Peterson said we still have the 0.76 acres, the additional portion that did not materialize with what you mentioned as the land swap from SITLA.

Councilmember Roberts said so the Town owns that 0.76 acres. The rest of it is open space that is governed by Silver Reef Highlands.

LoAnne Barnes said so SITLA does not own it anymore?

Mayor Peterson said correct. And I confirmed that with SITLA.

LoAnne Barnes said what are the options for that little piece of land? You need to seriously think about it not being a parking area. It has such a gorgeous view. It could be a walking area or a trail on up to the museum. I would like some serious thought about what we could do and have it not go away.

Mayor Peterson said we could certainly approach the other party if we were to have a trail that was going to extend through, and if it was needed to connect, to see if they would be amendable to that. But at the present time, we do not have control of various sections along the road there. If there was a possibility in the future, we would need to line-up an awful lot of different owners in order to make it that we have a connected trail system.

LoAnne Barnes said how wide of a road does the Town own? How much do we own of Silver Reef Road?

Mayor Peterson said that is another variable question. Private owners own all the way across it in places. Private owners meet in the middle in others. The Town has a dedicated right-of-way in some. The BLM owns a portion of it. And we have an easement from the BLM for it. That road's ownership is very varied as you work your way along it.

Councilmember Roberts said when you talk about ownership, it is different than what the designated right-of-way is. That will always be maintained as a road right-of-way even though other individuals may have ownership.

LoAnne Barnes said what is the ownership of the piece of land south of the Silver Reef Road that goes up to the museum as you are looking down towards Leeds.

Councilmember Stirling said there are quite a few different owners.

LoAnne Barnes said I am not talking about Highlands. I am talking about when you go around the corner up towards the museum. Is it owned by Crosby? Does he still own it?

Mayor Peterson said I cannot speak for what a private landowner intends to do, but I know from previous discussions we have had in the past 2 years that he is still the owner of a portion of that land.

LoAnne Barnes said I would not like for the Town to lose that piece of land to a parking area.

Wyatt Jones said I am working on becoming an Eagle Scout and all I need is my Eagle project. I am interested in helping paint the interior of Town Hall.

Mayor Peterson said I commend you for your interest and hope that something can be worked out.

11. Staff Reports: None

Mayor Peterson said there was a Transportation Expo. It was not as well attended as some of the previous ones. Operating in the Dixie Center area is a prototype of the autonomous vehicle. It is a shuttle that moves at 12 mph and it does a loop around the area. It is a very interesting project and they view that in Southern Utah as one of the places it could be used in connecting some of the hotels and convention center.

12. Closed Meeting: None

13. Adjournment:

Meeting was adjourned at 7:42 PM.

APPROVED ON THIS _____ DAY OF _____, 2020

Mayor, Wayne Peterson

ATTEST:

Peggy Rosebush, Clerk/Recorder



Previous License No. _____

Date 1/13/20
Received by [Signature]

TOWN OF LEEDS

2020 Home Occupation Business License

Application and Agreement of Terms

PLEASE REMEMBER THIS IS ONLY AN APPLICATION AND NOT A BUSINESS LICENSE. You will receive your business license from the Town Clerk/Recorder when all necessary information has been received, reviewed and found acceptable.

Please check applicable box: New Renewal (Must still complete form) Address change

Do you have a Conditional Use Permit (CUP) Issued on this business location? Yes No

If a CUP was issued, is the business function still the same? Yes No

*If you checked 'no' above, please attach explanation.

Please check if you are NO LONGER IN BUSINESS: Date Business was discontinued _____

Home Occupation Defined: Any use conducted entirely within a dwelling, and carried on by persons residing in the dwelling unit, occupying no more than twenty-five (25) percent of the dwelling unit. The home occupation business is clearly incidental and secondary to the use of the dwelling unit for dwelling purposes and does not change the character thereof. The dwelling shall be the principal residence of the business owner/manager. The home occupation shall not include any display, stock in trade, employees or the use of advertising except as provided herein. The home occupation business shall not involve the use of any accessory buildings or space outside the main building. In all cases where a home occupation is engaged in, there shall be no advertising of said occupation, no window display, or signs except as permitted by Leeds Ordinance. The property resident must be the on-site manager of the home occupation business.

PLEASE PRINT CLEARLY

Business:

Name: Tiffany's floral and more
Street Address: 175 S. main
Mailing Address: P.O. Box 460962
Business Phone: 435-632-8508 Fax Number: _____
E-mail Address: tiffanyann006@gmail Website: _____

Owner of Property:

Name: Tiffany Jones
Address: 175 S. main
Home Phone: 435-879-2925 Business Phone: 435-632-8508

Applicant:

Name: Tiffany Jones
Street Address: 175 S. main
Mailing Address: P.O. Box 460962
Home Phone: 435-879-2925 Cell Number: 435-632-8508
E-mail Address: tiffanyann006@gmail.com



Description of business and what activity will take place:

Floral & Gifts

Business is: Corporation Sole Proprietorship Partnership LLC

List all owners other than applicant. If a corporation, partnership, or LLC, list other officers, general partners or members. (*If New Applicant, or if information has changed from previous year, attach copy of Articles of Incorporation or Articles of Organization & Certificate of Registration.)

Tiffany Jones

Date of commencing business in Leeds:

As soon as possible

Have you registered your business name with the State of Utah? Yes No (*if new applicant, attach copy)

Federal Tax ID: 84-4209585 (*If new applicant, attach copy of IRS form SS-4,)

Utah Sales Tax Number: 11394395-003-5TC (*If new applicant, attach copy of Sale Tax License from Utah State Tax Commission)

Is this a food or food preparation business? Yes No (If yes, attach a copy of Permit to Operate and / or annual Health Permit from Southwest Public Health Department.)

Is this business required to be licensed by the State? Yes No
If yes, indicate type and number: _____ (Attach Copy of State License)

Average number of employees: me Days & hours of operation: sporadic as orders are received

Do you want your Home Occupation Business listed on the Leeds Town Website? Yes No

Please complete the following to indicate compliance with the standards involving your business:

Is the home occupation business owned and operated by a person who resides in the home where the business is located?

YES NO



Is the applicant the primary provider of the labor, work, or service provided in the home occupation business?
YES NO

I understand that tools, items, equipment, or activities conducted within the dwelling which are offensive or noxious by reason of the emission of odors, smoke, gas, vibration, magnetic interference or noise are prohibited.
YES NO

I understand that the home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located.
YES NO

Is there visible evidence from the exterior of the dwelling or building indicating that it is being used for any purpose other than that of the dwelling? If yes, explain:

NO

Is the home occupation clearly incidental and secondary to the primary use of the dwelling for residential purposes? If no, explain:

~~no~~ yes

Are you going to have customers coming to the business? If yes, please explain:

NO

Will your home occupation business generate pedestrian or vehicular traffic, or parking problems in excess of what is customarily associated with the zone in which the use is located? If yes, explain

NO

Other than the business owner's personal transportation, will there be any vehicles or equipment stored on the property (this includes vehicles associated with the business)? If yes, please explain:

NO



NOTICE:

Applicant's signature indicates agreement to conduct the business in compliance with listed uses, Land Use Ordinance and all Ordinances that are applicable to the type of business being conducted. Any operations exceeding or not in compliance with Town of Leeds Ordinances require application for a Conditional Use Permit and said Permit will not be issued without prior recommendation from Planning Commission and approval from Leeds Town Council per the Land Use Ordinance.

FAILURE TO COMPLY WITH THE ABOVE CONDITIONS AND LEEDS ORDINANCES CAN RESULT IN SUSPENSION OR REVOCATION OF YOUR BUSINESS LICENSE AND IS A CLASS "B" MISDEMEANOR.

I HAVE READ AND UNDERSTAND, AM IN COMPLIANCE WITH, AND WILL REMAIN IN COMPLIANCE WITH, THE CONDITIONS OF THE LAND USE ORDINANCE 2008-04; CHAPTER 24 - HOME OCCUPATIONS, AND CHAPTER 6 - PARKING REQUIREMENTS.

Print Name

Tiffany Jones

Signature of Applicant

[Handwritten Signature]

Date

1-13-2020

I understand that falsifying any information on this form constitutes sufficient cause for rejection or revocation of my business license. I also understand that the Town Clerk may require additional information as permitted by ordinance, and also agree to supply the same as part of this form.

