

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, August 9, 2023

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, August 9, 2023, at 7:00 pm. 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. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes of July 26, 2023
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
7. Announcements:
 - a. Dumpster Days , September 1, 2 & 3, Dumpsters located on Cherry Lane
 - b. Follow up on Leeds Park Farmers Market
8. Public Hearings:
 - a. ORDINANCE NO. 2023-03, AN ORDINANCE AMENDING CHAPTER 21, SECTION 14, RELATED TO VACATING, ALTERING, OR AMENDING A SUBDIVISION PLAT/MAP
9. Action Items:
 - a. Review of Planning Commissions proposal and action for ORDINANCE NO. 2023-03, AN ORDINANCE AMENDING CHAPTER 21, SECTION 14, RELATED TO VACATING, ALTERING, OR AMENDING A SUBDIVISION PLAT/MAP
 - b. Proposal to Planning Commission to vacate Silver Pointe Estate Subdivision plat under Town Code 21.14.3
10. Discussion Items:
 - a) Discussion regarding Huntsman World Senior Games Cycling event on Oct. 12, 2023, with event Director, Jason Ranoa
 - b) Discussion regarding Chapter 22 and proposed signs at Leeds exits
 - c) Fourth Quarter Budget Review
11. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).

12. Staff Reports:

13. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.

14. 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 Aug. 7, 2023 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.


Aseneth Steed, Clerk/Recorder

FARMERS MARKET VENDOR APPLICATION

2023 MARKET RULES AND REQUIREMENTS

Please read before continuing to the application- All applications due **April 30th**. Returning vendors receive first-right-of refusal. All vendors applying after that date will automatically be put on the waitlist.

1. **All sellers involved must be current Utah Farm Bureau members.** Please make sure to renew your \$72 membership to take you through the end of the season.

2. The Market will be open to the general public and price, terms of sale, etc. are between buyer and seller only.

3. The **Murray Market**, located at 296 E. Murray Park Avenue, Murray will run every Friday and Saturday beginning July 28, 2023 and ending on October 28, 2023 from 8:00 am to 1:00 pm. The **South Jordan Market**, located at 10695 S. Redwood Rd. will run every Saturday beginning August 5, 2023 and ending on October 14, 2023 from 8:00 am to 1:00 pm. Sellers will set-up between 7:00 am and 7:45 am.

4. In order to participate, each seller must pay \$120.00 a season for each booth space at each market. This will make farmers eligible for any market days held during 2023 provided other terms of agreement are complied with.

Space preference will be given to full season fruit and vegetable growers.

Vendors may apply for week-to-week spaces for \$15.00 per day by contacting Julia Misiego at julia.misiego@fbfs.com. *Full season sellers who do not plan to participate continuously must notify Farm Bureau of the weekends they will be absent.* All fees are to help defray Farm Bureau's cost of promotion and set-up expenses. Any vendor participating in both markets will receive a 10% discount on their invoice.

5. All sellers agree to keep display and vehicles within prescribed boundaries of the space they rent.

6. All sellers must agree to abide by fair business practices which are in keeping with the good name of Farm Bureau. All sellers must provide their own equipment and staff for their booth.

7. This market is a Food and Beverage Market. All vendors must have a valid Food and Beverage License.

agree to bring high quality products for sale which they or their employer have grown in Utah. There is no sales tax required if the vendor is selling only agricultural produce grown by themselves. If a vendor is selling any items that are value added (subject to sales tax) all items sold including raw, fresh produce (i.e. cut watermelon in a cup, cut and wrapped lettuce, etc.) are subject to sales tax. **No brokers are allowed.** *For this market's purposes a broker is defined as someone who buys and resells produce.*

8. In order to protect the integrity of the provision in the tax code exempting agricultural sales from sales tax, Utah Farm Bureau reserves the right to cancel the agreement of any seller judged by Farm Bureau in its sole discretion to be in violation of these guidelines.

9. All sellers are expected to keep their area clean and free from debris. All food products must be displayed at least 6" off of the ground. Individuals offering food samples must have a Salt Lake County food handler's permit and have a copy of the permit posted in their booth. A copy must also accompany the signed market contract. Vendors and/or their employees offering samples must follow all sampling requirements as outlined by the Utah Health Department. Vendors selling prepackaged foods must register with the Utah Dept of Ag & Food. A copy of this registration must accompany your contract and rental payment. Your registration must also be available at the market for inspection. **VENDORS ARE NOT ALLOWED TO BRING PETS TO THE MARKET.**

10. Utah Farm Bureau is not liable for any injury, theft or damage to either the buyer or seller, or their property arising out of or pertaining to preparation for or participation in the Market Day whether such injury, theft or damage occurred prior, during, or after such Market Day. Seller further agrees to indemnify and hold Utah Farm Bureau harmless from and against any claims for such injury, theft, or damage. Utah Farm Bureau requires that each grower have sufficient liability insurance (\$1,000,000 each occurrence, \$2,000,000 aggregate) to cover their exposure at the markets.



TOWN OF LEEDS

Town Council Meeting

PUBLIC HEARING NOTICE

Notice is hereby given that a Public Hearing will occur at the
Town Council Meeting on
Wednesday, August 9, 2023, at 7:00 p.m.
At the Leeds Town Hall 218 North Main Street, Leeds, Utah.

The Leeds Town Council will hold a public hearing on the above-mentioned date to consider the following proposed item:

ORDINANCE No. 2023-03, AN ORDINANCE AMENDING CHAPTER 21, SECTION 14, RELATED TO VACATING, ALTERING, OR AMENDING A SUBDIVISION PLAT/MAP

The purpose of this public hearing is to receive public input on the proposed ordinance, which would amend Town Code section 21.14. This portion of the Code says the Town can propose to vacate, alter, or amend a subdivision map, after which the Board of Adjustment considers the issue at a public hearing. The Town has no Board of Adjustment, so this section should be amended to say that the Town Council will hold the public meeting after the Planning Commission considers the Town's proposal. The Town Council holding a public meeting on a proposal is consistent with Utah Code section 10-9a-609.

Interested persons are encouraged to attend the public hearing to be held in the Leeds Town Hall at 218 North Main Street or present their views in writing to the Leeds Town Clerk/Recorder prior to the meeting.

Certificate of Posting

The undersigned Clerk/Recorder does hereby certify that the above notice was posted July 17, 2023. The 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, also published in the Spectrum Newspaper.

Aseneth Steed
Clerk/Recorder



TOWN OF LEEDS

ORDINANCE NO. 2023-03

AN ORDINANCE AMENDING CHAPTER 21, SECTION 14, RELATED TO VACATING, ALTERING, OR AMENDING A SUBDIVISION PLAT/MAP

WHEREAS, Section 10-9a-601 et seq., Utah Code Annotated, grants municipalities authority to enact ordinances regarding the approval and recording of subdivision plat maps; and

WHEREAS, Section 10-9a-609(3), Utah Code Annotated, provides that a legislative body may vacate a subdivision, or a portion of a subdivision, by passing and recording an ordinance in the office of the county recorder; and

WHEREAS, the Town Council desires to harmonize the Town Code and the Utah Code regarding amendments or vacation of a subdivision plat/map; and

WHEREAS, the Town Council has reviewed the proposed amendment to Chapter 21, Section 14 and believes that it harmonizes the Town Code with the Utah Code and clarifies the Town Council's authority to vacate subdivisions.

NOW, THEREFORE, BE IT ADOPTED, RESOLVED, AND ORDERED BY THE GOVERNING BODY OF THIS TOWN AS FOLLOWS:

That Chapter 21, Section 14 be amended to read as shown on Exhibit A attached hereto.

PASSED AND APPROVED this ___th day of July, 2023.

TOWN OF LEEDS COUNCIL

Bill Hoster, Mayor

[SEAL]

VOTING:

Mayor: Bill Hoster	Yea ___	Nay ___
Councilmember: Danielle Stirling	Yea ___	Nay ___
Councilmember: Ron Cundick	Yea ___	Nay ___
Councilmember: Kohl Furley	Yea ___	Nay ___
Councilmember: Stephen Wilson	Yea ___	Nay ___

ATTEST:

Aseneth Steed, Clerk Recorder



TOWN OF LEEDS

Exhibit A

DRAFT



TOWN OF LEEDS

21.14.1

The Town Council shall hear and consider a petition proposing to vacate, alter or amend a subdivision plat/map, any portion of a subdivision plat/map, or any street, lot or alley contained in a subdivision plat/map, at a public hearing, after receiving a recommendation from the Planning Commission. This section does not apply to vacations of a subdivision plat/map pursuant to 21.14.6.2 of this Chapter.

