

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, October 13, 2021

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, October 13, 2021 at 7:00 PM at Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

If you are interested in participating remotely via Zoom, please contact Town Hall at 879-2447 or email Clerk@LeedsTown.org for the Zoom details.

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 September 22, 2021
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
 - a. Trunk or Treat, Saturday, October 30 at 5pm along Babylon Mill Road
 - b. Leeds Chili Cookoff, Saturday, October 30, 4pm-6pm in the Peach Pit Pavilion
 - c. Election Day, Tuesday, November 2, 2021. Leeds is Vote-By-Mail Only. Ballots must be postmarked by Monday, November 1, 2021
7. Public Hearing: None
8. Action Items:
 - a. Revised Beach/Greenhalgh Lot Line Adjustment, Parcels L-HFM-1A and L-10-B
 - b. Discussion and Possible Action on Utah Retirement System Audit Implications
9. Discussion Items:
 - a. CARES Funds Update
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 October 11, 2021 at these public places: **Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website** <http://pmn.utah.gov>, and the **Town of Leeds website** www.leedstown.org.


Aseneth Steed, Town Clerk/Recorder



Town Council Staff Report

Lot Line Adjustment October 13, 2021

Applicant/Owner: Beach & Greenhalgh
Zone: R-R-1 (Rural Residential 1 acre minimum lot size)

Description:

The Harold Furrow Minor Subdivision was approved in 2009. The Greenhalgh's are the current owners of the lot; which is Parcel L-HFW-1-A. The Beach's own Parcel L-10-B, which is located north of the Greenhalgh's property. The Planning Commission reviewed a proposed lot line adjustment in June of this year. Some adjustments have been made since then to bring the parcels into zoning compliance. The Beach's will incorporate the .33 acres that is described as Land Transfer Area 1 into L-10-B. The area described as Land Transfer Area 2, which is .13 acres in size, will be added to Parcel L-HFM-1A. This exchange of land will give street frontage to Parcel L-10-B and is a better configuration for both parcels. Both parcels meet the minimum lot size requirement of the R-R-1 zone. Parcel L-10-B will be 5.16 acres in size and Parcel L-HFM-1A will be 1.01 acres in size. Utah State code 10-9a-608-2 states "that a public hearing is not required if the petition seeks to adjust the lot lines of adjoining lots or between a lot or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition".

Recommendation:

The Planning Commission reviewed the lot line adjustment in the October 6, 2021 Planning Commission meeting and recommends that the Town Council approve the lot line adjustment based on the following finding:

1. The proposed lot line adjustment meets the applicable State and Town.
2. The proposed lot line adjustment improves the configuration of both lots.
3. The newly configured parcels meet the 1 acre minimum lot size required in the R-R-1 (Rural Residential 1 acre minimum lot size) zone.

Attachment 1: Map
Attachment 2: Harold Furrow Minor Subdivision
Attachment 3: Lot Line Adjustment