Authorized Representative

Signature

[Handwritten Signature]

Date

1-13-2020

"Authorized Representative" shall mean: a) a responsible corporate officer, if the User is a corporation (i.e. a president, secretary-treasurer, or vice-president of the corporation, or the manager of one or more manufacturing, production or operation facilities, with authority to sign documents); b) a general partner or proprietor if the Industrial User is a partnership or proprietorship respectively; or c) a duly authorized representative (written authorization and written change of authorization are required) of the corporation, general partnership or proprietorship.

Applicant's signature indicates agreement to conduct the business in compliance with listed uses, Zoning Ordinance and all Ordinances that are applicable to the type of business being conducted.

Applicant's signature further indicates the applied for use will not violate covenants, conditions and restrictions or other deed restrictions affecting the use of the property involved.

Deadline for filing business license renewal is February 1, 2020. Beginning February 2, 2020, a late charge will be assessed.

BUSINESS LICENSE EXPIRES ON December 31, 2020

For Town Use Only

Current Zoning: _____

Clerk / Recorder

Date



11 North 300 West, Washington, Utah 84780
TEL 435.652.8450 | FAX 435.652.8416

January 31, 2020

Mr. Wayne Peterson
Leeds Town Mayor
218 N. Main Street
P.O. Box 460879
Leeds, UT 84746

RE: Lynn Potter – Hillside Protection Review

Dear Mayor Peterson,

At the request of the Town of Leeds, we have reviewed the proposed private driveway and building pad submitted by Lynn Potter. The following comments are offered:

- The purpose of Town Ordinance 2015-02 – Hillside Protection Overlay Zone is to protect the health, safety and general welfare of the residents of the Town of Leeds and to preserve the aesthetics of the natural character of hillsides by minimizing the effects of grading. The submitted concept plan appears to have some significant cuts and fills along the private drive. The Town's Hillside Protection Ordinance represents a decision made by prior and current Town leadership relative to how they want the community to develop over time. The standards are also common in the industry. With that background, our recommendation is to make improvements which are consistent with the ordinance requirements unless there is a very compelling reason to do otherwise.
- The submitted concept plan is not of sufficient resolution or detail to determine if the proposed improvements are in accordance with the Town Ordinance. The Developer should submit a more detailed concept plan, preferably 11X17 or larger, demonstrating how the proposed improvements comply with existing ordinance.
- It would be beneficial to see cross sections of the roadway improvements in areas that have the largest disturbances due to cut and fill to demonstrate whether the improvements meet code. The Developer should submit several cross sections of the improvements with the largest disturbances for review.

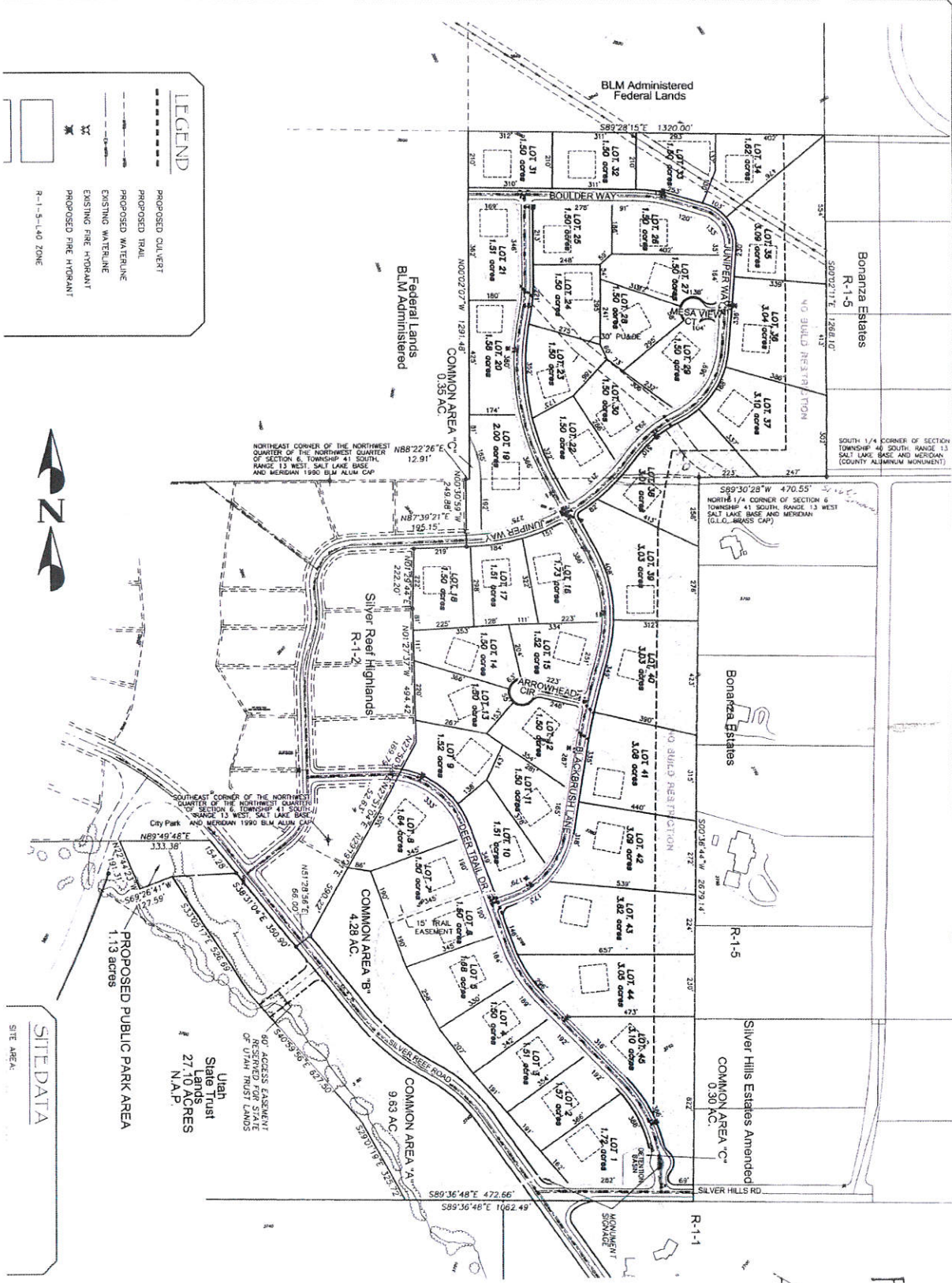
It is our recommendation that the Town review the comments provided above and require the Developer to modify the drawings accordingly and resubmit.

It is my pleasure to work with the Town of Leeds on this and other projects. Please call me at (435) 652-8450 with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Tom Nisson".

Thomas L. Nisson, E.I.T
Project Manager

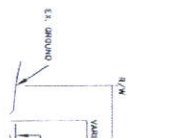


LEGEND

- PROPOSED CULVERT
- PROPOSED RAIL
- PROPOSED WATERLINE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- R-1-S-140 ZONE



SITE DATA
SITE AREA:



PRELLIN
Silver
A Planned

LOCATED IN A PORT
TOWNSHIP 41 SOUTH
OF THE SOUTHWEST
MERIDIAN 13 WEST

PROPOSED PUBLIC PARK AREA
1.13 ACRES

Utah State Trust
Lands
27.10 ACRES
N.A.P.

COMMON AREA 'B'
4.28 AC.

COMMON AREA 'A'
9.83 AC.

COMMON AREA 'C'
0.35 AC.

COMMON AREA 'C'
0.30 AC.