21.14.6 Proposal by Town

21.14.6.1 If the Town files a petition to vacate, alter or amend a subdivision plat/map, or any street or lot contained in a subdivision plat/map, the Town Council shall consider the issue at a public hearing after receiving a recommendation from the Planning Commission, and after giving the notice required by this section.

21.14.6.2 Notwithstanding any other provision of this Chapter, the Town Council may, consistent with Utah Code Annotated § 10-9a-609(3), vacate a subdivision plat/map, or a portion of a subdivision plat/map, by recording in the county recorder's office an ordinance describing the subdivision or the portion being vacated. The recorded vacating ordinance shall replace a previously recorded plat described in the vacating ordinance.

21.14.8. Notice of hearing for map change.

Except as provided in 21.14.3. of this Chapter, and except with respect of lot line adjustments under subsection 21.14.7., the Town Council shall give notice of the proposed plat/map change by mailing the notice to each owner of property located within three hundred (300) feet of the property that is the subject of the proposed plat/map change, addressed to the owners' mailing address's appearing on the rolls of the Washington County assessor. The Town Council shall ensure that the notice includes:

21.14.8.1. A statement that anyone objecting to the proposed plat/map change must file a written objection to the change within ten (10) days of the date of the notice;

21.14.8.2. A statement that if no written objections are received by the Town Clerk within the time limit, no public hearing will be held; and

21.14.8.3. The date, place and time when a hearing will be held, if one is required, to consider a vacation, alteration or amendment without a petition when written objections are received, or to consider any petition that does not include the consent of all landowners as required by 21.14.3.

21.14.8.4. This section does not apply to vacations of a subdivision map/plat pursuant to 12.14.6.2 of this Chapter.



TOWN OF LEEDS

21.14.9. Notice of hearing for map change involving vacation, alteration or amendment of street.

If a petition to change a plat/map involves the vacation, alteration or amendment of a street, the Town Council shall give notice of the date, place and time of the hearing by:

21.14.9.1. Mailing notice as required in 21.13.8.; and

21.14.9.2. Publishing the notice once a week for four (4) consecutive weeks before the hearing in a newspaper of general circulation in the Town.

21.14.9.3. This section does not apply to vacations of a subdivision map/plat pursuant to 12.14.6.2 of this Chapter.

21.14.10. Grounds for vacating or changing map:

21.14.10.1. Within thirty (30) days after the public hearing required by this section, the Town Council shall consider the petition.

21.14.10.2. After considering the petition, if the Town Council is satisfied that neither the public nor any person will be materially injured by the proposed action, alteration or amendment, and that there is good cause for the vacation, alteration or amendment, the Town Council may vacate, alter or amend the plat/map, any portion of the plat/map, or any street or lot.

21.14.10.3. The Town Council may approve the vacation, alteration or amendment by amended plat/map, administrative order, or deed containing a stamp or mark indicating approval by the Town Council.

21.14.10.4. Applications for an amended plat/map, lot split or other action under this chapter are not finalized until such is recorded in the office of the Washington County recorder.

21.14.10.5. An aggrieved party may appeal the Town Council decision to the Board of Adjustment and may appeal the Board of Adjustment Decision to the district court as provided in Utah Code Annotated section 10-9a-801.

21.14.10.6. This section does not apply to vacations of a subdivision map/plat pursuant to 12.14.6.2 of this Chapter.

Exhibit A

21.14.9. Notice of hearing for map change involving vacation, alteration or amendment of street.

If [a petition to change a the proposed plat/map change](#) involves the vacation, alteration or amendment of a street, the Town Council shall give notice of the date, place and time of the hearing by:

21.14.9.1. Mailing notice as required in 21.13.8.; and

21.14.9.2. Publishing the notice once a week for four (4) consecutive weeks before the hearing in a newspaper of general circulation in the Town.

[21.14.9.3. This section does not apply to vacations of a subdivision map/plat pursuant to 12.14.6.2 of this Chapter.](#)

21.14.10. Grounds for vacating or changing map:

21.14.10.1. Within thirty (30) days after the public hearing required by this section, the Town Council shall consider the petition.

21.14.10.2. [After considering the petition,](#) if the Town Council is satisfied that neither the public nor any person will be materially injured by the proposed action, alteration or amendment, and that there is good cause for the vacation, alteration or amendment, the Town Council may vacate, alter or amend the plat/map, any portion of the plat/map, or any street or lot.

21.14.10.3. The Town Council may approve the vacation, alteration or amendment by amended plat/map, administrative order, or deed containing a stamp or mark indicating approval by the Town Council.

21.14.10.4. Applications for an amended plat/map, lot split or other action under this chapter are not finalized until such is recorded in the office of the Washington County recorder.

21.14.10.5. An aggrieved party may appeal the Town Council decision to the Board of Adjustment and may appeal the Board of Adjustment Decision to the district court as provided in Utah Code Annotated section 10-9a-801.

[21.14.10.6. This section does not apply to vacations of a subdivision map/plat pursuant to 12.14.6.2 of this Chapter.](#)

TOWN OF LEEDS

218 NORTH MAIN STREET

PO BOX 460879

LEEDS, UT 84746-0879

PHONE: 435-879-2447 FAX: 435-879-6905

E-mail: clerk@leedstown.org // Website: www.leedstown.org

\$100.00 Application Fee

Date paid _____

Received by: _____

Special Event Permit Application

Applicant Name: Huntsman World Senior Games – POC – Jason Ranoa _____

Phone Number: (951) 595-2030 _____ Email Address: jason.n.ranoa@gmail.com _____

Event Name: Huntsman World Senior Games Road Cycling Event _____

Event Date: _____ Oct 12th 2023 _____ Event Time: _____ 7am-5pm _____

Event Location: _____ Leeds Park _____

Expected Number of Attendees: _____ 250 _____

Road Closures? (Yes/No) Road: _____ NO _____

Sidewalk Closures? (Yes/No) address: _____ NO _____

Amplified Sound? (Yes/No) Yes

Tents or Temporary Structures? (Yes/No). Yes

Sale of Goods or Services? (Yes/No). No

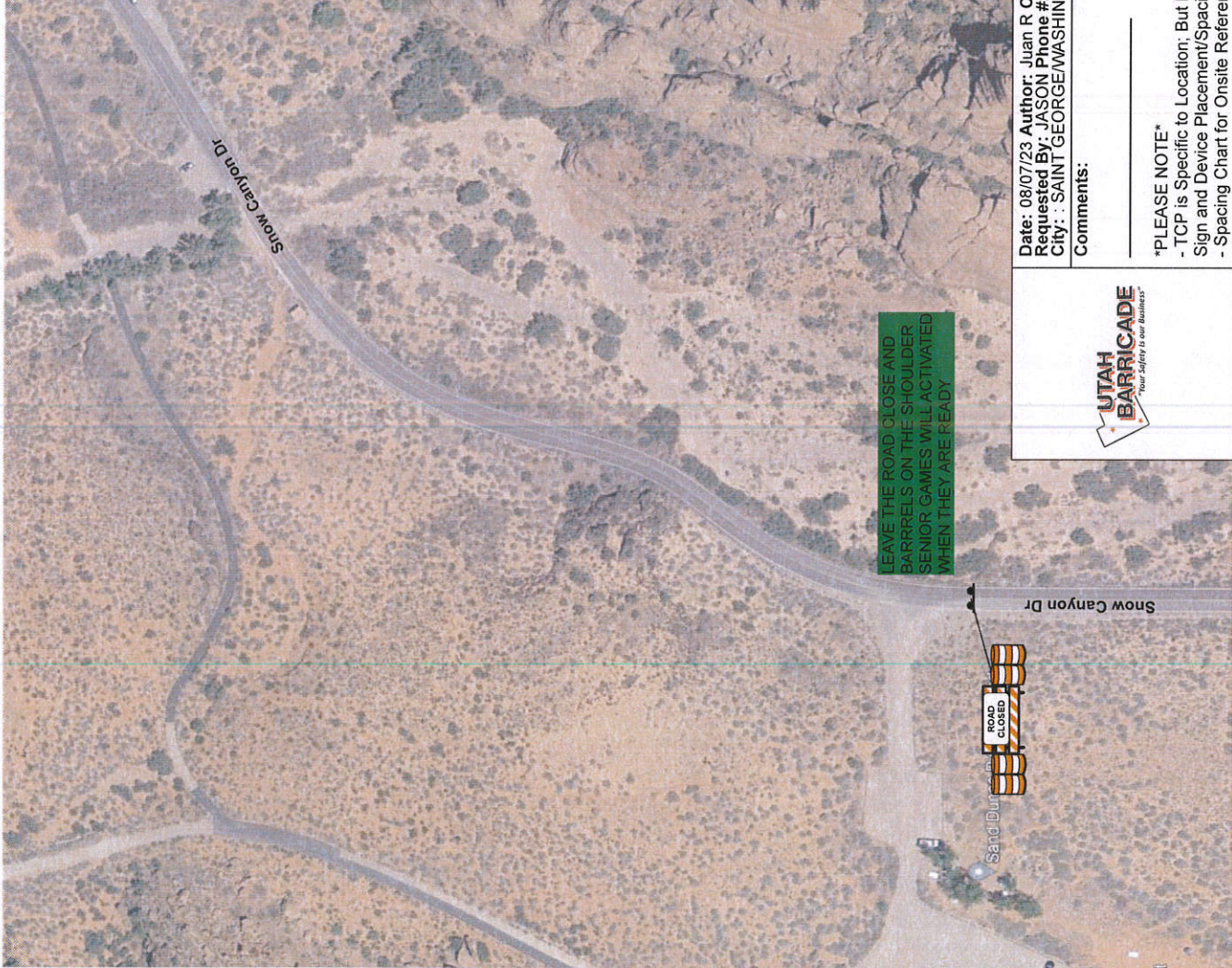
Event Description:

