

Town of Leeds

Agenda

Town of Leeds Town Council Wednesday, November 9, 2022

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, November 9, 2022, 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. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes of October 26, 2022
 - c. Joint Work Session Meeting for August 30, 2022
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
 - a. Dumpsters Days, November 11, 12, & 13, Dumpsters Located on Cherry Lane
 - b. Christmas Tree Lighting event, held Friday December 2, 2022, at 6:30-7:30pm at Town hall
 - c. Draft Administrative Code Enforcement available for public review on the town website
 - d. Public Hearing date for Annexation of Zion Landing LLC & Write Direction LLC set for November 30, 2022
 - e. Public Hearing date for preliminary 2023 grant recommendations set for November 30, 2022
7. Public Hearings:
 - a. Ordinance 2022-05, Amended Master Transportation Plan
8. Action Items:
 - a. Ordinance 2022-05 Amended Master Transportation Plan
 - c. Discussion possible action regarding Ordinance 2022-07, Adopt 2023 Meeting Schedule
 - d. Selection and appointment of Council member term ending December 30, 2023
 - e. Discussion possible action regarding Conditional Use Application for Bed and Breakfast, Ron and Pauline Fowlks
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 November 7, 2022 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



TOWN OF LEEDS

Meeting **PUBLIC HEARING NOTICE**

Notice is hereby given that a Public Hearing will occur at the
Town Council Meeting on
Wednesday, November 9, 2022, 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 2022-05, Amended Master Transportation Plan

Copy of the proposed Master Transportation 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 October 22, 2022. 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. 2022-05

AN ORDINANCE AMENDMENT TO CURRENT TOWN OF LEEDS MASTER TRANSPORTATION PLAN (Ordinance 2022--03) FOR THE GROWTH AND DEVELOPMENT OF LAND AND PUBLIC INFRASTRUCTURE WITHIN THE TOWN'S BOUNDARIES.

PREAMBLE

WHEREAS, in order to provide for the health, safety and general welfare of the citizens of Leeds, Utah, the Town of Leeds, (herein referred to as the "Town") desires to establish a new general plan which will specify goals relating to land use, housing, the environment, transportation and public facilities and service, which the Town and the residents of Leeds hope to achieve during the next twenty years, and policies which will facilitate these goals.

WHEREAS, the Town desires to adopt a new General Plan (herein referred to as the "General Plan") which will revise and superseded the Town's current General Plan, adopted in 2004 as Ordinance 2004-05; and

WHEREAS, pursuant to the Utah Code of the Town is required to adopt a general plan which develops a general scheme and blueprint for the Town, with regards to land uses, transportation, the environment, housing and public facilities and services; and

WHEREAS, the company Sunrise Engineering has worked with the Town to perform several surveys, citizen interviews, and general publicly noticed meetings in part to discuss the provision of the General Plan; and

WHEREAS, the Planning Commission has held monthly publicly noticed meetings in part to discuss the provisions of and public input for the General Plan; and

WHEREAS, Utah Code section 10-09-401 through 10-09-406, set forth procedures for the adoption and content of a general plan; and

WHEREAS, the Planning Commission of the Town held a duly advertised and noticed public hearing on May 4th, 2022 for the purpose of receiving the public comment regarding the content of the final version of the New General Plan and recommended approval; and

WHEREAS, the Town Council of the Town of the Town of Leeds held a duly advertised and noticed public meeting on May 11th, 2022, in part to discuss the provisions of and receive public comment regarding the content of the final version of the New General Plan; and

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
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 TC Meeting

 PC Meeting

2023 Meeting Calendar

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 Holiday

 TC Meeting

 PC Meeting



Town of Leeds Public Notice

LEEDS TOWN COUNCIL MEMBER MIDTERM VACANCY

NOTICE IS HEREBY GIVEN of a Town Council Vacancy in Leeds, Utah. Any person interested in serving as a Leeds Town Council Member, and meeting the following eligibility and residency requirements, is hereby invited to submit a letter of intent to serve. The appointed Council Member will serve through the vacated term of Council Member Lorrie Hunsaker ending December 31, 2023.