Silver Hills Estates Amended
COMMON AREA 'C'

Federal Lands
BLM Administered

BLM Administered
Federal Lands

Bonanza Estates
R-1-S

Bonanza Estates
R-1-S

Bonanza Estates
R-1-S

Silver Hills Estates Amended
COMMON AREA 'C'

R-1-1

U.T. GROUND

Town of Leeds
Profit & Loss Budget vs. Actual
July through December 2019

	Jul - Dec 18	Jul - Dec 2019	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
CHARGES FOR SERVICES					
Charges for Services Other					
Charges for Copies and Fax	0.00	0.00	25.00	-25.00	0.0%
GRAMA Request	0.00	0.00	50.00	-50.00	0.0%
Charges for Services Other - Other	0.00	5.00	0.00	5.00	100.0%
Total Charges for Services Other	0.00	5.00	75.00	-70.00	6.67%
Cemetery Revenue					
Burial Fees	550.00	550.00	2,000.00	-1,450.00	27.5%
Lot Sales	1,600.00	0.00	800.00	-800.00	0.0%
Cemetery Revenue - Other	0.00	0.00	0.00	0.00	0.0%
Total Cemetery Revenue	2,150.00	550.00	2,800.00	-2,250.00	19.64%
Sanitation Revenue					
Curbside Recycling	3,367.20	4,052.79	6,500.00	-2,447.21	62.35%
Sanitation Revenue - Other	25,915.00	26,034.29	52,000.00	-25,965.71	50.07%
Total Sanitation Revenue	29,282.20	30,087.08	58,500.00	-28,412.92	51.43%
CHARGES FOR SERVICES - Other	0.00	0.00	-75.00	-75.00	0.0%
Total CHARGES FOR SERVICES	31,432.20	30,642.08	61,450.00	-30,807.92	49.87%
CONTRIBUTIONS & TRANSFERS					
Donations/Grants	0.00	0.00	0.00	0.00	0.0%
Donations	0.00	806.62	0.00	806.62	100.0%
Historical	0.00	0.00	0.00	0.00	0.0%
Tithing House	0.00	0.00	0.00	0.00	0.0%
CLG GRANT	0.00	10,000.00	0.00	10,000.00	100.0%
Historical - Other	0.00	0.00	10,000.00	-10,000.00	0.0%
Total Historical	0.00	10,000.00	10,000.00	0.00	100.0%
Donations/Grants - Other	0.00	250.00	70,000.00	-69,750.00	0.36%
Total Donations/Grants	0.00	11,056.62	80,000.00	-68,943.38	13.82%
General Fund	770.90	0.00	45,431.00	-45,431.00	0.0%
Dividend Check ULGT	0.00	0.00	0.00	0.00	0.0%
Total CONTRIBUTIONS & TRANSFERS	770.90	11,056.62	125,431.00	-114,374.38	8.82%
IMPACT FEES INCOME					
Impact Fee Roads Income	13,180.00	9,885.00	16,475.00	-6,590.00	60.0%
Impact Fees Park Income	5,200.00	8,495.00	13,000.00	-4,505.00	65.35%
Total IMPACT FEES INCOME	18,380.00	18,380.00	29,475.00	-11,095.00	62.36%
INTERGOVERNMENTAL REVENUE					
Class C Road Funds	29,543.50	32,103.98	115,000.00	-82,896.02	27.92%
Court Fines	3,139.79	11,876.57	10,000.00	1,876.57	118.77%
Leeds Area SSD 911 Fees	0.00	0.00	3,801.00	-3,801.00	0.0%
Leeds Area SSD payment	0.00	0.00	6,181.00	-6,181.00	0.0%
State Grants	0.00	0.00	0.00	0.00	0.0%
Total INTERGOVERNMENTAL REVENUE	32,683.29	43,980.55	134,982.00	-91,001.45	32.58%
LICENSES & PERMITS					

Town of Leeds
Profit & Loss Budget vs. Actual
July through December 2019

	Jul - Dec 18	Jul - Dec 2019	Budget	\$ Over Budget	% of Budget
Liquor	250.00	0.00	0.00	0.00	0.0%
Encroachment Permits	125.00	250.00	125.00	125.00	200.0%
Animal Licenses	15.02	30.00	200.00	-170.00	15.0%
Building Inspection Fees	0.00	0.00	200.00	-200.00	0.0%
Building Permits	16,789.90	19,891.79	10,000.00	9,891.79	198.92%
Business Licenses	300.00	155.00	600.00	-445.00	25.83%
Conditional Use Permits	100.00	100.00	100.00	0.00	100.0%
Misc. Licenses, Permits & Fees	105.00	902.15	0.00	902.15	100.0%
Subdivision Applications	2,230.00	725.00	0.00	725.00	100.0%
Zone Change Applications	1,000.00	1,000.00	1,000.00	0.00	100.0%
Total LICENSES & PERMITS	20,914.92	23,053.94	12,225.00	10,828.94	188.58%
MISC. REVENUE					
Miscellaneous Revenue Other					
Returned Check Fees	0.00	0.00	50.00	-50.00	0.0%
MISC REVENUE uncategorized inco	1,812.83	0.04	0.00	0.04	100.0%
Miscellaneous Revenue Other - Other	1,649.93	0.00	0.00	0.00	0.0%
Total Miscellaneous Revenue Other	3,462.76	0.04	50.00	-49.96	0.08%
Interest Earnings on accounts					
Interest Income Parks Fund	693.53	815.15	1,000.00	-184.85	81.52%
Interest Income Roads Fund	757.47	1,355.88	1,100.00	255.88	123.26%
Interest Capital Imp Fund	1,677.38	1,185.07	900.00	285.07	131.67%
Interest Inc Public Safety Fund	55.76	69.78	0.00	69.78	100.0%
Interest Income General Fund	6,810.05	8,144.21	9,000.00	-855.79	90.49%
Interest Income Other	0.00	0.00	400.00	-400.00	0.0%
Interest Income Historical Fund	12.32	14.49	15.00	-0.51	96.6%
Interest Income Roads B&C Fund	475.30	813.60	800.00	13.60	101.7%
Interest Inc Sidewalks & Gutter	231.93	272.52	360.00	-87.48	75.7%
Interest Earnings on accounts - Other	294.15	654.39	0.00	654.39	100.0%
Total Interest Earnings on accounts	11,007.89	13,325.09	13,575.00	-249.91	98.16%
Rents & Concessions					
Community Celebrations	0.00	32.00	0.00	32.00	100.0%
4th July Revenues	898.64	1,154.00	0.00	1,154.00	100.0%
Rent and Deposit on Pavilion	0.00	375.00	750.00	-375.00	50.0%
Wild West Days in Leeds	25,000.00	450.00	3,000.00	-2,550.00	15.0%
Rents & Concessions - Other	0.00	0.00	300.00	-300.00	0.0%
Total Rents & Concessions	25,898.64	2,011.00	4,050.00	-2,039.00	49.65%
MISC. REVENUE - Other	0.00	0.00	0.00	0.00	0.0%
Total MISC. REVENUE	40,369.29	15,336.13	17,675.00	-2,338.87	86.77%
Tax Revenues					
Property and RAP Tax Revenues					
Prior Years' Taxes - Delinquent	392.50	1,080.95	1,000.00	80.95	108.1%
Penalties	6.66	5.53	10.00	-4.47	55.3%
Interest on taxes	7.46	25.62	5.00	20.62	512.4%
Gen. Sales & Use Taxes	57,020.42	57,094.07	100,000.00	-42,905.93	57.09%