We will be staging at the Leeds town park. We will stage our start and finish line area on the road in front of the park. This is the Huntsman world Senior Games Road Cycling Event. The Course goes from the town of Leeds and makes a loop around Quail Creek and Old Hwy 91 and back to Leeds. We have approximately 250 racers of all ability groups. Main parking will be help at the Leeds LDS church.

I, the undersigned, hereby certify that all information provided on this application is true and correct to the best of my knowledge. I understand that any false statements may result in the revocation of my event permit.

Applicant Signature: JASON RANOVA _____ Date: 7 AUG 2023 _____

ROAD TYPE	POSTED SPEED	MIN. TAPER LENGTH (L) FT. (MINIMUM)	LENGTH OF BUFFER (BZ) FT. (MINIMUM)	MIN. SIGN SPACING (SS)		ONE-LANE THRUWAY FLAGGING (SPLIT LENGTH) FT.
				FT.	FT.	
CONVENTIONAL	30	180	200	100	100	50
	35	245	265	100	100	50
	40	320	303	350	350	175
	45	540	360	500	500	250
	50	600	423	500	500	250
	55	660	455	500	500	250
FREEWAY	60	720	570	1000	1640	500
	65	780	645	1000	1640	500
	70	840	730	1000	1640	500
	75	900	820	1000	1640	500
	80	960	910			



Date: 08/07/23 Author: Juan R Company Requesting TCP: HUNTSMAN GAMES
 Requested By: JASON Phone #: 951-585-2030 TCP Location: SNOW CANYON DR
 City : SAINT GEORGE/WASHINGTON TCP Page 2 of: 2

Comments:

PLEASE NOTE
 - TCP is Specific to Location; But NOT to Scale. Including:
 Sign and Device Placement/Spacing, Tapers, Buffers and so on.
 - Spacing Chart for Onsite Reference

Date: 08/07/23 Author: Juan R Company Requesting TCP: HUNTSMAN GAMES
Requested By: JASON Phone #: 951-595-2030 TCP Location: SR-18 - SNOW CANYON DR
City: SAINT GEORGE/WASHINGTON TCP Page 1 of 2

Comments:

PLEASE NOTE

- TCP is Specific to Location; But NOT to Scale. Including:
- Sign and Device Placement/Spacing, Tapers, Buffers and so on.
- Spacing Chart for Onsite Reference



335 ft

Google Earth

ROAD TYPE	POSTED SPEED	MIN. TAPER LENGTH (L) - FEET	LENGTH OF BUFFER (BZ) - FEET	MIN. SIGN SPACING (SS)		ONE LANE THRUWAY FLAGGING - FEET
				A - FEET	B - FEET	
CONVENTIONAL	30	180	200	100	100	60
	35	245	250	100	100	60
	40	320	305	350	350	175
	45	540	360	500	500	100
	50	600	435	500	500	250
	55	660	495	500	500	250
	60	720	570	500	500	250
	65	780	645	1640	1640	500
	70	840	730	1000	1000	2640
	80	960	910			

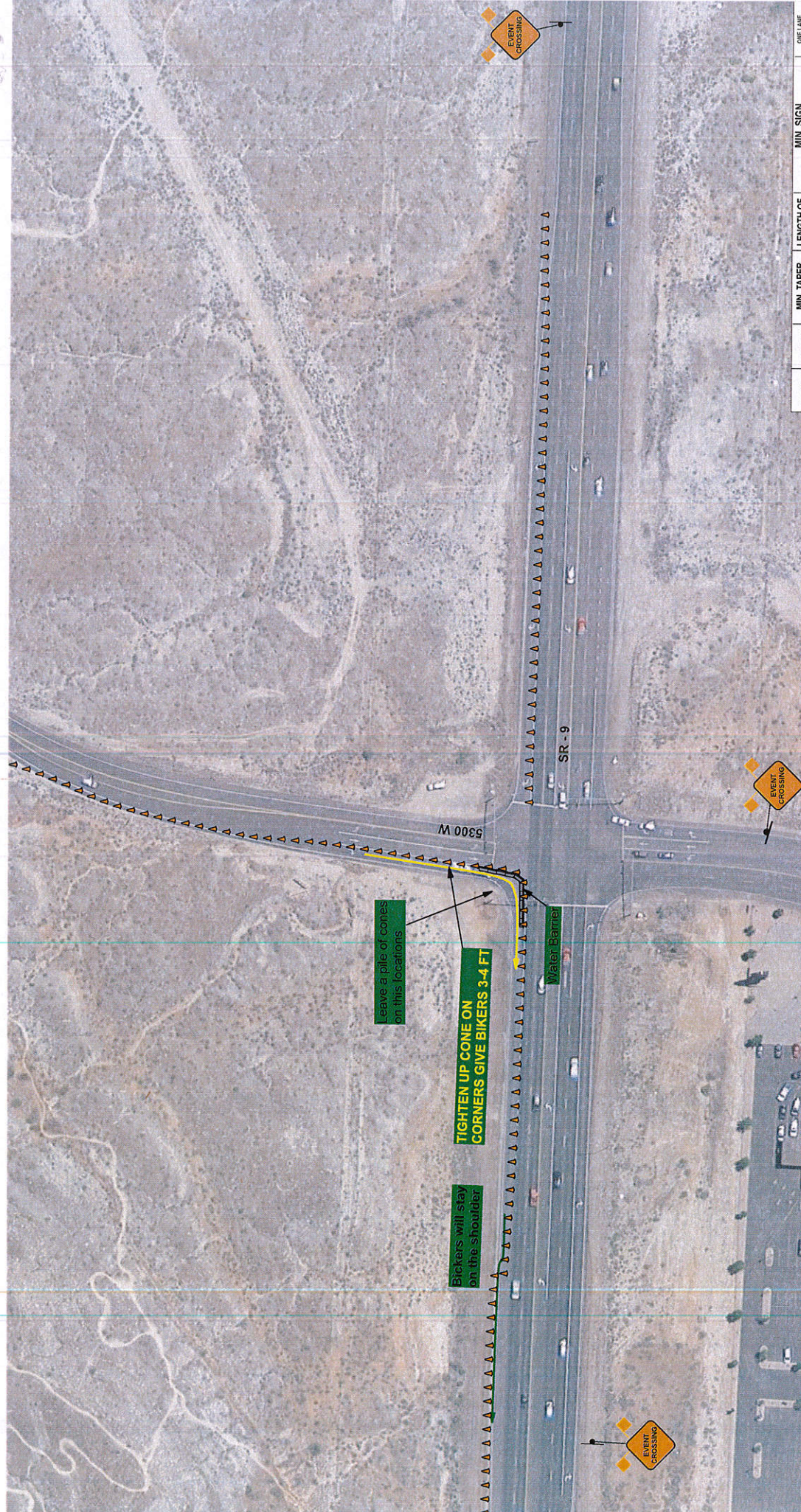


Date: 08/07/23 Author: Juan R Company Requesting TCP: HUNTSMAN GAMES
 Requested By: JASON Phone #: 951-595-2030 TCP Location: LAVERKIN /LEEDS
 City : SAINT GEORGE/WASHINGTON TCP Page 1 of: 4