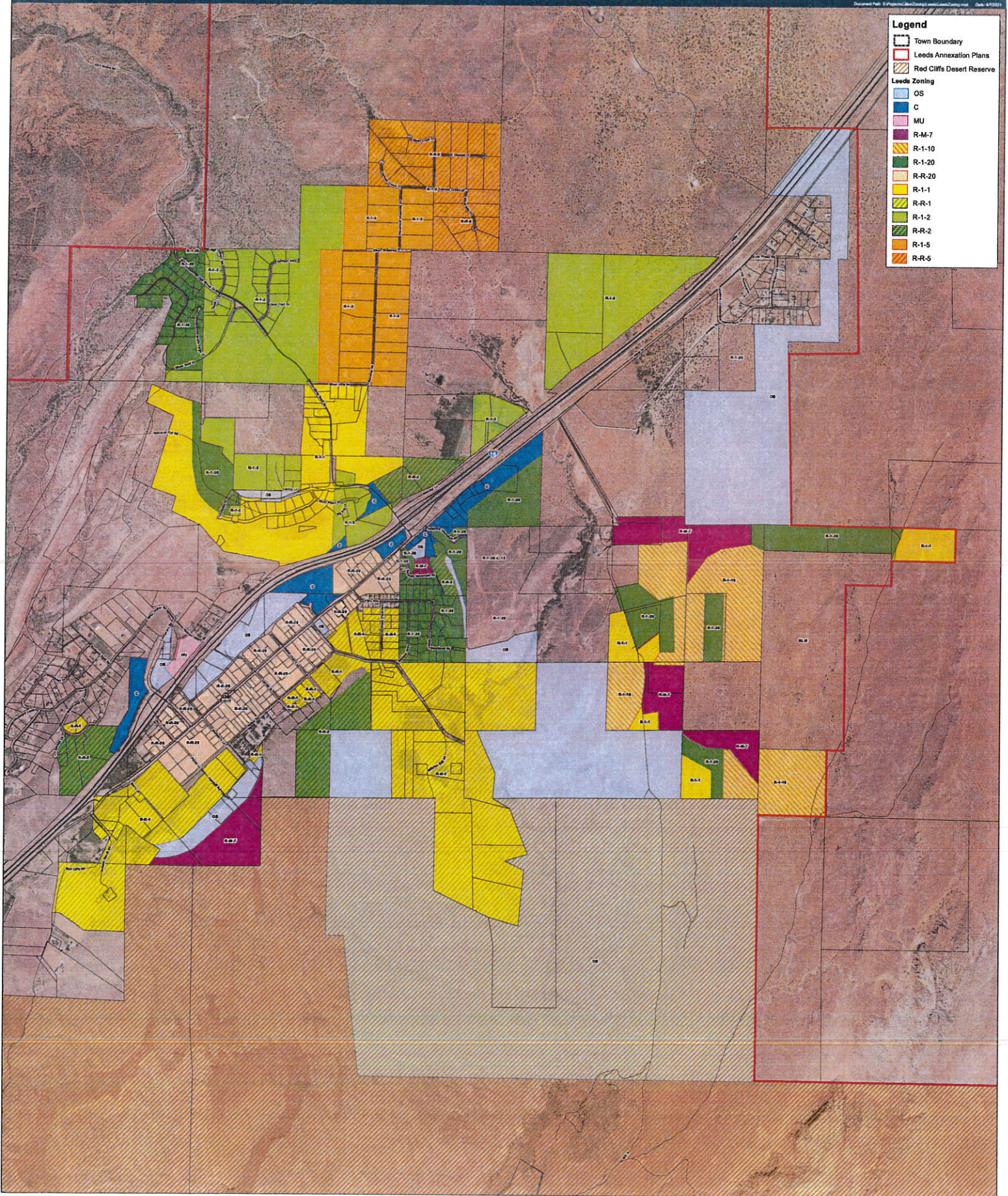


Town of Leeds Zoning

0 0.25 0.5 Miles



- Legend**
- Town Boundary
 - Leeds Annexation Plans
 - Red Cliffs Desert Reserve
 - Leeds Zoning**
 - OS
 - C
 - MU
 - R-M-7
 - R-1-10
 - R-1-20
 - R-R-20
 - R-1-1
 - R-R-1
 - R-1-2
 - R-R-2
 - R-1-5
 - R-R-5