Town of Leeds
Profit & Loss Budget vs. Actual
July through December 2019

	Jul - Dec 18	Jul - Dec 2019	Budget	\$ Over Budget	% of Budget
Gen. Property Taxes - Current	53,068.78	55,397.36	64,147.00	-8,749.64	86.36%
Fee-in-Lieu of Property Taxes	2,626.77	2,799.77	3,200.00	-400.23	87.49%
RAP Taxes	7,725.89	5,963.75	10,000.00	-4,036.25	59.64%
Property and RAP Tax Revenues - Other	0.00	0.00	0.00	0.00	0.0%
Total Property and RAP Tax Revenues	120,848.48	122,367.05	178,362.00	-55,994.95	68.61%
Franchise Taxes					
Municipal Energy Tax	20,232.54	19,006.69	40,000.00	-20,993.31	47.52%
Municipal Telecom License Tax	2,532.60	3,388.56	8,000.00	-4,611.44	42.36%
Franchise Taxes - Other	3,470.37	3,226.98	1,300.00	1,926.98	248.23%
Total Franchise Taxes	26,235.51	25,622.23	49,300.00	-23,677.77	51.97%
Tax Revenues - Other	463.51	0.00	0.00	0.00	0.0%
Total Tax Revenues	147,547.50	147,989.28	227,662.00	-79,672.72	65.0%
Total Income	292,098.10	290,438.60	608,900.00	-318,461.40	47.7%
Gross Profit	292,098.10	290,438.60	608,900.00	-318,461.40	47.7%
Expense					
CULTURE & RECREATION EXPENSE					
4th July fireworks	304.31	559.72	2,500.00	-1,940.28	22.39%
Cemetery Expenses	240.00	0.00	0.00	0.00	0.0%
Cemetery Water Expense	126.52	240.00	480.00	-240.00	50.0%
Open/close grave	500.00	500.00	2,000.00	-1,500.00	25.0%
Cemetery Expenses - Other	54.00	18.73	250.00	-231.27	7.49%
Total Cemetery Expenses	920.52	758.73	2,730.00	-1,971.27	27.79%
Historical Preservation					
CCC Camp	0.00	19,015.34	19,500.00	-484.66	97.52%
Historical Preservation - Other	0.00	0.00	500.00	-500.00	0.0%
Total Historical Preservation	0.00	19,015.34	20,000.00	-984.66	95.08%
Culture & Recreation Costs					
Community Celebrations	0.00	617.94	0.00	617.94	100.0%
Refund back on Peach Pavillon	100.00	250.00	150.00	100.00	166.67%
Wild West Days	0.00	5,737.50	3,000.00	2,737.50	191.25%
Easter	0.00	0.00	300.00	-300.00	0.0%
Princess Pageant	0.00	0.00	1,000.00	-1,000.00	0.0%
Washington Co Fair	0.00	0.00	1,300.00	-1,300.00	0.0%
Total Culture & Recreation Costs	100.00	6,605.44	5,750.00	855.44	114.88%
Total CULTURE & RECREATION EXPENSES	1,324.83	26,939.23	30,980.00	-4,040.77	86.96%
GENERAL GOVERNMENT EXPENSES					
Administration					
Administration General					
LASSD BOND	0.00	0.00	6,181.00	-6,181.00	0.0%
Liability Insurance & Bonds	14,555.74	11,551.64	20,000.00	-8,448.36	57.76%
Planning & Zoning	0.00	0.00	2,000.00	-2,000.00	0.0%
Materials	0.00	63.84	0.00	63.84	100.0%
Dues & Subscriptions	130.00	156.19	2,000.00	-1,843.81	7.81%
Building Maintenance	656.35	786.56	23,000.00	-22,213.44	3.42%

Town of Leeds
Profit & Loss Budget vs. Actual
July through December 2019

	Jul - Dec 18	Jul - Dec 2019	Budget	\$ Over Budget	% of Budget
Bldg Permit Surcharge Fees	0.00	-131.70	0.00	-131.70	100.0%
Banking Fees	34.80	100.00	100.00	0.00	100.0%
Power	1,326.69	1,179.47	2,200.00	-1,020.53	53.61%
Gas	155.60	149.26	1,000.00	-850.74	14.93%
Water-Admin	240.00	240.00	480.00	-240.00	50.0%
Phone	1,244.35	1,419.93	3,000.00	-1,580.07	47.33%
Uncategorized Expenses	350.00	0.00	0.00	0.00	0.0%
Travel & Training	0.00	0.00	3,000.00	-3,000.00	0.0%
Administration General - Other	221.97	0.00	3,801.00	-3,801.00	0.0%
Total Administration General	18,915.50	15,515.19	66,762.00	-51,246.81	23.24%
Admin Office Supplies					
Postage/Shipping	375.90	219.00	1,200.00	-981.00	18.25%
Admin Office Supplies - Other	1,380.31	1,669.66	5,000.00	-3,330.34	33.39%
Total Admin Office Supplies	1,756.21	1,888.66	6,200.00	-4,311.34	30.46%
4142 · Admin Wages					
Unemployment Insurance	0.00	100.00	1,200.00	-1,100.00	8.33%
Admin Wages	1,321.25	0.00	0.00	0.00	0.0%
Employee Benefits	0.00	0.00	12,000.00	-12,000.00	0.0%
Payroll Expense	0.00	0.00	0.00	0.00	0.0%
Payroll Processing	420.00	420.00	1,000.00	-580.00	42.0%
Payroll taxes	2,611.63	2,755.33	6,200.00	-3,444.67	44.44%
4142 · Admin Wages - Other	10,237.82	15,679.62	41,000.00	-25,320.38	38.24%
Total 4142 · Admin Wages	14,590.70	18,954.95	61,400.00	-42,445.05	30.87%
Total Administration	35,262.41	36,358.80	134,362.00	-98,003.20	27.06%
Legislative					
Codification	0.00	0.00	7,200.00	-7,200.00	0.0%
Dues and Subscriptions	0.00	1,666.67	3,750.00	-2,083.33	44.45%
Total Legislative	0.00	1,666.67	10,950.00	-9,283.33	15.22%
Professional Services General					
Professional Services Admin					
Planner	1,800.00	2,940.00	6,500.00	-3,560.00	45.23%
Computer Technology	201.63	344.02	5,000.00	-4,655.98	6.88%
Information Technology	481.88	218.00	4,000.00	-3,782.00	5.45%
Engineering	186.25	0.00	5,000.00	-5,000.00	0.0%
Building Inspections	1,200.00	3,200.00	7,000.00	-3,800.00	45.71%
Accounting	676.00	630.00	900.00	-270.00	70.0%
	4,545.76	7,332.02	28,400.00	-21,067.98	25.82%
Total Professional Services Admin					
Professional Services					
Public & Legal Notices-General	234.35	191.60	2,000.00	-1,808.40	9.58%
Total Legal	17,584.78	9,356.25	32,000.00	-22,643.75	29.24%
General Plan	0.00	0.00	71,000.00	-71,000.00	0.0%
Audit	2,585.00	2,083.79	5,000.00	-2,916.21	41.68%
Elections	0.00	978.93	1,000.00	-21.07	97.89%

Town of Leeds
Profit & Loss Budget vs. Actual
July through December 2019

	Jul - Dec 18	Jul - Dec 2019	Budget	\$ Over Budget	% of Budget
Total Professional Services	20,404.13	12,610.57	111,000.00	-98,389.43	11.36%
Total Professional Services General	24,949.89	19,942.59	139,400.00	-119,457.41	14.31%
Total GENERAL GOVERNMENT EXPENSES	60,212.30	57,968.06	284,712.00	-226,743.94	20.36%
HIGHWAYS & STREETS					
Class B & C Road Funds	3,410.00	0.00	135,000.00	-135,000.00	0.0%
Equipment	0.00	331.62	6,000.00	-5,668.38	5.53%
Fuel for Truck	545.60	568.10	1,300.00	-731.90	43.7%
Main Street Project	178,942.45	0.00	0.00	0.00	0.0%
Repair & Maintenance	1,830.48	1,966.81	15,000.00	-13,033.19	13.11%
Utilities Street Lights	2,172.03	2,324.47	5,000.00	-2,675.53	46.49%
4401 - Highway & Street Wages	5,613.00	5,374.45	13,000.00	-7,625.55	41.34%
Total HIGHWAYS & STREETS	192,513.56	10,565.45	175,300.00	-164,734.55	6.03%
Parks/Public Works					
TreeCityUSA	0.00	5,550.00	1,708.00	3,842.00	324.94%
Building repairs/maintenance	0.00	0.00	1,000.00	-1,000.00	0.0%
Park Equipment	0.00	0.00	1,500.00	-1,500.00	0.0%
Park improvements	0.00	0.00	10,000.00	-10,000.00	0.0%
Park Maintenance	2,651.39	366.83	3,000.00	-2,633.17	12.23%
Shop Repairs/Maintenance	0.00	23.97	750.00	-726.03	3.2%
Silver Reef Highlands Park	0.00	0.00	500.00	-500.00	0.0%
Truck Fuel & Maintenance	0.00	520.00	500.00	20.00	104.0%
Water & Utilities	694.00	694.00	900.00	-206.00	77.11%
4601 - Public Works Wages	12,964.50	14,670.60	30,000.00	-15,329.40	48.9%
Total Parks/Public Works	16,309.89	21,825.40	49,858.00	-28,032.60	43.78%
SANITATION EXPENSE					
Dumpster	884.50	531.00	1,500.00	-969.00	35.4%
BluCan- Recyclable	3,951.36	3,407.46	7,500.00	-4,092.54	45.43%
Garbage	25,636.80	21,712.80	49,000.00	-27,287.20	44.31%
Total SANITATION EXPENSE	30,472.66	25,651.26	58,000.00	-32,348.74	44.23%
Total Expense	300,833.24	142,949.40	598,850.00	-455,900.60	23.87%
Net Ordinary Income	-8,735.14	147,489.20	10,050.00	137,439.20	1,467.55%
Net Income	-8,735.14	147,489.20	10,050.00	137,439.20	1,467.55%

LEEDS TOWN MAIN STREET

Drainage Report

April 4, 2018 (Updated Dec. 11, 2018 & Jan. 29, 2020)



Owner: Leeds Town

P.O. Box 460879
Leeds, UT 84746

Prepared by:
ProValue Engineering, Inc.