Comments:

- *PLEASE NOTE*
- TCP is Specific to Location; But NOT to Scale, Including: Sign and Device Placement/Spacing, Tapers, Buffers and so on.
- Spacing Chart for Onsite Reference





ROAD TYPE	POSTED SPEED	MIN. TAPER LENGTH (L) (OFF-LANE COURSE)	LENGTH OF BUFFER (BZ) (SHOULDER)	MIN. SIGN SPACING (SS)				ONE LANE FLAGGING (MILELEADS)
				A	B	C	D	
CONVENTIONAL	30	180	200	100	100	100	100	50
	35	245	250	100	100	100	100	50
	40	270	305	350	350	350	175	100
	45	340	360	500	500	500	250	100
	50	600	425	500	500	500	250	100
FREEWAY	55	720	570	1000	1640	2640	500	500
	65	780	645	1000	1640	2640	500	500
	70	840	730	1000	1640	2640	500	500
	75	900	820	1000	1640	2640	500	500
	80	960	910	1000	1640	2640	500	500

Date: 08/07/23 Author: Juan R Company Requesting TCP: HUNTSMAN GAMES
 Requested By: JASON Phone #: 951-595-2030 TCP Location: LAVERKIN /LEEDS
 City: SAINT GEORGE/WASHINGTON TCP Page 3 of: 4

Comments:

PLEASE NOTE
 - TCP is Specific to Location; But NOT to Scale, Including: Sign and Device Placement/Spacing, Tapers, Buffers and so on.
 - Spacing Chart for Onsite Reference





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/26/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Kathi Kurz	
Main Street Insurance		PHONE (A/C, No, Ext): (435) 674-2221	FAX (A/C, No): (435) 674-3108
780 N 2860 E		E-MAIL ADDRESS: commercial@msiagency.com	
STE 101		INSURER(S) AFFORDING COVERAGE	
St George UT 84790		INSURER A: OWNERS INS CO	NAIC # 32700
INSURED		INSURER B: WCF Mutual Insurance Company	10033
World Senior Games Inc DBA Huntsman World Senior Games		INSURER C: Granite State Insurance Company	23809
1070 W 1600 S # A103		INSURER D:	
#A103		INSURER E:	
Saint George UT 84770-5571		INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			AIL0003450215700	1/30/2023	1/30/2024	EACH OCCURRENCE	\$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							MED EXP (Any one person)	\$ 5,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY	\$ 1,000,000	
	OTHER:						GENERAL AGGREGATE	\$ 3,000,000	
A	AUTOMOBILE LIABILITY			5225868100	04/02/2023	04/02/2024	EACH OCCURRENCE	\$ 1,000,000	
	<input type="checkbox"/> ANY AUTO						COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
	<input type="checkbox"/> OWNED AUTOS ONLY	<input checked="" type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per person)	\$	
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					BODILY INJURY (Per accident)	\$	
	<input checked="" type="checkbox"/> 19						PROPERTY DAMAGE (Per accident)	\$	
	UMBRELLA LIAB						EACH OCCURRENCE	\$	
	EXCESS LIAB						AGGREGATE	\$	
	DED	RETENTION S						\$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			1626892	10/01/2022	10/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT	\$ 100,000	
	If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y					E.L. DISEASE - EA EMPLOYEE	\$ 100,000	
							E.L. DISEASE - POLICY LIMIT	\$ 500,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Town of Leeds	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
218 N. Main Street	
Leeds UT 84746	
	AUTHORIZED REPRESENTATIVE <i>Kathi Kurz</i>

Signage ideas



From Scott Messel <messelscott@gmail.com>

To Mayor <mayor@leedstown.org>, kristi Barker <clerk@leedstown.org>

Date 09.08.2023 20:07



LAND USE ORDINANCE 2008-04

CHAPTER 22

SIGNS

Amended by Ordinance 2009-01, 2011-01, 2015-01

22.1 PURPOSE AND OBJECTIVES

22.1.1 Purpose.

Signs have a strong visual impact on the quality and character of the community; they can attract the viewing public, enhance the safety for both pedestrians and motorists and set an overall tone for the community. Accordingly, the Town of Leeds (hereinafter, the Town) adopts these regulations to provide for a healthy community considering safety aspects while maintaining those historical and aesthetic qualities reflective of the natural surroundings.

22.1.2 Goal.

The goals to be achieved by these regulations are: 1) stimulating harmony within the community while maintaining protection of property values, to preserve a healthy business environment and a sustainable economy 2) effective identification of each business, and; 3) provisions for the safety of pedestrians and motorists and promotion and protection of the public welfare.

22.1.3 Objective.

This chapter establishes standards and guidelines to preserve and enhance the appearance of the community as a place in which to live and work. These standards and guidelines ensure that signage is used as identification, advertising when necessary to the success of the business and not as a notice or attracting device. Furthermore, these standards prevent the installation of an excessive number of signs, avoid visual clutter and eliminate hazards to pedestrians and motorists brought about by distracting signs.

22.1.4 Ordinance Categories.

This Ordinance is comprised of three categories of signs: 1) signs that do not require approval by the Town; 2) signs that have to be approved by the Town Official; and 3) signs that are mandatory. All signs in the three categories must comply with the regulations within this Ordinance as well as other applicable Town Ordinances. All requests for approval of a sign must be submitted using the appropriate form and supplying all required information in order to be considered. All signs requiring approval must be approved by the Town Official prior to being installed or before any work is done toward the installation of such sign.

22.2.1.7

Real estate signs.

One (1) real estate sign advertising property for sale or open house may be placed on the property being advertised. The sign shall not exceed eight (8) square feet in total area. Real estate signs shall not be placed on any private property other than the property being advertised for sale. Real estate signs shall not be placed on Town property or street rights-of-way. Open house signs shall be off-site, portable signs, placed on private property (with the owner's permission), containing directions to the location of an open house which is for sale, limited to one sign per intersection, not to exceed a total of three (3) signs. Open house signs shall not exceed four (4) square feet in total area and shall be removed immediately following a scheduled open house.

Promotional Signs for Real Estate Development: Promotional signs shall be allowed for residential developments to market and advertise the entire development for sale and provide pertinent sales information to the public. Signs shall not exceed 12' in height above ground level, and must be within the boundaries of the development and setback at least 10' from a street curb or edge and not located within a public right of way. Also the sign shall not obstruct the clear view of any street intersection. The sign shall be considered temporary and removed when all original lots have been sold, or within three (3) years, whichever occurs first. Residential developments may have up to 2 signs with each sign not exceeding 32 square feet.

22.2.1.8

Residential signs.

Each home may have a residential sign to display the address and, if desired, the name of the resident. No business advertising may exist on this sign. The sign shall not exceed three (3) square feet in total area.

22.2.1.9

Multi-family residential signs.

Each residential unit may have a residential sign to display the address and if desired the name of the resident(s). No business advertising may exist on this sign. The sign shall not exceed three (3) square feet in total area.

22.2.1.10

Menu signs.

Menus displayed on the exterior of premises occupied by restaurants shall not exceed four (4) square feet. Such display menus shall be attached to the structure.

22.2.2 Signs Requiring Approval

The following signs require approval of the Town Official. Requests for approval of the following signs must contain a detail of the sign showing the content of the sign, including colors, lettering, artwork, dimensions, location where it will be placed and how the sign will be anchored or fastened, as well as other information required by this Ordinance or which may be requested by the Town Official.

22.2.2.1 Business Signs in a Commercial Zone

22.2.2.1.1 Wall Signs. In commercial zones, each commercial building or tenant therein, may have one wall sign not to exceed ten percent (10%) of the building's front wall area, or ten percent (10%) of the tenant's front façade area. Such wall sign shall be attached flat against the building's wall and shall not extend above the roof peak or parapet wall. On the side or rear wall of a building not more than five percent (5%) of the wall area shall be used for one additional sign. A tenant with interior space only, may be included in the ten percent (10%) sign area allowed for the wall sign.

22.2.2.1.2 Permanent window signs. Permanent window signs are permitted. Illuminated signs are prohibited except for "Open" and "Closed" and "Vacancy" and "No Vacancy" signs. Signs required by other Town Ordinances are permitted.