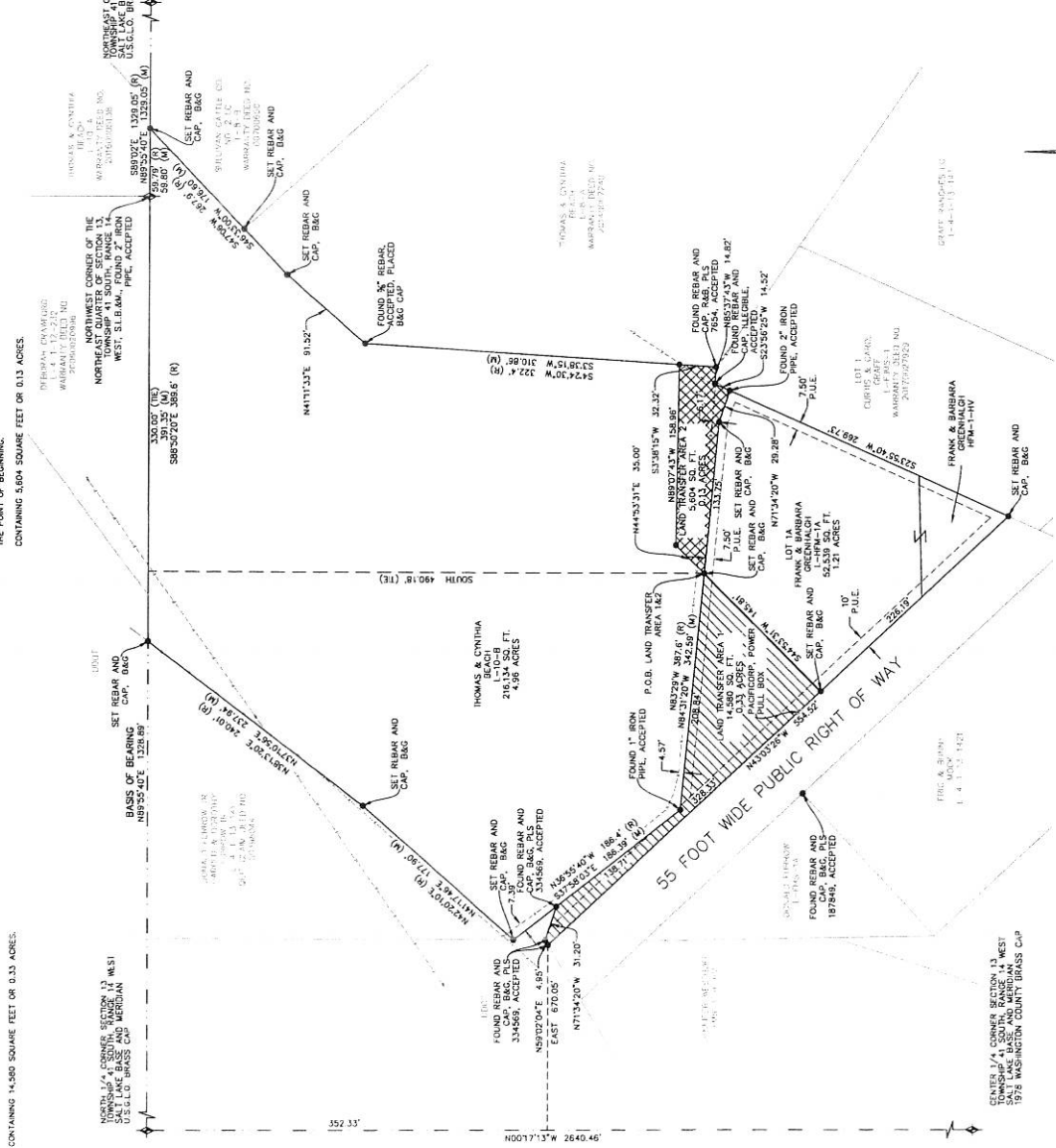


LAND TRANSFER DESCRIPTION AREA 1

BEGINNING AT A POINT THAT LIES SOUTH 89°55'40" WEST 330.00 FEET AND SOUTH 48°18' FEET, FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 44°53'31" WEST 142.61 FEET; THENCE NORTH 4°53'28" WEST 323.33 FEET; THENCE NORTH 89°52'00" EAST 4.95 FEET; THENCE SOUTH 71°34'20" EAST 31.20 FEET; THENCE SOUTH 3°28'50" EAST 158.71 FEET; THENCE SOUTH 84°53'27" EAST 268.84 FEET, TO THE POINT OF BEGINNING. CONTAINING 4.580 SQUARE FEET OR 0.13 ACRES.

LAND TRANSFER DESCRIPTION AREA 2

BEGINNING AT A POINT THAT LIES SOUTH 89°55'40" WEST 330.00 FEET AND SOUTH 48°18' FEET, FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 44°53'31" WEST 142.61 FEET; THENCE NORTH 4°53'28" WEST 323.33 FEET; THENCE NORTH 89°52'00" EAST 4.95 FEET; THENCE SOUTH 71°34'20" EAST 31.20 FEET; THENCE SOUTH 3°28'50" EAST 158.71 FEET; THENCE SOUTH 84°53'27" EAST 268.84 FEET, TO THE POINT OF BEGINNING. CONTAINING 3.604 SQUARE FEET OR 0.13 ACRES.



LEGEND

- SECTIONAL DOCUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUGGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SECTION LINE
- LOT BOUNDARY LINE
- ADJOINING PARCEL LINE
- LAND TRANSFER AREA 1
- LAND TRANSFER AREA 2

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I, GREGG MERRIS, AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 31770 IN ACCORDANCE WITH THE CAP. CHAPTER 17, UTAS, AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-31-17, UTAS, AND HAVE ADVISED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT.



FOR REVIEW

DATE: 11/03/2020
BUSH AND GUGGELL, INC.
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 31770

DEED DESCRIPTION

PARCEL 1-10-B
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 44°53'31" WEST 142.61 FEET; THENCE NORTH 4°53'28" WEST 323.33 FEET; THENCE NORTH 89°52'00" EAST 4.95 FEET; THENCE SOUTH 71°34'20" EAST 31.20 FEET; THENCE SOUTH 3°28'50" EAST 158.71 FEET; THENCE SOUTH 84°53'27" EAST 268.84 FEET, TO THE POINT OF BEGINNING. LESS AND EXCEPTING:
ANY OF THE PROPERTY HEREIN ABOVE DESCRIBED THAT HAS BEEN CONVEYED TO THE STATE ROAD COMMISSION OF UTAH BY DEED OR OTHERWISE, AND ANY PART THEREOF THAT FALLS WITHIN THE PLATTED ROADWAY EASEMENTS SHOWN ON THE OFFICIAL MAP OF LEEDS TOWNSHIP 6 FIELD SURVEY.

