

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, December 8, 2021

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, December 8, 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 10/27/202, 11/10/2021 (including Town Election Canvass)
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
 - a. Dumpster Days, December 10-12, Dumpsters located on Cherry Lane
 - b. Cemetery Cleanup December 11, 2021, at 9am
 - c. Town Tree Lighting, Tuesday, December 14 at 7pm outside the Church
 - d. Wreaths Across America, Saturday, December 18, 2021, 10am at Leeds Town Cemetery, Cemetery Road
7. Public Hearing:
 - a. Discussion and Possible Action Regarding Resolution 2021-07 Opening and amending 2021-2022 Budget for General Fund and Capital Improvement Fund
8. Action Items:
 - a. Discussion and Possible Action Regarding Final Plat Subdivision Application for Silver Eagle
 - b. Discussion and Possible Action Regarding Resolution 2021-07 Opening and amending 2021-2022 Budget for General Fund and Capital Improvement Fund
 - c. Discussion and Possible Action Regarding Ordinance 2021-06 Meeting Schedule for 2022
9. Discussion Items: None
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 December 6, 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 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, December 8, 2021 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:

Resolution 2021-07, Open and Amend the 2021-2022 Budgets for the General Fund and the Capital Improvement Fund

Copies of the proposed Ordinances will be available for review at the Leeds Town Hall during regular business hours (9:00 a.m. to 2:00 p.m. Monday – Thursday)

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 November 29, 2021. 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, and was also published in The Spectrum Newspaper.

Aseneth Steed
Clerk/Recorder



Utah Retirement Systems
PO Box 1590
Salt Lake City, UT 84110-1590
www.urs.org

November 15, 2021

TOWN OF LEEDS
ATTN: ASENETH STEED
PO BOX 460879
LEEDS UT 84746-0879

RE: Utah Retirement Systems Contribution Adjustments

Dear Aseneth,

The attached employees did not have full retirement contributions paid to the Utah Retirement Systems for the time period outlined below. In order to correct the retirement records for these employees, contribution adjustments are required.

Attached is a document with individual details on the adjustments.

Contributions and interest due for the period January 1, 2013 through September 30, 2021:

Employer Contributions Due:	\$104,314.51
Interest Due:	\$42,157.38

Total Due:	\$146,471.89
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Please submit a check made payable to Utah Retirement Systems to the address on this invoice. To aid in processing, please return a copy of this letter with your payment. If payment is not received within 30 days from the date of this letter, additional interest may be assessed.

If you would like to pay for the adjustments on an installment basis, please provide me with a written proposal for the installments within the next 30 days. The installment payments cannot exceed five years on a payment frequency no greater than monthly but not less than annually (7.5% interest would be applied to the installment payments).

I can be reached at 801-366-7786 or at james.hammer@urs.org.

Sincerely,

James Hammer
Employer Services Director
Utah Retirement Systems

cc: Mayor Wayne Peterson

Town of Leeds Adjustment Details

<u>Last Four of SSN</u>	<u>Last Name</u>	<u>First Name</u>	<u>Tier</u>	<u>Adjustment Start and End Dates</u>	<u>Service Yrs to Award</u>	<u>Pension Ctrbs</u>	<u>Empr 401(k) Ctrbs</u>	<u>Interest Due</u>	<u>Totals</u>
3135	Barber	Kristi	Tier 1	1/15/2013-12/31/2018	5,630	\$ 16,194.47	\$ -	\$ 8,414.38	24,608.85
3510	Barlow	Aseneth Olive	Tier 2	1/1/2020-9/30/2021	1,756	\$ 5,318.86	\$ 291.25	\$ 382.53	5,992.64
9670	Doninguez	Antonio Fernandez	Tier 2	1/1/2013-8/15/2018	8,756	\$ 44,652.31	\$ 4,064.04	\$ 16,898.99	65,616.34
2688	Forbush	Peggy	Tier 2	9/1/2018-1/31/2021	2,420	\$ 8,102.64	\$ 535.88	\$ 1,351.62	9,990.14
7602	Goldsberry	Robert	Tier 2	1/1/2013-3/31/2016	3,252	\$ 16,150.71	\$ 1,911.42	\$ 12,257.09	30,319.22
3829	Reid	Ralph	Tier 2	5/16/2016-2/15/2018	1,756	\$ 6,364.87	\$ 728.06	\$ 2,851.77	9,944.70
				Totals		\$ 96,793.86	\$ 7,530.65	\$ 42,157.38	146,471.89