22.2.2.2 Monument Signs

22.2.2.2.1 Business monument signs. Monument signs shall be mounted on the ground with a solid base. The monument sign including the base shall not exceed eighty (80) square feet for a multi business sign and 48 sq. ft. for a single business sign with the top of the sign no more than ten (10) feet above the highest ground elevation adjacent to the sign. The sign shall be within the property for which it advertises, and shall not encroach into any public right of way or public property.

of the complex. The size of the base shall be no larger than eighteen (18) square feet with a height not to exceed two (2) feet above ground level. The sign portion of the monument shall not exceed ten (10) square feet, with the top of the sign no more than four (4) feet above ground level. The sign shall blend with the natural surroundings of the area. If landscaping is planned around the sign the application will include details for the landscaping. The complex may have one residential identification sign, no greater than two (2) square feet, that is placed on the building and identifies the occupants of the building.

22.2.2.4 Banners and Other Miscellaneous Signs

22.2.2.4.1 Temporary Banners: Temporary banner signs may be authorized to be displayed in a commercial zone (business banners) or on Town property (civic or community banners) only. The application must contain the details of the banner including material, wording, artwork, color, size, location, mounting provisions and shall contain a signed authorization from the property owner where the banner is to be displayed. Banners may not exceed ten percent (10%) of the wall area to which the banner is attached. Business banners shall be maintained flat against a building wall or fence within the subject property. Banners must be constructed of a strong cloth or vinyl material. Banners may be displayed for a maximum period of seventeen (17) consecutive days. Businesses shall be permitted a maximum of four (4) banners per year. No consecutive approvals will be granted. There must be a minimum interval of three (3) weeks between banner approvals for the same business.

22.2.2.4.2 Applicable Zoning: Any sign in the residential/commercial/historical zone will be governed by the zone classifications applicable at the time the sign application is submitted, (e.g., residential, historical, or commercial). Until a specific district is identified as a RCH Zone all signs will comply with the signs presently authorized for the zone category in which the property is located.

22.2.3.3 Each mobile home park shall have established street names with street signs and maintain these signs within the mobile home park in the manner recommended by the Town Official; and

22.2.3.4 Each mobile home park shall have each space numbered in a clearly visible manner. Each mobile home park shall provide “No Parking” signs in areas where parking would prevent access for emergency vehicles.

22.3 REQUIREMENTS

All signs allowed, approved or required by this Ordinance within the Town shall comply with the requirements below. In addition (see Section 22.11.1) the building inspector may impose requirements on the construction of signs to satisfy or comply with weight and wind load requirements and safety concerns with regard to materials used.

22.3.1 Material.

Signs may be constructed of painted, stained or carved wood; brick or stone; or metal which is painted or anodized, or otherwise treated to prevent reflective glare. Wood signs shall be solid wood, or plywood of, MOD grade or equivalent. Other sign materials, such as plastics, may be approved by the Town Council.

22.3.2 Attachment.

No sign shall be suspended by non-rigid attachments that will allow the sign to swing in the wind.

22.3.3 Placement.

No sign shall be erected, altered or maintained so as to obstruct any fire escape, required exit, window, or door opening. No sign shall be attached in any manner which will interfere with any ventilation opening. Signs shall be located so as to maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with Electrical Code specifications. In no case shall a sign be installed closer than thirty-six (36) inches horizontally or vertically from any conductor or wire.

22.3.4 Sign Placement.

No sign shall project above the eaves or parapet wall of the building on the premises to which it is appurtenant.

22.3.5 Distractions.

No sign shall be revolving, have flashing lights, intermittent lights, or any type of motion either attached to the sign or adjacent to the sign intending to call attention to the sign.

22.3.11 Traffic Safety Considerations Related to Signs.

- 22.3.11.1** No sign shall be permitted at a street or driveway intersection which would create a condition that is unsafe for vehicular or pedestrian traffic, or is inappropriate with respect to location, size, time or duration of display, or is maintained in a deteriorated condition. No sign shall be placed near a roadway which would mislead traffic that a road is closed or not open to the public. Signs placed near an intersection shall not make use of the words "Stop", "Danger", "Slow", or other words or phrases ordinarily identified with traffic direction that may cause confusion or interfere with the safety of vehicular and pedestrian traffic. Nor shall the illumination of any sign impair the vision of those passing by.
- 22.3.11.2** No sign shall be located where it may block a driver's view entering a street. No portion of any sign shall be placed closer to the public right-of-way than eight (8) feet.

22.4 PERMIT APPLICATION.

22.4.1 Permit Application. Any person desiring to place or construct a sign in any location shall obtain a sign permit and submit a completed application, signed by the property owner and the applicant, to the Town Clerk/Recorder. The applicant must include the following information with the returned application:

- 22.4.1.1** A rendering, to scale, showing the proposed sign as it will appear on the property and illustrating its relationship to its surroundings; and
- 22.4.1.2** In the case of a freestanding sign, a site plan showing the location of the proposed sign in relation to property lines and other structures on the site; and
- 22.4.1.3** Front and side elevations of the sign, drawn to scale, which indicate dimensions of the sign, lettering and corresponding building; construction supports; foundation; method of attachment; and style of lettering showing the complete lettering; and
- 22.4.1.4** Description and samples, if feasible, of sign materials for background and lettering, including samples of finishes of the background and lettering to demonstrate light transmission or reflection; and
- 22.4.1.5** Color samples; and

22.5.2 Unacceptable Applications.

No sign permit application shall be accepted if:

22.5.2.1 The applicant has installed any sign in violation of the provisions of this Ordinance and, at the time of the submission of the application, such sign does not comply with this Ordinance, or has not been removed or included in the application; or

22.5.2.2 Any sign, under the control of the applicant or property owner of the property where a sign was installed in violation of this Ordinance and which, at the time of submission of the application, does not comply with this Ordinance, or has not been removed or included in the application.

22.5.3 Bar on Refiling. No sign permit application shall be accepted which is substantially the same as an application previously denied, unless twelve (12) months have elapsed from the date of the final decision on the application and appeals thereof, and new evidence or proof of significantly changed conditions is furnished in the new application.

22.5.4 Permits Reviewed By Town Official. The Town Official shall review sign permit applications for signs requiring the approval of the Town Official. The Town Official shall approve or deny the application within thirty (30) working days or determine that the application has special circumstances requiring it to be reviewed by the Planning Commission. If a review by the Planning Commission is required, the application shall be placed on the agenda for the next regular Planning Commission meeting following the meeting in which the application was submitted.

22.5.5 Sign Review Findings. Prior to approving a sign permit application, the Town Official shall find that:

22.5.5.1 The sign is in proportion with and visually consistent with the architectural character of the building and the surrounding area;

22.5.5.2 The sign does not obscure from view or unduly detract from existing signing in the area;

22.5.5.3 The sign, if in a residential zone, is harmonious and compatible with the residential character of the zone;

22.5.5.4 The sign complies with all provisions of this chapter, other applicable Town Ordinances and is consistent with the Town's architectural and design guidelines.

incurred in the removal thereof, in addition to any other penalty or action allowed under this Ordinance

22.6.3 Temporary Signs.

A temporary sign posted upon private property may be installed or constructed only upon the issuance of a permit, or the sign shall be in violation of this Ordinance and subject to the prescribed penalties. Such sign shall conform to the regulations of this Ordinance within seventy-two (72) hours from the issuance of the Town Official's notice to the property owner or business licensee, or such sign shall be removed, or legal action may be initiated seeking such removal. The person responsible for said sign shall be liable to the Town for all costs incurred in the removal thereof, in addition to any other penalty or action allowed under this Ordinance.

22.6.4 Signs on Public Property or Public Right-of-Way.

An unauthorized sign posted upon public property or a public right-of-way may be removed by the Town and destroyed.

22.7 UNLAWFUL SIGNS

22.7.1 Non-Complying Signs.

Any sign displayed, erected, installed, suspended, attached, moved, enlarged, replaced, converted or altered after the effective date hereof, which does not comply with the provisions of this Ordinance, shall be deemed unlawful. Any work in progress on such sign shall be ordered by the Town Official to cease immediately and said sign shall be removed in accordance with the provisions of this Ordinance

22.7.2 Previous Non-Complying Signs. Signs which were not in compliance and therefore considered unlawful and which continue to be in noncompliance according to the provisions of this Ordinance, shall be deemed unlawful and removed according to the provisions of this Ordinance.

22.8 PROHIBITED SIGNS

The following signs are prohibited and shall be removed in accordance with the provisions of this Ordinance:

22.8.1 Abandoned.

Abandoned signs, including all structure and support.

22.8.11 Traffic Interference or Confusion.

Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed as a traffic-control sign, signal or device, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign or signal or device.