PARCEL 1-10B-1A
BEING THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 44°53'31" WEST 142.61 FEET; THENCE NORTH 4°53'28" WEST 323.33 FEET; THENCE NORTH 89°52'00" EAST 4.95 FEET; THENCE SOUTH 71°34'20" EAST 31.20 FEET; THENCE SOUTH 3°28'50" EAST 158.71 FEET; THENCE SOUTH 84°53'27" EAST 268.84 FEET, TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REVEAL THE PRESENT BOUNDARIES AND PERFORM A LOT LINE ADJUSTMENT OF THE ABOVE DESCRIBED PARCELS. PARCEL 1-10-B, ENTRY NO. 2016000138 AND PARCEL 1-10B-1A, ENTRY NO. 2016000138, WERE SURVEYED AND ADJUSTED BY GREGG MERRIS, LICENSED PROFESSIONAL LAND SURVEYOR, IN ACCORDANCE WITH SECTION 17-31-17, UTAS, AND THE RESULTS ARE SHOWN ON THIS PLAT. THE FOLLOWING DOCUMENTS OF RECORD WERE RESEARCHED AND CONSIDERED AS A PART OF THIS SURVEY. THESE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUGGELL, INC. FOR REVIEW AND CONSIDERATION.

- WARRANTY DEED, ENTRY NO. 2016000138
- WARRANTY DEED, ENTRY NO. 2014000025
- HAROLD FURROW MINOR SUBDIVISION, ENTRY NO. 200801977
- FRANK JACKSON MINOR SUBDIVISION, ENTRY NO. 200800487
- LEEDS TOWNSHIP 6 FIELD SURVEY, ENTRY NO. 2016000138
- WARRANTY DEED, ENTRY NO. 2017002729
- WARRANTY DEED, ENTRY NO. 2014000740
- WARRANTY DEED, ENTRY NO. 00700550
- WARRANTY DEED, ENTRY NO. 2016000138
- QUIT CLAIM DEED, ENTRY NO. 20060002096
- QUIT CLAIM DEED, ENTRY NO. 00398644

NOTES

- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE OF ANY EASEMENTS OR INTERESTS IN THE PROPERTY, NOR HAS ANY INVESTIGATION BEEN MADE TO DETERMINE THE EXISTENCE OF ANY EASEMENTS OR INTERESTS IN THE PROPERTY. FOR INFORMATION REGARDING THESE UNITS OR ACQUISITION, PLEASE CONTACT THE BUREAU OF LAND MANAGEMENT.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- CORRECTIONS TO THE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD, AND CORRECTIONS TO THE RESULT OF A FIELD ADJUSTMENT.
- THE FIELD WORK WAS PERFORMED ON 11/03/2020.

RECORD OF SURVEY PLAT

LOCATED IN
NORTH HALF OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
THOMAS & CYNTHIA BEACH



**TOWN OF LEEDS
RESOLUTION NO. 2021-06**

**A RESOLUTION AMENDING THE POLICIES AND PROCEDURES MANUAL PERTAINING TO
BENEFITS GRANTED TO EMPLOYEES**

WHEREAS, The Town of Leeds adopted a Policies and Procedures Manual in January 2013; and

WHEREAS, Resolution 2013-03 adopted Section 18-3.A-C pertaining to holiday pay for town employees; and

WHEREAS, the Town Council finds that this section is causing concern and confusion with the Utah Retirement System Board regarding eligibility and mandatory participation in the retirement system; and

WHEREAS, it is the intent of the Town Council to remove such provisions regarding “holiday” pay to eliminate these issues.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Leeds that Section 18.18.3.A-C pertaining to “holidays” of the Policies and Procedure Manual be deleted in its entirety and not replaced. (As shown on Exhibit A).

PASSED, APPROVED AND ADOPTED by the Town Council of the Town of Leeds on this the ____ day of October, 2021.

TOWN OF LEEDS

By: _____
Wayne Peterson, Mayor

ATTEST:

Town Secretary

EXHIBIT A

Town of Leeds Policies and Procedures Manual

3. Holiday leave.

A. Paid Holidays are:

- | | |
|-------------------------------|--------------------------------------|
| • New Year's Day | January 1 st |
| • Martin Luther King, Jr. Day | 3 rd Monday in January |
| • Washington's Birthday | 3 rd Monday in February |
| • Memorial Day | Last Monday in May |
| • Independence Day | July 4 th |
| • Pioneer Day | July 24 th |
| • Labor Day | 1 st Monday in October |
| • Columbus Day | 2 nd Monday in October |
| • Thanksgiving Day | 4 th Thursday in November |
| • Christmas Day | December 25 th |

B. If any of the above holidays fall on Saturday, then the preceding Friday shall be the holiday. If any of the above holidays fall on Sunday, then the following Monday is the holiday.

C. Employees are paid for Holiday Leave based on their basic workweek schedule. An employee who has a basic work week schedule of 4 hours a day would receive 4 hours holiday pay, while one who has an 8 hour a day basic work week schedule would receive 8 hours holiday pay on the paid holiday. If an employee does not have a basic work week schedule, such as an on-call or as needed basis employee, no holiday pay will be paid to e employee.