20 South 850 West #1
Hurricane, UT 84737



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I. INTRODUCTION

1.1 BACKGROUND

Leeds Town has asked to look at drainage flows that the street curb & gutter carries along Main Street from 200 North to Mulberry Lane and just beyond Mulberry to the south to a point of discharge of 677 feet to the southwest on the southeast side of the pavement. The distance from 200 North to the discharge point to the southwest is over 3,500 feet long. Figure 1.1 below shows the vicinity map for this study area.



Figure 1: Project Vicinity Map

1.2 PURPOSE and NEED

This report has been prepared to advise the Town staff and Town Council of the flows and possible rainfall that could affect Main Street. This report contains recommendations for drainage improvements, figures for peak runoff and the requirements for storm drainage pipe system.

1.3 REFERENCE MATERIALS

Please refer to the following figures in Appendix A, which contains maps of the project Location; they are the site location map, and Aerial Map. Materials used to prepare this report are some southern Utah hydrology manuals and SCS Runoff charts.

2. PROPERTY DESCRIPTION

2.1 EXISTING PROPERTY DESCRIPTION

There are mainly 1/3 acre to 1 acre lots on the east side of Main Street. These properties have experienced flows that overtop the existing curb & gutter at driveway locations and flood the sidewalk areas. Figure 2.1 below shows a general problem area where the sidewalk falls below the curb & gutter along Main Street between driveways. When flows exceed 3 to 5 cubic feet per second on this curb & gutter, the flows overtop the concrete, especially at the driveway areas and flood the properties adjacent to these low sidewalk sections.



Figure 2: Map of Low Sidewalk Area

Below are photographs of problems that the existing storm drain currently has on Main Street. The street only has curb & gutter to carry storm water on both sides. The next few figures show the problems that the curb & gutter has created. Figure 2a below shows the flood that hit Leeds Town just a couple of years ago.



Figure 2a – Main Street Flooding.



Figure 2b – Rail to Prevent Overflow of Water



Figure 2c- Sand Bags to Prevent Overtopping of Water

Figures 2b and 2c show features used to help prevent the overtopping of storm water from the street during a storm event. Figure 2c shows how the sidewalk was installed to be lower than the curb & gutter in the street, thus creating an avenue for the storm water to go once it jumps the curb and driveways. This avenue leads to residents' houses and to private property.

2.2 PROPOSED IMPROVEMENTS

It is recommended to install a storm drain pipe next to the east side pavement stripe that will be 10 to 15 feet off the existing curb & gutter. It will need to be 18" diameter to 24" diameter in size. The 24" size is south of Center Street and the 18" size is north of Center Street. The recommendations for pipe sizes will be in the conclusion of this report. Figure 2.2 shows the existing curb & gutter and storm pipe can be installed just next to the curb & gutter or further in the asphalt if utilities are in the way.



Figure 2.2. Map of another Low Sidewalk Area with Proposed Location for Storm Pipe

3. OFF-SITE DRAINAGE

There are some areas that affect the streets drainage system. They are mainly the Church and businesses on the north side of Main Street.

4. ON-SITE DRAINAGE DESCRIPTION

The average slope on Main Street is 2.62% and some areas can be as much as 3% slope downslope from 200 North toward Mulberry.

5. FEMA FLOODPLAIN REQUIREMENTS

This parcel of land is located outside of a FEMA designated floodplain.

6. OTHER DRAINAGE STUDIES AFFECTING THIS PROPERTY

There are no other drainage studies that affect this property.

7. DESCRIPTION OF PROPOSED DRAINAGE FACILITIES

It is proposed to install curb inlet structures from 200 North toward Mulberry at 500 feet spacing and install 18" to 24" storm drain pipe that has water tight gaskets.

8. COMPLIANCE WITH LOCAL & FEMA REQUIREMENTS

This study complies with the requirements set forth in some southern Utah drainage manuals and contains the hydrologic calculations, hydraulic design, and construction recommendations as presented herein. The project is located away from a FEMA floodplain. All calculations and methods used in the report came from drainage manuals or were based on acceptable civil engineering practices. These are cited in this report.

9. DESIGN RUNOFF COMPUTATIONS

9.1 SELECTION OF HYDRROLOGIC MODEL

The hydrologic model used to simulate the runoff for this basin was HEC-HMS Hydrologic Modeling System, version 3.5, August 2010 used by the US Army Corps of Engineers Hydrologic Engineering Center. This modeling software can represent the physical features of a basin. The hydrologic elements are connected in a dendritic network to simulate runoff processes. Available elements used for this basin are: sub-basin, reach, junction, and reservoir (retention pond). Computations are completed from upstream elements in a downstream direction. Modeling was completed using the SCS curve number for losses and lag times for routing. The transform method used was the SCS Unit Hydrograph. The surface method was the simple method used.

9.2 MODEL INPUT PARAMETERS

The input parameters that were used to put the Hydrologic Model together are:

1. An Auto-cad drawing of the site to define the basin with sub-basins.
2. SCS Curve Numbers.
3. SCS Lag Times.
4. Rainfall depth over the 100 year period.
5. Time Distribution of rainfall in 5 minute increments for the 3 hour peak period.

9.3 WATERSHED AREA

The proposed watershed boundary is 10.90 acres of water shed area. Twenty percent of the impermeable surface that contributes to the storm water comes from private property to the UDOT street. The surface on Main Street that contributes to storm water calculates to eighty percent (80 percent) of the total area.

9.4 CURVE NUMBER

The number used for Post-Development flow is 98. Figure 3 shows where this number comes from on the SCS charts.

Table 6.3a Runoff Curve Numbers (Urban Areas)

Cover Description		Curve Numbers for Hydrologic Soil Group -			
Cover Type and Hydrologic Condition	Average Percent Impervious Area	A	B	C	D
Open Space (lawn, parks, golf courses, cemeteries, etc.):					
Poor condition (grass cover <50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover >75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved: curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved: open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only)		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential Districts by average lot size:					
Apartments/Condos	72	81	88	91	93
Townhouses/6,000 sq ft lots or less	69	80	87	90	92
7,000 sq ft lots	63	76	84	89	91
8,000 sq ft lots	58	73	82	88	90
10,000 sq ft lots	38	61	75	83	87
14,000 sq ft lots	30	57	72	81	86
20,000 sq ft lots	25	54	70	80	85
40,000 sq ft lots	20	51	68	79	84
80,000 sq ft lots	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation)		77	86	91	94

Figure 3: Post-Development Curve Number from Table 6.3a

9.5 LAG TIME

The Lag time used throughout the analysis varies for each sub-basin. Lag time (L) is the time it takes from the center of mass to the peak discharge. Lag time is determined using the SCS modified curve number equation as follows:

$$L = \frac{l^{0.8} \left(\frac{1000}{CN} - 9 \right)^{0.7}}{1900(S)^{0.5}}$$

L	=	Lag Time (hour)
l	=	longest length of subarea (ft)
CN	=	SCS Curve Number
S	=	average slope along longest length (%)

Figure 4: Lag Time Equation from Hydrology Manual

The Lag Times calculated for the 2 sub areas are in table 1 below.