22.8.12 Impeding Access.

Signs, except as may be required by law, placed or maintained so as to interfere with free ingress to or egress from any door, window or fire escape.

22.8.13 Political Signs.

Political signs which are attached, maintained, painted, printed or otherwise affixed to any curb, sidewalk, post, pole, hydrant, bridge, bench, tree or other surface on public property or over or across any street or public thoroughfare.

22.8.14 Sculptures and Statues.

Sculptures, statues, fountains or other art or decorative articles, with or without advertising copy, which by reason or height, size, color or nature serve primarily to attract attention to an establishment, organization or enterprise rather than to serve a primarily decorative or landscaping function.

22.8.15 Miscellaneous Signs and Posters.

The tacking, posting or otherwise affixing of signs of a miscellaneous character, visible from a public way, located on the walls of buildings, barns, sheds, trees, poles, posts, fences or other structures, except to identify a residence, occupant or street address unless specifically permitted by this Ordinance. Miscellaneous signs may be permitted on a temporary basis, in certain locations, with prior written approval of the Town Official.

22.8.16 Moving Signs.

Signs that rotate, move or assume any motion constituting a non-stationary or non-fixed condition.

22.8.17 Reflective Signs.

Signs made wholly or partially of highly reflective material.

22.8.18 Intensely-Lighted Signs.

Intensely-lighted or exposed luminary sources such as exposed bulbs, tubes or neon signs. Exposed neon signs shall be prohibited, except for "Open" and "Closed" and "Vacancy" and "No Vacancy" signs.

22.11.3.1 For any sign not in compliance with this Ordinance, the Town Official shall prepare a notice which shall describe the sign and specify the violation involved and state that if the sign is not removed or the violation is not corrected within thirty (30) days, the sign shall be removed at the expense of the sign owner in accordance with the provisions of this Ordinance.

22.11.3.2 Any prohibited sign must be removed by the owner within fifteen (15) days following notification by the Town Official. Any sign prohibited and not removed within fifteen (15) days may be removed by Town personnel, and persons responsible for placing the sign shall be liable for the cost of removal.

22.11.3.3 Repeat offenders will not be notified and the sign will be removed at the expense of the sign owner in accordance with the provisions of this Ordinance.

22.11.4 Unsafe Sign.

If an unsafe sign is not made safe within five (5) working days after the Town Official gives written notice to the property owner or business licensee, the Town Official may remove the sign. The owner or business licensee of such sign shall be liable to the Town for the costs incurred in such. If the Town Official determines that a sign is dangerous to the health and welfare of the public, the sign may be removed immediately.

22.11.5 Notices.

All notices shall be mailed by certified mail to the last known address of the owner or business licensee of the property on which the sign is located. If the owner or business licensee cannot be found, notice shall be posted on said sign or on the property where the sign is located.

22.11.6 Time Periods.

Any time periods provided in this section requiring notice by certified mail shall be deemed to commence on the date the certified mail is postmarked.

22.11.7 Appeal.

The sign owner or property owner on whose property the sign is located may appeal the determination of the Town Official requiring removal or compliance, by filing a written notice of appeal with the Board of Adjustment within ten (10) days after receiving the notice.

Lighting.

Any light source, whether internal or external, designed to illuminate the face of a sign.

Logos.

Symbolic representation of the business or products being sold. Logos utilized are calculated as part of the authorized sign area.

Lot Frontage.

The linear width of the lot at the front of the lot along the street line.

Sign.

Any displayed, structure, fixture, placard, banner, flag, or similar devices using graphics, symbols, or writing designed specifically for the purpose of advertising or identifying any establishment, product, goods or services. "Sign", as defined in this Ordinance, is intended to be interpreted broadly. Moreover, certain categories of signs, such as flags, banners, and plaques, are also governed by specific sections of this Ordinance. In the event of conflict regarding the application of this Ordinance to these various categories of signs, the more restrictive provisions of this Ordinance shall apply. This definition does not include official government signs, window displays, religious symbols, or the display of street numbers.

Sign, "A-Frame".

A sign constructed of plywood or other light material which is not supported by any other materials, and is assembled in such a manner where two sides are attached at the top so as to allow the sign to stand in an upright position.

Sign, Abandoned

A sign, including all structural supports and other componential elements, which is located on a property, premises or structure which becomes vacant and unoccupied for a period of six (6) months or more, any sign which pertains to a time, event or purpose which no longer applies, or a sign pertaining to an occupant or business different from the present occupant or business.

Sign, Animated

A sign which involves motion or rotation of any part by mechanical or other means, or displays flashing or blinking lights.

Sign, Area of.

The area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing sign area, only one side of a double faced sign with identical content shall be computed. However, when signs diverge from a common edge by more than forty-five (45) degrees both sign faces shall be computed for determining sign area, regardless of content. For irregularly shaped signs, the area shall be that of the smallest rectangle running vertically and horizontally that wholly contains the sign.

22.14.2 Tables

Tables 1, 2 and 3 are for reference only. Where there is any discrepancy between the tables and the written text, the written text will apply.

TABLE 22-1 SIGN TIME SUMMARY

	TIME
Abandoned	After 180 days
Appeal	10 days after notice
Banner	17 days with 3 week interval; max 4/year
Construction	5 days before and after construction
Denial letter	30 working days
Permit expiration in work not completed	180 days
Permit review	30 working days unless Planning Commission required
Political	7 days after election
Refiling time (denied application)	1 year
Removal - Emergency dangerous	Immediately
Removal - Normal	30 days
Removal - Not maintained	30 days
Removal - On public property	Immediately
Removal - On Town property (business)	5 days after notification
Removal - Permanent without permit	30 days
Removal - Prohibited	15 days
Removal – Repeat Offenders	Immediately
Removal - Temporary without permit	72 hours
Removal - Unlawful	30 days
Removal - Unsafe	5 days
Temporary Town Supported Public Events	30 days
Temporary window businesses	30 days
Unused buildings	After 6 months

TABLE 22-3 SIGNS REQUIRING A PERMIT

TYPE	ALL RESIDENTIAL	MULTI-FAMILY	COMMERCIAL	RCH	PUBLIC PROPERTY
Identification			16 sq. ft.		
Business Sign Wall Sign			See 22.2.2.1.1		
Subdivision Entrance With Base	See 22.2.2.4.1				
Without Base					
Business in Residential zone	4 sq. ft*				
Business in Mobile home/RV park			1 sign/entrance Max 2. 25 sq ft each. Direction		
Multi-family identification		10 sq. ft. height 4 ft.			
Banner			Business 32 sq ft. **		
RCH signs	In accordance with zone property is in.				
Plaques	3 sq ft. for all zones				
Historical/Memorial	2 sq. ft.				
Billboard	See Billboard Ordinance				

*Must have conditional use permit. ** Time limits. This table is for quick reference only. The details are in the text.