Eligibility and Residency Requirements:

- 1) Candidates must be a United States citizen at time of filing for candidacy.
- 2) Candidates must be at least 18 years of age at the time of the appointment.
- 3) Candidates must be a legal resident of the Town of Leeds for 12 consecutive months immediately preceding the date of appointment.
- 4) Candidate must be a registered voter of the Town of Leeds.

Pursuant to Utah Constitution Article IV, Section 6, any mentally incompetent person, any person convicted of a felony, or any person convicted of treason or a crime against the elective franchise may not hold office in this state until the right to vote or hold elective office is restored as provided by statute.

Letter of Intent: Along with your request please submit your answer to the following questions to verify eligibility requirements:

1. Are you a United States citizen at this time?
2. Are you at least 18 years of age as of October 12, 2022?
3. Have you been a Leeds Town resident for the previous 12 consecutive months?
4. Are you a Leeds Town registered voter?

Additional questions:

5. Why do you desire to serve on the Town Council?
6. How long have you lived in Leeds?
7. What qualifications would you bring as a Council Member?
8. Do you intend to file for "Candidacy for Office" in the 2023 election?

Deadline: All information must be received by Wednesday, November 9, 2022, at 2:00 P.M., at the Town Hall, or can be mailed to: clerk@leedstown.org

Town of Leeds
P O Box 460879
Leeds, UT 84746

Certificate of Posting

The undersigned Clerk/Recorder does hereby certify that the above notice was posted October 17, 2022. 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.

Aseneth Steed
Clerk/Recorder

Kohl Furley

November 7, 2022

Letter of Intent

This letter is to serve as notification of my intent to serve on the Leeds Town Council. If given the opportunity to fill the vacant seat of the Leeds Town Council, I will bring a positive and professional stance that aligns with our history rich community. I seek to preserve our towns history and roots that define what the town of Leeds is today. I fully understand that growth is unavoidable, but measures must be taken to make sure that it is done right and aligns with what the citizens want as well as what the town can handle regarding infrastructure and future planning. I would seek to be an advocate for concerns as well as ideas to celebrate holidays and bring people in the community together.

I appreciate your consideration in this matter.

Respectfully

Kohl Furley

Eligibility Requirements

1. I am a citizen of the United States of America.
2. I am above the age of 18.
3. I have been a resident of the town of Leeds since September 2014.
4. I am a registered voter in the Town of Leeds.

Additional Questions:

5. I have a strong desire to serve on the Leeds Town Council in hopes to continue a positive and professional stance on the matters that affect our town. I believe that the opportunity for growth is here, but measures should be taken to make sure that it is done in a matter that coincides with our future plans and abilities of infrastructure. I will bring a neutral mindset that will hear all matters and then use my best judgement and experience to help decide what steps I would like to see from there. I have a strong background in public safety as I currently serve as a Battalion Chief for the Hurricane Valley Fire Special Services District. I have worked in this area for 19 years and Volunteered for an additional 4. I feel that my family and I are rooted in this community, and I truly care about our town.
6. My qualifications are:
 - Attended Leeds Town Council meetings since July of 2017, this has allowed me to see how the Town Council operates and conducts business.
 - I am an advocate to anyone who has a concern, I will listen and present facts and present all findings to the other council members as we might look to decide on a resolution about a particular issue.
 - I am a respectful, honest, and law-abiding citizen who is eager to help make a difference in the community.
 - I have lived in this area of Southern Utah since 1998.
7. I would like to run for candidacy for the 2023 election, but the next year will allow me to see if I am ready to take that step to run for town council.



TOWN OF LEEDS

218 NORTH MAIN STREET
PO BOX 460879
LEEDS, UT 84746-0879
PHONE: 435 879-2111 FAX: 435 879-6905
E-mail: clerk@leedstown.org Website: www.leedstown.org

RECEIVED OCT 31 2022

CATEGORY <u>1</u>	FEE <u>\$100⁰⁰</u>
(Non-refundable)	
DATE RECEIVED <u>10-31-2022</u>	
BY <u>Amith Steel</u>	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

Name: Ron and Pauline Fowlks

Address: 152 Vista Ave

Phone: Home: 435-619-3315 Work: _____ Cell: _____

Email Address: pfowlks@gmail.com

List nature of business or use applying for: Bed and Breakfast

Property to be used for the following purposes: Single room B+B with separate entrance