Table 1
CN values and Lag Times

BASIN 1 POST-FLOW

Subbasin	Area		Average Slope	CN	l	Lag, HR	Lag, Min
	Acres	Sq. Miles					
Sub-area 1, 5325	4.2786	0.006685	2.75%	98	2650	0.1980	11.8792
Sub-area 2, 4637	3.7258	0.005822	2.75%	98	2320	0.1780	10.68024
3600 X 35 AREA	2.8926	0.00452	2.75%	98	1975	0.1565	9.389536
TOTAL	10.897	0.017026					

Sub-area 1 is 5325 feet in length, which is the northwest side of Main Street of the storm drain flows that run down the northwest side of Main Street. Sub-area 2 is 4637 feet in length for the southeast side of Main Street. Storm drain flows run down the southeast side of Main Street. The 3600 x 35 Area computes to 2.89 acres of storm area for 3,600 feet of length of Main Street and the width of this area being a half street width of 35 feet.

9.6 RAINFALL DEPTH

The rainfall depth of 1.93 inches was used for the 100 year, 3 hour storm event. This value comes from NOAA Atlas 14 Point Precipitation Frequency Estimates: UT using the Select Location Map at Latitude: North 37.1860° and Longitude West -113.0014°.

http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ut,. Table 2 contains the design rainfall requirements for the storm drainage systems.

Table 2- Rainfall Depth for Leeds, Utah
Modified Type II Storm 3 - Hour Rainfall Data for the LEEDS TOWN

Time (min)	Percentage of Distribution	Storm Event (yr)				
		2	5	10	25	100
	100%	0.671	0.972	1.16	1.44	1.96

Figures for each of years shown is in inches.

9.7 TIME DISTRIBUTION OF RAINFALL

The HEC-HMS model requires a time distribution of the rainfall to be applied. This distribution is created by using an excel spreadsheet in Appendix B, which contains this time distribution.

9.8 MODEL OUTPUT

The Model put together in HEC-HMS is shown below in figure 9.8.

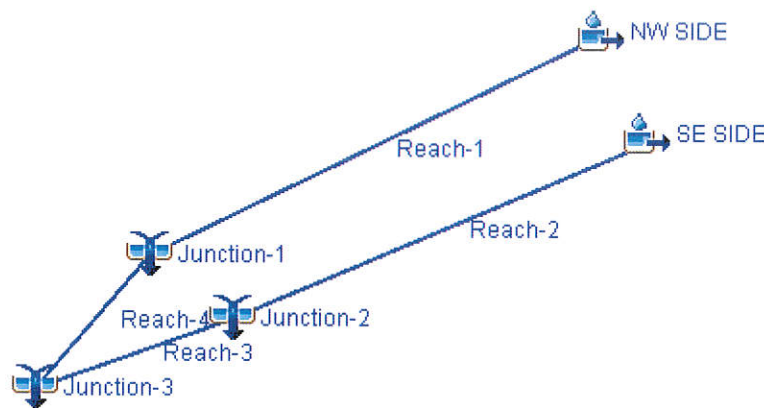


Figure 9.8 Map of Nodes & Reaches for Main Street

When the analysis was run, an output was generated by the program that shows the peak flows for the 100 year event with flows on both sides of Main Street being close to 12 cubic feet per second. Table 3 below shows the results. During a 100 year event, there will be 11.82 cubic feet per second on the northwest side of Main Street and 11.64 cubic feet per second on the southeast side of Main Street.

Table 3 – HEC-HMS Results

Global Summary Results for Run "Run 1"				
Project: LEEDS TOWN		Simulation Run: Run 1		
Start of Run: 01Jan2017, 00:00	Basin Model: MAIN STREET			
End of Run: 01Jan2017, 03:00	Meteorologic Model: Met 1			
Compute Time: 27Sep2017, 18:18:04	Control Specifications: Control 1			
Show Elements: All Elements	Volume Units: <input checked="" type="radio"/> IN <input type="radio"/> AC-FT	Sorting: Hydrologic		
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
NW SIDE	0.006685	12.30	01Jan2017, 01:20	1.94
Reach-1	0.006685	11.82	01Jan2017, 01:30	1.92
Junction-1	0.006685	11.82	01Jan2017, 01:30	1.92
Reach-4	0.006685	11.75	01Jan2017, 01:35	1.92
SE SIDE	0.005822	11.64	01Jan2017, 01:20	1.94
Reach-2	0.005822	11.34	01Jan2017, 01:25	1.93
Junction-2	0.005822	11.34	01Jan2017, 01:25	1.93
Reach-3	0.005822	11.25	01Jan2017, 01:30	1.93
Junction-3	0.012507	22.50	01Jan2017, 01:30	1.93

10. EXISTING DRAINAGE FACILITY CALCULATIONS

10.1 EXISTING PAVEMENT & CURB FLOW CAPABILITY

Main Street curbs & ditches on both sides of the street can only handle 3 to 5 cubic feet per second of flows before overtopping the existing curb & gutter or banks of the ditch.

11. REQUIRED DRAINAGE EASEMENT & RIGHT-OF-WAYS

None are required unless the Town or UDOT requires a drainage easement if any flows are diverted to adjacent property owners.

12. FEMA FLOODWAY and FLOODPLAIN CALCULATIONS

No calculations are required because the site is out of the flood zone.

13. CONCLUSIONS and STATEMENT OF COMPLIANCE

13.1 STATEMENT OF COMPLIANCE

This report and the information provided herein comply with the standards as set forth by Leeds, Utah and can be of assistance for Utah Department of Transportation. The recommendations within this report should be followed and become effective to control the runoff generated on Main Street in Leeds, Utah.

13.2 CONCLUSION

The following conclusions summarize the recommendations set forth in this report for the Leeds Town Main Street:

- 1- The existing curb & gutters and/or ditches on Main Street can only handle 3 to 5 cubic feet per second of water during a storm event.
- 2- The 100 year storm event can generate as much as 11.82 cubic feet per second of storm water on each side of the street which means over 8 cubic feet per second of flow can overtop the existing curb & gutter on the southeast side of the street.
- 3- Install an 18" storm drain pipe on the southeast side of Main Street adjacent to the curb & gutter with catch basins every 500 feet to discharge the storm water into a newly cut ditch 700 feet southwest of Mulberry Lane.
- 4- If it is proposed to complete the project in 2 phases, the project could be split on Center Street. One phase is Main Street drainage from Center Street to the discharge point. The other phase is Main Street drainage from 200 North to Center Street. The estimated cost for each phase is shown in the 2 tables below.

LEEDS TOWN

MAIN STREET DRAINAGE FROM CENTER STREET TO DISCHARGE POINT

ENGINEERS ESTIMATE, DECEMBER 12, 2018

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	24" STORM DRAIN PIPE	2775	LF	\$ 45.00	\$ 124,875.00
2	STORM DRAIN INLETS	8	EA	\$ 4,000.00	\$ 32,000.00
3	STORM DRAIN MHS	4	EA	\$ 4,000.00	\$ 16,000.00
4	ASPHALT PATCH	16650	SF	\$ 6.00	\$ 99,900.00
5	DESIGN FEES	1	LS	\$ 16,000.00	\$ 16,000.00
6	ADMIN COSTS	1	LS	\$ 16,000.00	\$ 16,000.00
7	REMOVALS & REPAIRS	1	LS	\$ 36,000.00	\$ 36,000.00
8	MAIN STREET X-ING, 18"	150	LF	\$ 116.00	\$ 17,400.00
9	MOBILIZATION	1	LS	\$ 15,000.00	\$ 15,000.00
				TOTAL	\$ 373,175.00

**MAIN STREET DRAINAGE FROM 200 NORTH TO CENTER STREET
ENGINEERS ESTIMATE, DECEMBER 12, 2018**

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	18" STORM DRAIN PIPE	1500	LF	\$ 40.00	\$ 60,000.00
2	STORM DRAIN INLETS	5	EA	\$ 4,000.00	\$ 20,000.00
	STORM DRAIN MHS	2	EA	\$ 4,000.00	\$ 8,000.00
3	ASPHALT PATCH	9000	SF	\$ 6.00	\$ 54,000.00
4	DESIGN FEES	1	LS	\$ 14,000.00	\$ 14,000.00
5	ADMIN COSTS	1	LS	\$ 14,000.00	\$ 14,000.00
6	REMOVALS & REPAIRS	1	LS	\$ 30,000.00	\$ 30,000.00
7	MAIN STREET X-ING, 18"	100	LF	\$ 116.00	\$ 11,600.00
8	MOBILIZATION	1	LS	\$ 13,000.00	\$ 13,000.00
				TOTAL	\$ 224,600.00