Town of Leeds
Profit & Loss Budget vs. Actual
July 2022 through June 2023

Ordinary Income/Expense	Income	Jul '21 - Jun '22	Jul '22 - Jun '23	Budget	\$ Over Budget	Notes
CHARGES FOR SERVICES						
Charges for Services Other		0.00	0.00	25.00	-25.00	
Charges for Copies and Fax		0.00	11.70	50.00	-38.30	
GRAMA Request		5.00	15.00	25.00	-10.00	
Total Charges for Services Other - Other		5.00	26.70	100.00	-73.30	
Cemetery Revenue		550.00				
Burial Fees		2,000.00	1,100.00	1,000.00	100.00	
Lot Sales		550.00	0.00	800.00	-800.00	
Total Cemetery Revenue		3,100.00	1,100.00	1,800.00	-700.00	
Sanitation Revenue						
Curb-side Recycling		6,469.20	11,589.06	9,500.00	2,089.06	
Sanitation Revenue - Other		44,512.75	62,809.99	63,000.00	-190.01	
Total Sanitation Revenue		50,981.95	74,399.05	72,500.00	1,899.05	
Total CHARGES FOR SERVICES CONTRIBUTIONS & TRANSFERS		54,086.95	75,525.75	74,400.00	1,125.75	What is the status of reconciling the
Princess fund raiser		0.00	0.00	0.00	0.00	
Contributions		0.00	0.00	0.00	0.00	
Debt Service		0.00	0.00	0.00	0.00	
Donations/Grants						
WCSSD RECYCLE CONTRIBUTIONS		0.00	0.00	0.00	0.00	
Cemetery Donations		0.00	14,450.00	0.00	14,450.00	
Donations		0.00	1,050.00	0.00	1,050.00	
Historical						
Tithing House		0.00	0.00	0.00	0.00	
CLG GRANT		0.00	0.00	0.00	0.00	
Historical - Other		0.00	0.00	0.00	0.00	
Total Historical		0.00	0.00	0.00	0.00	
Donations/Grants - Other		0.00	0.00	0.00	0.00	
Total Donations/Grants		0.00	15,500.00	0.00	15,500.00	
General Fund						
Dividend Check ULGT		0.00	0.00	0.00	0.00	
General Fund - Other		0.00	0.00	4,688.47	-4,688.47	Slush for deficits and surplus
Total General Fund		0.00	0.00	4,688.47	-4,688.47	
Reconciliation Adjustment		0.00	0.00	0.00	0.00	
Total CONTRIBUTIONS & TRANSFERS		0.00	15,500.00	4,688.47	10,811.53	
IMPACT FEES INCOME						
Impact Fee Public Safety Income		0.00	0.00	0.00	0.00	
Impact Fee Roads Income		3,295.00	0.00	13,180.00	-13,180.00	No buildings for this year
Impact Fees Park Income		1,300.00	0.00	5,200.00	-5,200.00	No buildings for this year
Total IMPACT FEES INCOME		4,595.00	0.00	18,380.00	-18,380.00	
INTERGOVERNMENTAL REVENUE						
Class C Road Funds		55,059.11	58,843.13	314,000.00	-255,056.87	\$200k is carry over for the Main Str.
Count Finnes		12,788.32	15,929.08	18,000.00	-2,070.92	
Federal Grants		51,660.00	51,660.00	0.00	51,660.00	ARPA Grant - to be used for COVID
Leads Area SSD 911 Fees		0.00	0.00	3,801.00	-3,801.00	This is relative to a loan w HFVSSD -
Leads Area SSD payment		0.00	0.00	0.00	0.00	
Liquor Fund Allotment		0.00	0.00	0.00	0.00	
State Grants						

Town of Leeds
Profit & Loss Budget vs. Actual
July 2022 through June 2023

	Jul '21 - Jun '22	Jul '22 - Jun '23	Budget	\$ Over Budget	Notes
1a0000 - CARES	0.00	0.00	0.00	0.00	
State Grants - Other	0.00	35,000.00	357,291.00	-322,291.00	Asemeth - these are accumulated fu
Total State Grants	0.00	35,000.00	357,291.00	-322,291.00	
Total INTERGOVERNML REVENUE	119,507.43	161,532.21	693,092.00	-531,559.79	this is so off because the PTFF fund
LICENSES & PERMITS					
General Plan Amendment Appli.	0.00	0.00	0.00	0.00	
Liquor	600.00	0.00	400.00	-400.00	both are renewing licenses
Encroachment Permits	672.50	625.00	125.00	500.00	
Animal Licenses	295.00	185.00	300.00	-115.00	significant number of people did no
Amazation Fees	0.00	1,600.00	0.00	1,600.00	
Building Inspection Fees	700.00	300.00	900.00	-600.00	
Building Permits	9,631.51	6,450.13	12,000.00	-5,549.87	
Business Licenses	570.00	720.00	600.00	120.00	
Conditional Use Permits	0.00	550.00	100.00	450.00	
Developments Fees	0.00	0.00	0.00	0.00	
Application Amendment	0.00	0.00	0.00	0.00	
Misc. Licenses, Permits & Fees	525.00	850.00	0.00	850.00	utility change service permits, air qu
Professional Services Revenues	0.00	0.00	0.00	0.00	
Engineering Fees	0.00	0.00	0.00	0.00	
Legal Fees	0.00	0.00	0.00	0.00	
Total Professional Services Revenues - Other	0.00	0.00	0.00	0.00	
Subdivision Applications	1,550.00	0.00	0.00	0.00	
Zone Change Applications	1,000.00	0.00	0.00	0.00	
Total LICENSES & PERMITS	15,544.01	11,280.13	14,425.00	-3,144.87	no building permits is main cause
MISC. REVENUE					
Miscellaneous Revenue Other					
Returned Check Fees	0.00	25.00	0.00	25.00	
Developer Expense Reimbursement	0.00	0.00	0.00	0.00	
MISC REVENUE uncategorized inco	0.00	0.00	0.00	0.00	
Miscellaneous Revenue Other - Other	0.00	-0.02	0.00	-0.02	
Total Miscellaneous Revenue Other	0.00	24.98	0.00	24.98	
Appropriation of Gan Fund Bal	0.00	0.00	82,080.00	-82,080.00	This is not revenue, it is savings (tov
Interest Earnings on accounts					
Interest Income Parks Fund	187.31	2,453.12	300.00	2,153.12	
Interest Income Roads Fund	249.82	3,226.05	400.00	2,826.05	
Interest Capital Imp Fund	382.24	20,302.27	600.00	19,702.27	
Interest Inc Public Safety Fund	12.48	167.97	17.00	150.97	
Interest Income General Fund	2,517.27	26,634.22	4,000.00	22,634.22	
Interest Income Other	0.00	5.87	4.00	1.87	
Interest Income Historical Fund	2.77	37.24	1,000.00	-962.76	
Interest Income Roads B&C Fund	672.38	12,092.39	100.00	11,992.39	
Interest Inc Sidewalks & Gutter	52.22	700.64	1,000.00	-299.36	
Interest Earnings on accounts - Other	585.12	970.87	0.00	970.87	
Total Interest Earnings on accounts	4,681.61	66,590.64	7,421.00	59,169.64	High interest rates have benefited t
Rents & Concessions					
Community Celebrations	850.00	444.98	1,000.00	-555.02	
4th July Revenues	708.00	1,690.00	1,500.00	190.00	
Princess Pageant Fund-Raiser	0.00	0.00	0.00	0.00	
Rent sand Deposit on Pavilion	325.00	550.00	500.00	50.00	
Wild West Days in Leeds	0.00	0.00	0.00	0.00	

Town of Leeds
Profit & Loss Budget vs. Actual
July 2022 through June 2023

	Jul '21 - Jun '22	Jul '22 - Jun '23	Budget	\$ Over Budget	Notes
Rents & Concessions - Other	0.00	150.00			
Total Rents & Concessions	1,883.00	2,834.98	3,000.00	-165.02	
Total MISC. REVENUE	6,564.61	69,450.60	92,501.00	-23,050.40	due to UDOT fund savings as revenu
Tax Revenues					
Property and RAP Tax Revenues					
Prior Years' Taxes - Delinquent	2,750.98	5,065.48	2,800.00	2,265.48	
Penalties	20.01	202.09	10.00	192.09	
Interest on taxes	5.85	44.22	5.00	39.22	
Gen. Sales & Use Taxes	137,640.10	185,001.52	125,000.00	60,001.52	
Gen. Property Taxes - Current	66,045.66	67,061.95	67,490.00	-428.05	
Fee-in-Lieu of Property Taxes	3,445.63	4,585.96	4,400.00	185.96	
RAP Taxes	13,609.79	17,994.21	18,000.00	-5.79	
Total Property and RAP Tax Revenues	223,517.96	279,955.43	217,705.00	62,250.43	
Franchise Taxes					
Municipal Energy Tax	40,811.23	56,884.19	56,000.00	884.19	
Municipal Telecom License Tax	4,778.65	9,886.28	6,200.00	3,686.28	
Franchise Taxes - Other	0.00	0.00			
Total Franchise Taxes	45,589.88	66,750.47	62,200.00	4,550.47	
Total Tax Revenues	269,107.84	346,705.90	279,905.00	66,800.90	
Total Income	469,405.84	679,994.59	1,177,391.47	-497,396.88	
Gross Profit	469,405.84	679,994.59	1,177,391.47	-497,396.88	
Expense					
Leeds area SSD impact fees	0.00	0.00	0.00	0.00	
Construction/Impact Expenses					
Impact Roads Spent	0.00	0.00	0.00	0.00	
Impact Parks Spent	0.00	0.00	0.00	0.00	
Total Construction/Impact Expenses	0.00	0.00	0.00	0.00	
CULTURE & RECREATION EXPENSE					
4th July fireworks	0.00	2,000.00	2,500.00	-500.00	increase to \$4k next year
Beautification project	0.00	0.00	0.00	0.00	
Cemetery Expenses					
Cemetery Water Expense	360.00	619.15	480.00	139.15	
Lot buy-back	0.00	0.00	250.00	-250.00	
Open/close grave	660.00	1,500.00	2,000.00	-500.00	
Cemetery Expenses - Other	0.00	12,921.23	0.00	12,921.23	paid for from Lori's donations
Total Cemetery Expenses	1,010.00	15,040.38	2,730.00	12,310.38	
Culture & Recreation Costs					
Community Celebrations	1,073.88	2,226.99	0.00	2,226.99	food for fourth of july, flags banners;
Refund back on Peach Pavilion	50.00	350.00	150.00	200.00	
Wild West Days	156.11	0.00	0.00	0.00	
Arbor Day	0.00	203.25	0.00	203.25	
Easter	0.00	0.00	300.00	-300.00	
Princess Pageant	0.00	0.00	1,000.00	-1,000.00	
Washington Co Fair	0.00	0.00	1,300.00	-1,300.00	
Culture & Recreation Costs - Other	0.00	0.00	0.00	0.00	
Total Culture & Recreation Costs	1,279.79	2,780.24	2,750.00	30.24	
Total CULTURE & RECREATION EXPENSE	2,289.79	19,820.62	7,980.00	11,840.62	revenue from donations and fees to
GENERAL GOVERNMENT EXPENSES					
Administration					
Administration General					
CARES Act Funds	23,248.92	0.00	0.00	0.00	