Town Council Staff Report

Silver Eagle Subdivision Final Plat December 8, 2021

Applicant/Owner: Mountain West Development Group LLC/ Steve Laski
Zone: R-1-20

Description:

There have been previous applications reviewed by the Planning Commission, for a residential subdivision on Parcel L-3283-B-1-LS; which is approximately 67.41 acres in size. The parcel is generally located at the end of Majestic Mountain Drive and east of the Pace Minor Subdivision. The subject parcel was purchased by Mountain West Development Group LLC. Earlier this year they submitted a land use application for preliminary plat to subdivide the parcel into 14 residential building lots, that are each approximately 3 acres in size. The preliminary plat was approved by the town council. The owners have now submitted final plat application for the proposed subdivision.

The 14 lots will be accessed by a single road proposed to be named Eagle Drive. There is an 18.7-acre remnant portion of the subject parcel that is proposed to be a future phase. Access to this future phase is shown as a future road intersecting with Eagle Drive between Lot 4 and Lot 5. It was staff's requirement at the time of preliminary plat, that subject access between Lot 4 and Lot 5 be fully improved. The lot configuration takes advantage of the breathtaking views from the site. The topography does provide some development challenges. On such challenge is the proposed street right of way crosses a significant wash between Lot 8 and Lot 12. There is an existing large tailing pile towards the top of the wash located mostly on Lot 12 and the right of way. There appears to be a portion of the wash on the downhill side of the tailing pile that has slopes 20% or greater. Chapter 20 Hillside Protection Overlay zone states that the Planning Commission and Town Council may grant approval to development of such slopes if they deem it appropriate. The developer will need to install a large culvert in this area under the right of way to accommodate the drainage. The developer is required to use native on site rock and material to minimize the visual impact of the cuts and fills. The fill and culvert in this was area must meet approved engineering standards. Since the area is already disturbed due to the large tailing pile and the general disturbances of developing the subdivision and individual building pad sites; the planning commission may determine that the additional fills needed in the subject area are minimal enough to grant the approval of the right of way as proposed. It is required that the 14 lots each have an advanced/alternative septic system. Water will be provided by LDWA (Leeds Domestic Water Users Association). Rocky Mountain Power will provide the power.

The Land Use chapter of the Town's General Plan is intended to promote land use decisions that take into consideration the unique rural character and history of the Town of Leeds while providing opportunities for economic development and the Town's economic viability. This chapter is based on information compiled during an extensive public process which was conducted during the spring and summer of 2009. The Town residents strongly value the unique rural character of the Town and expressed the importance that the Town's character be maintained. To do so, residents desire that all planning and development include



protections for agricultural land, open spaces, scenic vistas and sensitive lands, water quality, historic preservation, limiting the impact of lighting on the night sky, and public access to recreational amenities. The Town residents also strongly value the diversity of land uses and structures, and the variety of lot sizes and building types. They overwhelmingly prefer a mix of uses and variety over cookie cutter style development and buildings. Main Street, with its mix of agriculture, homes, and businesses is a perfect example of the diversity the Town residents prefer. Many Town residents also respect the Western tradition of property rights, and do not wish to overly restrict land owners. Therefore, it is important to the residents that both the diversity and characteristics, that define the Town, are maintained and carefully balanced as planning and future development continue and economic opportunities are created.

Recommendation:

The Planning Commission recommended approval of the final plat application for Silver Eagle Subdivision to the Town Council based on the following findings and conditions:

1. That the conditions of approval for the preliminary plat are met.
2. That no parking is permitted on the modified 50' street right of way.
3. Each of the 14 lots must have an approved advanced/alternative waste septic system.
4. That the conditions of approval for the preliminary plat are met.
5. The Proposed subdivision is subject to all applicable Leeds codes and ordinances.
6. The proposed lots meet the 20,000 square foot minimum lot size requirement of the R-1-20 zone.
7. That the road shown as future road be fully constructed along the adjacent Lot 4 and Lot 5 with Phase 1 improvements. If the applicants don't want to improve the roadway, they must remove the call out as "future development" on the plat and either disperse the land to adjacent lots, or designate it as open space for the development.
8. A low density residential development on this parcel is consistent with the general plan.
9. That the development of the wash in the right of way between Lot 8 and Lot 12 must be done in such a way to minimize scaring, by using native materials for the cuts and fills.
10. That the applicable Leeds Land Use Ordinances and standards be met.