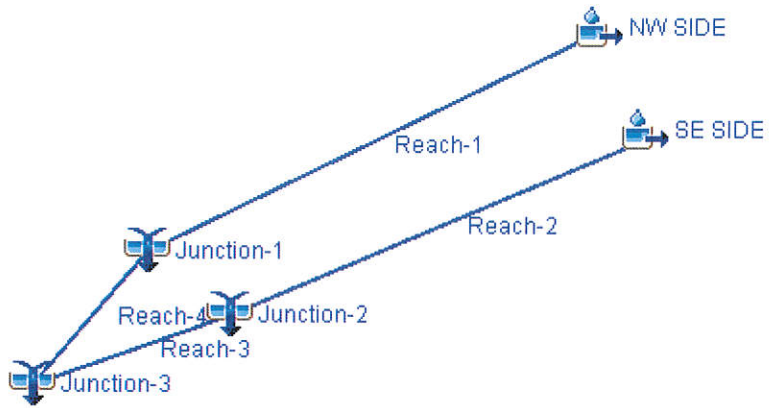
The following is a summary of items that are estimated in lump sums for both the south portion and the north portion.

1. <u>Mobilization</u>	<u>\$28,000</u>	
2. <u>Storm Drain Line</u>	<u>\$214,000</u>	
3. <u>Storm Drain Structural</u>	<u>\$76,000</u>	
4. <u>Asphalt Repair</u>	<u>\$154,000</u>	
5. <u>Removals and Repairs (Concrete)</u>	<u>\$55,000</u>	
6.		
7. Construction Contingency	<u>\$50,000</u>	
Construction Sub-Total		<u>\$577,000</u>
Engineering Services		\$45,000
Administrations		\$10,000
Total Project Cost		\$632,000

APPENDIX A
MAPS and FIGURES



VICINITY MAP



MAP OF DRAINAGE ELEMENTS

APPENDIX B
LEEDS DRAINAGE ANALYSIS

LEEDS MAIN STREET 100
Year Development Flow

Global Summary Results for Run "Run 1"

Project: LEEDS TOWN Simulation Run: Run 1

Start of Run: 01Jan2017, 00:00 Basin Model: MAIN STREET
 End of Run: 01Jan2017, 03:00 Meteorologic Model: Met 1
 Compute Time: 27Sep2017, 18:18:04 Control Specifications: Control 1

Show Elements: Volume Units: IN AC-FT Sorting:

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
NW SIDE	0.006685	12.30	01Jan2017, 01:20	1.94
Reach-1	0.006685	11.82	01Jan2017, 01:30	1.92
Junction-1	0.006685	11.82	01Jan2017, 01:30	1.92
Reach-4	0.006685	11.75	01Jan2017, 01:35	1.92
SE SIDE	0.005822	11.64	01Jan2017, 01:20	1.94
Reach-2	0.005822	11.34	01Jan2017, 01:25	1.93
Junction-2	0.005822	11.34	01Jan2017, 01:25	1.93
Reach-3	0.005822	11.25	01Jan2017, 01:30	1.93
Junction-3	0.012507	22.50	01Jan2017, 01:30	1.93

LEEDS TOWN MAIN STREET

Reach	FLOW	CULVERT SIZE, CALC'D	Culvert Size, Use
1	12.30	1.4316	18
2	11.64	1.4023	18
3	22.50	1.7954	24
OUTLET	22.50	1.7954	24

CULVERT DESIGN

$$D, \text{ culvert} = [(2.16 * Q * n) / (S)^{.5}]^{3/8}$$

Q= 22.50 cfs

n= 0.012 mannings n

S= 0.015 ft/ft

D= 1.795413379 Feet

Area = 2.531905303 SF

Est .Pipe Size = 24

Pipe Area = 3.14 SF

Use 24 PIPE for OUTLET

Pipe Capacity for Pre-Developed Flow was estimated by using the Manning's Equation:

$$D = \left(\frac{2.16Qn}{\sqrt{S_o}} \right)^{3/8}$$

D= Diameter of pipe in feet.

Q= cubic feet per second.

n= mannings n value.

S_o= slope of pipe (feet/feet).

BASIN 1 POST-FLOW

	Area						
Subbasin	Acres	Sq. Miles	Average Slope	CN	I	Lag, HR	Lag, Min
Sub-area 1, 5325	4.2786	0.006685	2.75%	98	2650	0.1980	11.8792
Sub-area 2, 4637	3.7258	0.005822	2.75%	98	2320	0.1780	10.68024
3600 X 35 AREA	2.8926	0.00452	2.75%	98	1975	0.1565	9.389536
TOTAL	10.897	0.017026					

Modified Type II Storm 3 - Hour Rainfall Data for the LEEDS TOWN

Time (min)	Percentage of Distribution	Storm Event (yr)				
		2	5	10	25	100
	100%	0.671	0.972	1.16	1.44	1.96
0	0	0	0	0	0	0
5	0.3%	0.0020	0.0029	0.0035	0.0043	0.0059
10	0.3%	0.0020	0.0029	0.0035	0.0043	0.0059
15	0.3%	0.0020	0.0029	0.0035	0.0043	0.0059
20	0.3%	0.0020	0.0029	0.0035	0.0043	0.0059
25	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
30	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
35	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
40	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
45	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
50	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
55	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
60	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
65	14.8%	0.0993	0.1439	0.1717	0.2131	0.2901
70	23.9%	0.1604	0.2323	0.2772	0.3442	0.4684
75	11.1%	0.0745	0.1079	0.1288	0.1598	0.2176
80	7.0%	0.0470	0.0680	0.0812	0.1008	0.1372
85	7.0%	0.0470	0.0680	0.0812	0.1008	0.1372
90	7.0%	0.0470	0.0680	0.0812	0.1008	0.1372
95	3.4%	0.0228	0.0330	0.0394	0.0490	0.0666
100	3.4%	0.0228	0.0330	0.0394	0.0490	0.0666
105	3.4%	0.0228	0.0330	0.0394	0.0490	0.0666
110	3.4%	0.0228	0.0330	0.0394	0.0490	0.0666
115	3.4%	0.0228	0.0330	0.0394	0.0490	0.0666
120	3.4%	0.0228	0.0330	0.0394	0.0490	0.0666
125	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
130	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
135	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
140	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
145	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
150	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
155	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
160	0.4%	0.0027	0.0039	0.0046	0.0058	0.0078
165	0.3%	0.0020	0.0029	0.0035	0.0043	0.0059
170	0.3%	0.0020	0.0029	0.0035	0.0043	0.0059
175	0.3%	0.0020	0.0029	0.0035	0.0043	0.0059
180	0.3%	0.0020	0.0029	0.0035	0.0043	0.0059
TOTALS	100.00%	0.6710	0.9720	1.1600	1.4400	1.9600

WASHINGTON COUNTY
CIB One Year List: Page 1 of 3

LOCAL CAPITAL IMPROVEMENTS
ONE-YEAR CONSOLIDATED AND PRIORITIZED LIST
FOR JUNE 3, 2019, OCTOBER 1, 2019, AND FEBRUARY 3, 2020 APPLICATIONS
TO THE UTAH PERMANENT COMMUNITY IMPACT FUND BOARD

(List was prioritized by participating entities on 03/22/2019 . List was opened, amended, and re-prioritized by consensus of participating entities on 05/16/2019. The amended list was again opened, amended and re-prioritized by participating entities on 09/16/2019)