Town of Leeds
Profit & Loss Budget vs. Actual
July 2022 through June 2023

	Jul '21 - Jun '22	Jul '22 - Jun '23	Budget	\$ Over Budget	Notes
LASSD BOND	0.00	0.00	0.00	0.00	
Liability Insurance & Bonds	1,115.20	23,187.05	20,000.00	3,187.05	received an increase from the carrier
Prietary Dispute	0.00	0.00	0.00	0.00	
Planning & Zoning	0.00	0.00	2,000.00	-2,000.00	this is not scott messel - may be for
Materials					
CARES Act	159.67	0.00	0.00	0.00	
Materials - Other	0.00	0.00	0.00	0.00	
Total Materials	159.67	0.00	0.00	0.00	
Meals	0.00	38.49	0.00	38.49	
Dues & Subscriptions	498.05	1,401.08	2,000.00	-598.92	
Building Maintenance	1,434.53	1,884.94	30,000.00	-28,115.06	this amount was for the roof - should
Bldg Permit Surcharge Fees	0.00	0.00	0.00	0.00	
Banking Fees	0.00	146.51	100.00	46.51	
Power	2,020.20	2,733.02	3,600.00	-866.98	
Gas	661.44	1,135.87	750.00	385.87	
Water-Admin	545.56	834.48	480.00	354.48	
Phone	2,384.43	3,510.20	3,000.00	510.20	We need to change to a VOIP phone
Reconciliation Discrepancies	0.00	0.00	0.00	0.00	
Uncategorized Expenses	0.00	0.00	0.00	0.00	
Travel & Training	95.00	828.83	3,000.00	-2,171.17	
Administration General - Other	40.00	1,781.95	3,801.00	-2,039.05	
Total Administration General	32,203.00	37,462.42	68,731.00	-31,268.58	New main flag pole
Admin Office Supplies	0.00	0.00	0.00	0.00	
Copier Lease	0.00	0.00	0.00	0.00	
Postage/Shipping	713.88	1,003.87	1,200.00	-196.13	
Admin Office Supplies - Other	2,002.57	2,875.11	5,000.00	-2,124.89	
Total Admin Office Supplies	2,716.25	3,878.98	6,200.00	-2,321.02	
4142 - Admin Wages					
Unemployment Insurance	0.00	0.00	1,200.00	-1,200.00	this line item should be removed for
Employee Benefits	146,471.89	0.00	0.00	0.00	
Payroll Processing	433.57	1,116.00	1,000.00	116.00	
Payroll taxes	4,243.00	8,051.47	8,413.47	-362.00	
4142 - Admin Wages - Other	22,817.13	51,538.49	61,100.00	-9,561.51	Aseneeth's wages
Total 4142 - Admin Wages	173,965.59	60,705.96	71,713.47	-11,007.51	
Total Administration	208,884.84	102,047.36	146,644.47	-44,587.11	
Legislative					
Codification	0.00	0.00	1,500.00	-1,500.00	
Dues and Subscriptions	1,666.67	1,853.33	3,750.00	-1,896.67	
Total Legislative	1,666.67	1,853.33	5,250.00	-3,396.67	
Professional Services General					
Professional Services Admin					
Planner	7,260.00	8,040.00	14,000.00	-5,960.00	Scott Messel's wages
Computer Technology	741.96	3,630.95	4,500.00	-869.05	Zoom, internet, and IT services logg
Information Technology	347.85	1,267.61	4,000.00	-2,732.39	Just infowest, some web design
Engineering	5,161.99	1,898.75	7,000.00	-5,141.25	Sunrise engineering
Building Inspections	6,350.00	9,550.00	9,000.00	550.00	Adjust building permit fees in reven
Accounting	0.00	0.00	900.00	-900.00	this was a position that Aseneeth wa:
Total Professional Services Admin	19,861.80	24,347.31	39,400.00	-15,052.69	
Professional Services					
Public & Legal Notices-General	241.35	381.36	2,000.00	-1,618.64	
Legal					

Town of Leeds
Profit & Loss Budget vs. Actual
July 2022 through June 2023

	Jul '21 - Jun '22	Jul '22 - Jun '23	Budget	\$ Over Budget	Notes
Prosecutor-Public Defender	9,448.00	9,650.00	12,000.00	-2,350.00	
Legal - Other	6,380.00	44,924.77	30,000.00	14,924.77	All due to Potter
Total Legal	15,828.00	54,574.77	42,000.00	12,574.77	
Audit	4,205.26	6,129.50	5,000.00	1,129.50	this is not a flat fee - will contact ver
General Plan	17,282.40	0.00	0.00	0.00	
Elections	1,260.93	0.00	0.00	0.00	
Independent Contractor	0.00	0.00	0.00	0.00	
Total Professional Services General	38,817.94	61,085.63	49,000.00	12,085.63	
Total Professional Services General	58,679.74	85,432.94	88,400.00	-2,967.06	
Total GENERAL GOVERNMENT EXPENSES	289,231.25	189,333.63	240,294.47	-50,960.84	
HIGHWAYS & STREETS	0.00	0.00	314,000.00	-314,000.00	budgeted funds are in the revenue
Class B & C Road Funds	0.00	0.00	6,000.00	-6,000.00	
Equipment	0.00	0.00	1,300.00	-1,300.00	
Fuel for Truck	1,209.43	1,290.91	1,300.00	-9.09	
Main Street Project	4,404.00	1,500.00	342,000.00	-340,500.00	budgeted funds are in the revenue
Repair & Maintenance	1,506.98	3,016.63	15,000.00	-11,983.37	
Utilities Street Lights	3,420.60	4,938.83	5,000.00	-61.17	
4401 - Highway & Street Wages	12,357.16	15,457.12	14,000.00	1,457.12	over on Antonio's wages
Total HIGHWAYS & STREETS	22,898.17	26,203.49	697,300.00	-671,096.51	
Parks/Public Works	0.00	0.00	1,786.00	-1,786.00	
TreeCityUSA	887.67	0.00	1,700.00	-1,700.00	
Building repairs/maintenance	137.89	360.07	1,500.00	-1,139.93	
Park Equipment	80.00	67.62	10,000.00	-9,932.38	
Park Improvements	2,241.88	3,920.57	3,000.00	920.57	
Park Maintenance	507.97	0.00	1,300.00	-1,300.00	
Shop Repairs/Maintenance	0.00	0.00	97,871.00	-97,871.00	
Silver Reef Highlands Park	26.97	716.27	1,500.00	-781.73	
Truck Fuel & Maintenance	779.00	1,146.70	900.00	246.70	
Water & Utilities	211,140.16	37,688.14	34,880.00	2,808.14	Over on Antonio's wages
4601 - Public Works Wages	25,801.54	43,901.37	154,437.00	-110,535.63	
Total Parks/Public Works	2,284.89	2,879.81	2,000.00	879.81	
SANITATION EXPENSE	6,247.29	10,524.09	8,000.00	2,524.09	adjust for cost increase
Dumpster	36,568.31	48,917.11	49,000.00	-82.89	
BlueCar- Recycleable	45,100.49	62,321.01	59,000.00	3,321.01	
Garbage	365,321.24	341,580.12	1,159,011.47	-817,431.35	
Total SANITATION EXPENSE	104,084.60	338,414.47	18,380.00	320,034.47	
Total Expense	104,084.60	338,414.47	18,380.00	320,034.47	
Net Ordinary Income					
Net Income					