Attachment 1: Photos

Attachment 2: Preliminary Plat

Attachment 3: Final Plat





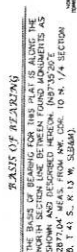
NW 1/4 SECTION 8,
TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE CITY BASE & MERIDIAN
SHEET 2 OF 2



**BUNDY SURVEYING
INCORPORATED**

80 WEST 400 SOUTH • ST. CECILIA, UTAH 84770
PHONE: (435) 812-1982

MAP DATE:
NOVEMBER 5, 2021



ANALYSIS OF REARING

THE BASIS OF BEARING FOR THIS PLAT IS ALONG THE NORTH SECTION LINE BETWEEN FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON. (N87°35'20"E 28.77'04" MEAS. FROM NW COR. 10 N. 1/4 SECTION T 43 S., R 13 W., SUBM.).

NOTSLAFTS
BONNIN, JOVE &

NOTES
CONTINUED

LEGEND

- SET 3/8" REBAR WITH PLASTIC CAP MAINTAINED
"HUNDY SURVEYING, INC. LS 177128"
(OR AS NOTED OTHERWISE ON PLAN)

PHILLIPS SLOOPS

1022144-2027-1001
PUBLISHED: 2014-09-11 11:12
PUBLISHED: 2014-09-11 11:12

W. 1/4, Section 10,
T20N, R12E, S1E
DALLAS COUNTY, TEXAS
S. 1/4, Section 10,
T20N, R12E, S1E

Age Group	Percentage of Respondents
18-29	~65%
30-49	~75%
50-69	~85%
70+	~90%

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ELL. ANGLE	
225.22	
225.22	

1	1
1	1

704.58
558.20
536.10
525.00

3609
3615
3616
3617

65.50.1

6.22.46

11.22
31.06
29.03
6.24

[illegible]

0701	0701
0455	0455
0745	0745

525
1123
0556

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LINE TABLE
(HILLSIDE SLOPES &
DRAINAGE EASEMENT)

(1) 23345 335

IN	HEARING	DISTANCE
1	S035519 E	61 04'
2	N115406 W	61 04'
3	S115406 E	20 71'
4	S105708 E	20 71'
5	S452049 E	52 15'

CURVE TABLE

[illegible]

TOWN OF LEEDS

RESOLUTION No. 2021-07

**A RESOLUTION OF THE LEEDS TOWN COUNCIL TO
OPEN AND AMEND THE 2021-2022 BUDGETS FOR
THE GENERAL FUND AND THE CAPITAL
IMPROVEMENT FUND FOR THE TOWN OF LEEDS,
UTAH**

WHEREAS, the Town Council of the Town of Leeds, Utah, held an open and public hearing on the 8th day of December 2021, to review the 2021-2022 budgets for the Town of Leeds; and

WHEREAS, after public comment, the Town Council of the Town of Leeds, Utah, reviewed and approved the amended 2021-2022 General Fund budget to reflect an increase in the allocation from accumulated surplus and an increase in employee benefit expenditures of \$146,471.89; and

WHEREAS, after public comment, the Town Council of the Town of Leeds, Utah, reviewed and approved the amended 2021-2022 Capital Improvement Fund budget to reflect a transfer from the General Fund accumulated surplus in the amount needed to bring it into compliance with the accumulated fund surplus limitation as calculated by the Town of Leeds auditor;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, that, at a regular meeting duly called, noticed and held on December 8, 2021 upon motion made and seconded, and by roll call vote, for the amended budgets for the fiscal year 2021-2022, attached hereto as Exhibit "A", including all schedules thereto once provided by the Town of Leeds auditor, is hereby adopted, subject to later amendment as provided by Utah law.

RESOLUTION 2021-07 WAS ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, WASHINGTON COUNTY, STATE OF UTAH, ON THE

8TH DAY OF DECEMBER 2021.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN: ALAN ROBERTS	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN: DANIELLE STIRLING	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN: LORRIE HUNSAKER	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMAN: STEPHEN WILSON	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Signed: Wayne Peterson
Wayne Peterson
Mayor

Attest: Aseneth Steed
Aseneth Steed
Clerk/Recorder

2022 Meeting Calendar

January						
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December						
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25	26	27	28	29	30	31

 Holiday

 TC Meeting

 PC Meeting