County-wide Priority	Applicant Priority	Name of Jurisdiction	Project Description	Estimated Total Project Cost	Revenue Sources/Shares	Planned CIB Submission Trimester								
1	H-1	Hildale City	Culinary Water Source Remediation Project	\$3,100,000	<table border="0"> <tr> <td><u>City</u></td> <td><u>CIB</u></td> </tr> <tr> <td>\$370,000</td> <td>\$TBD</td> </tr> <tr> <td><u>DDW Emerg. Grant</u></td> <td></td> </tr> <tr> <td>\$500,000</td> <td></td> </tr> </table>	<u>City</u>	<u>CIB</u>	\$370,000	\$TBD	<u>DDW Emerg. Grant</u>		\$500,000		February 2020
<u>City</u>	<u>CIB</u>													
\$370,000	\$TBD													
<u>DDW Emerg. Grant</u>														
\$500,000														
2	H-1	Town of Apple Valley	Storm Water Drainage Projects	\$2,000,000	<table border="0"> <tr> <td><u>FEMA</u></td> <td><u>CIB</u></td> </tr> <tr> <td>\$1,500,000 Grant</td> <td>\$250,000 Loan</td> </tr> <tr> <td></td> <td>\$250,000 Grant</td> </tr> </table>	<u>FEMA</u>	<u>CIB</u>	\$1,500,000 Grant	\$250,000 Loan		\$250,000 Grant	June 2019		
<u>FEMA</u>	<u>CIB</u>													
\$1,500,000 Grant	\$250,000 Loan													
	\$250,000 Grant													
3	H-1	Town of Leeds	Main Street Storm Drainage Improvements	\$632,000	<table border="0"> <tr> <td><u>Town</u></td> <td><u>CIB</u></td> </tr> <tr> <td>\$12,000</td> <td>\$100,000 Loan</td> </tr> <tr> <td><u>UDOT</u></td> <td>\$20,000 Grant</td> </tr> <tr> <td>\$500,000</td> <td></td> </tr> </table>	<u>Town</u>	<u>CIB</u>	\$12,000	\$100,000 Loan	<u>UDOT</u>	\$20,000 Grant	\$500,000		June 2019
<u>Town</u>	<u>CIB</u>													
\$12,000	\$100,000 Loan													
<u>UDOT</u>	\$20,000 Grant													
\$500,000														
4	H-1	Town of Rockville	New HVAC System for the Rockville Recreation Building	\$30,000	<table border="0"> <tr> <td><u>Town</u></td> <td><u>CIB</u></td> </tr> <tr> <td>\$5,000</td> <td>\$25,000 Grant</td> </tr> </table>	<u>Town</u>	<u>CIB</u>	\$5,000	\$25,000 Grant	June 2019				
<u>Town</u>	<u>CIB</u>													
\$5,000	\$25,000 Grant													
5	H-1	St. George City	St. George City Campus Expansion (City Hall & Police Station Buildings)	\$14,000,000	<table border="0"> <tr> <td><u>City</u></td> <td><u>CIB</u></td> </tr> <tr> <td>\$2,600,000</td> <td>\$11,000,000 Loan</td> </tr> </table>	<u>City</u>	<u>CIB</u>	\$2,600,000	\$11,000,000 Loan	June 2019				
<u>City</u>	<u>CIB</u>													
\$2,600,000	\$11,000,000 Loan													
6	H-1	Santa Clara City	Remodel and Addition to Fire Station	\$1,000,000	<table border="0"> <tr> <td><u>City</u></td> <td><u>CIB</u></td> </tr> <tr> <td>\$300,000</td> <td>\$1,000,000 Loan</td> </tr> </table>	<u>City</u>	<u>CIB</u>	\$300,000	\$1,000,000 Loan	June 2019				
<u>City</u>	<u>CIB</u>													
\$300,000	\$1,000,000 Loan													

WASHINGTON COUNTY

CIB One Year List: Page 2 of 3

(List amended and re-prioritized on 09/16/2019)

County-wide Priority	Applicant Priority	Name of Jurisdiction	Project Description	Estimated Total Project Cost	Revenue Sources/Shares	Planned CIB Submission Trimester
7	H-1	Ivins City	Ivins Secondary Irrigation System Phase 1a	\$4,700,000	City \$600,000 CIB \$4,100,000 Loan	February 2020
8	H-1	Hurricane City	Frog Hollow Detention Basin Flood Control Project	\$3,200,000	NRCS \$2,400,000 Grant CIB \$800,000 Loan	October 2019
9	H-1	LaVerkin City	Culinary Water Pipeline Modernization Project	\$1,000,000	City \$42,000 CIB \$958,000 Loan	February 2020
10	H-1	Town of New Harmony	Multipurpose Community Center/Town Office Building	\$200,000	Town \$5,000 CIB \$100,000 Loan \$95,000 Grant	June 2019
11	H-2	Town of Rockville	Maintenance Shed 36' W x 15' H x 40' L	\$30,000	Town \$5,000 CIB \$45,000 Grant	October 2019
12	H-2	Town of Apple Valley	Impact Fee Study and Water Master Plan, with GIS mapping	\$50,000	Town \$25,000 CIB \$25,000 Grant	June 2019
13	H-1	Town of Springdale	Storm Water Mater Plan	\$40,000	Town \$20,000 CIB \$20,000 Grant	June 2019
14	H-2	Town of Springdale	Secondary Water System Master Plan	\$40,000	Town \$20,000 CIB \$20,000 Grant	June 2019
15	H-1	Ivins City	Transportation Master Plan	\$100,000	City \$50,000 CIB \$50,000 Grant	October 2019

WASHINGTON COUNTY							CIB One Year List: Page 3 of 3	
(List amended and re-prioritized on 09/16/2019)								
County-wide Priority	Applicant Priority	Name of Jurisdiction	Project Description	Estimated Total Project Cost	Revenue Sources/Shares	Planned CIB Submission Trimester		
16	H-1	Hildale City	General Plan	\$50,000	City \$25,000 CIB \$25,000	October 2019		
17	H-1	Town of Virgin	Drainage Master Plan Study	\$50,000	Town \$25,000 CIB \$25,000 Grant	June 2019		
18	H-1	Pine Valley Fire SSD	Increase Number of Fire Hydrants by 15 with Pipeline Upgrades for Fire Flow	\$150,000	PVFSSD \$75,000 CIB \$75,000 Grant	October 2019		
19	M-1	LaVerkin City	Feasibility Study of Community Center Building and Property	\$40,000	City \$20,000 CIB \$20,000 Grant	October 2019		
20	M-1	Hurricane City	600 North Trail (200 West to Grandpa's pond	\$2,300,000	City \$500,000 RAP Taxes \$200,000 CIB \$1,600,000 Loan	February 2020		
21	M-2	Hurricane City	Rodeo Grounds Improvements	\$1,200,000	City \$200,000 CIB \$1,000,000 Loan	February 2020		

**PERMANENT COMMUNITY IMPACT FUND BOARD
APPLICATION FORM**
(Revised March 2019)

PART A. GENERAL INFORMATION

Project Title Leeds Town Main Street Storm Drain Project

Project Location Main Street Leeds, Utah Population 852

Applicant has attended a CIB Tutorial: X *Applicant has provided application to *SHPO:* Y X N N/A

1. Applicant Agency

Name: Leeds Town

Mailing Address: 218 N Main Street P.O. Box 460879

City: Leeds County: UT . Utah Zip: 84746

Contact Person (Must be with the applicant agency and registered in WebGrants, see page 6)

Name: Wayne Peterson

Phone: 201-218-8196 Fax: _____

Email: mayor@leedstown.org

Federal Tax Identification Number: _____

2. Presiding Official (this person must sign the application; page 6)

Name and Title: Wayne Peterson

Email: mayor@leedstown.org

3. Clerk/Recorder

Name and Title: Peggy Rosebush, Clerk/Recorder

Email: clerk@leedstown.org

4. Engineer/Architect

Name: Karl Rasmussen

Mailing Address: 20 S 850 W #1

City: Hurricane Zip: 84737 Phone: 435-668-8307 Fax: _____

Email: karl@pv-eng.com

5. Bond Counsel

Name: Bennett Tueller Johnson & Deere, LLC

Mailing Address: 3165 E, Millroch Drive, Suite 500

City: Salt Lake City Zip: 84121 Phone: 801-438-2000 Fax: _____

Email: chall@btjd.com

6. Financial Consultant – (optional)

Name: _____

Mailing Address: _____

City: _____ Zip: _____ Phone: _____ Fax: _____

Email: _____

*State Historic Preservation Office (SHPO) <https://history.utah.gov/shpo-compliance/>