Legal description of property, (give exact legal description & include: Lot, Block, Subdivision and Tract)
Leeds Est AMD (L) Lot: 9

Property Tax ID# 0093974

The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)
152 Vista Ave

Attach a plot plan, drawn to scale, of the property involved showing the location of all existing buildings and plans and descriptions of the proposed use of the property with plans for all proposed buildings:

1. Prepare site plans/elevations.
2. Show existing/proposed buildings
3. Show parking/loading areas.
4. Include other pertinent information

The applicant has the ability and intention to utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval; and the applicant understands that this CONDITIONAL USE PERMIT, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing of the application; or if any time after granting, the use is discontinued for a period of twelve (12) months; or if the property is sold or developed by someone other than the applicant.

WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS, SUCH CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET

Category 1 \$100.00, Category 2 \$350.00, Category 3 \$650.00, Category 4 \$1000.00 (See Land Use Plan Chapter 7.5.1 for category descriptions)



*NOTE - A CONDITIONAL USE PERMIT does not eliminate the necessity of obtaining a Building Permit or Business License. A Building Permit is required for construction of all buildings in the project.

Are there any deed restriction affecting the use of the property involved? Give expiration date of restrictions.

No

Have all requirements in section 7.9.1 of Land-Use Ord 2008-04 been met? Yes No
Is this a Sexually Oriented Business? (if yes, Addendum for Sexually Oriented Business) Yes No

Rauline Foulkes 152 Vista Ave 435-619-3315
Applicants Signature Address Phone #

IT IS REQUIRED THAT THE APPLICANT SUBMIT STAMPED ADDRESSED ENVELOPES FOR ALL PROPERTY OWNERS WITHIN 300 FT OF THE AFFECTED PROPERTY.

Town of Leeds Use Only

Application reviewed by: _____ Position: _____

The Town of Leeds Planning Commission recommended: Approval _____ Denial _____ to the Leeds Town Council on _____

The Town Council of Leeds: Approved _____ Denied _____ this Conditional Use Permit on: _____

The applicant is hereby authorized to establish the requested use in accordance with the attached site plan subject to the following conditions:

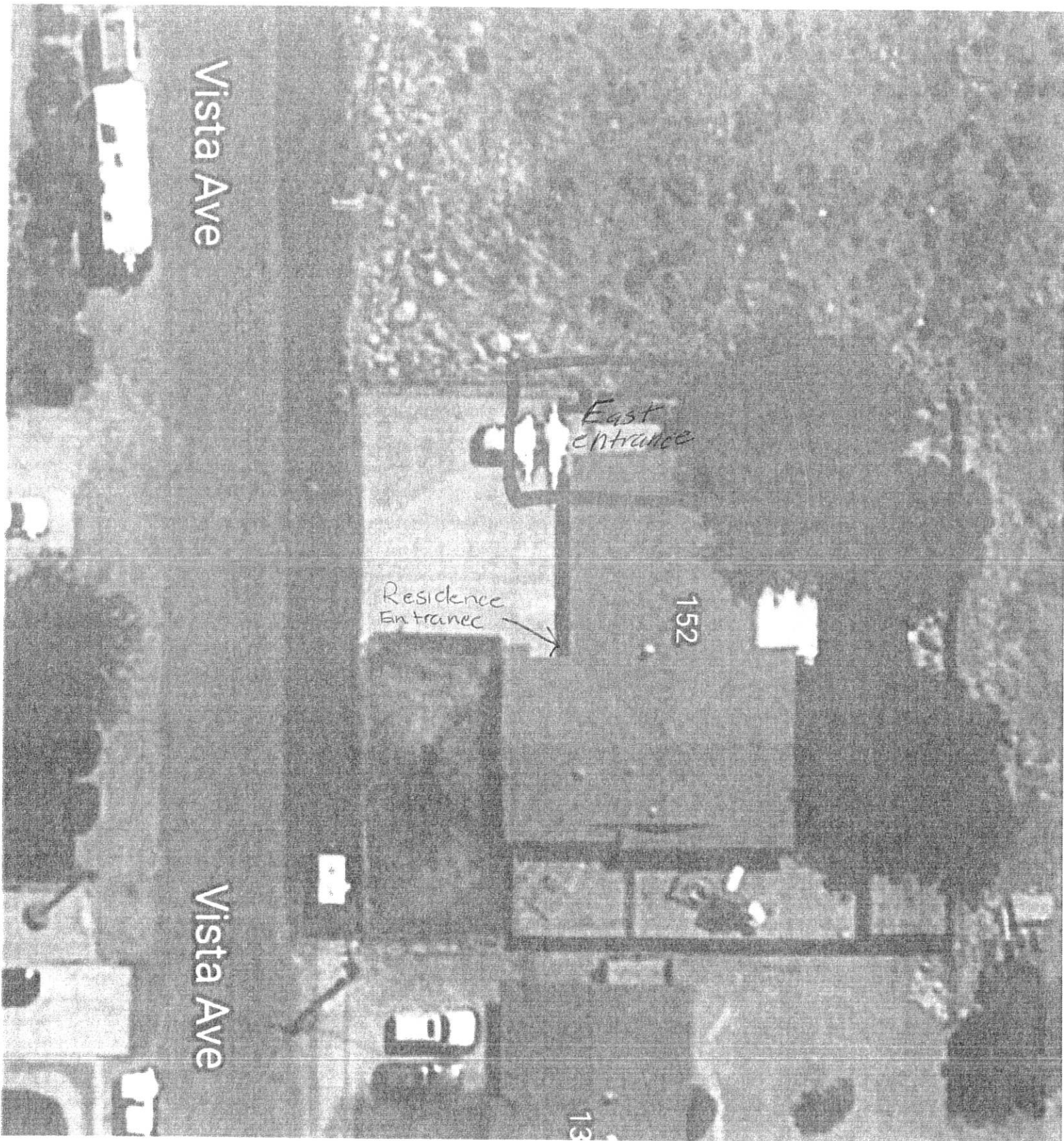
Mayor, Town of Leeds

Date

ATTEST:

Clerk/Recorder, Town of Leeds

Date



Vista Ave

East entrance

Residence Entrance

152

Vista Ave

13



PAULINE H FOWLKS 01-86
 RONALD K FOWLKS
 PH. 435-879-2350
 PO BOX 460572
 LEEDS, UT 84746-0572

31-7955/3240

7848

DATE 10-31-2022

PAY TO THE ORDER OF

Town of Leeds

\$ 100 ⁰⁰/₁₀₀

One hundred ⁰⁰/₁₀₀

DOLLARS  EXP. 11/2022



MOUNTAIN AMERICA
 CREDIT UNION

MEMO cond. use permit

Pauline H Fowlks MP

⑆324079555⑆501001258515⑆ 7848

**TOWN OF LEEDS
ORDINANCE 2022-07
2023 MEETING SCHEDULE**

AN ORDINANCE OF THE LEEDS TOWN COUNCIL ESTABLISHING A TIME FOR REGULAR TOWN COUNCIL MEETINGS AND PLANNING COMMISSION MEETINGS

WHEREAS, the Town Council of the Town of Leeds has held a Town Council Meeting on the 9th day of November, 2022; and discussed the 2023 meeting schedules; and

WHEREAS, the Town Council approved the 2023 meeting calendar with 2 Town Council meetings a month (second and fourth Wednesdays) for 8 months (January, February, March, April, May, June, September, and October) and 1 Town Council meeting a month (second Wednesday) for 4 months (July, August, November and December), and to approve 1 Planning Commission meeting a month (first Wednesday) for 12 months (January thru December); and

WHEREAS, the Town Council of the Town of Leeds understands the need to provide proper notice if any changes to this schedule become necessary.


NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, THAT THE FOLLOWING SHALL BE ADOPTED:

1. The Leeds Planning Commission will conduct Planning Commission Meetings at 7:00 PM in the Leeds Town Hall on the first Wednesday of the month for 12 months (January thru December). Meetings can be adjusted with proper notification and as allowed by law.
2. The Leeds Town Council will conduct Town Council Meetings at 7:00 PM in the Leeds Town Hall on the second and fourth Wednesday of each month for 8 months (January, February, March, April, May, June, September, October) and 1 Meeting a month (second Wednesday) for 4 months, (July, August, November and December). Meetings can be adjusted with proper notification and as allowed by law.
3. The Town Council will provide proper notice of any changes to this 2023 Town of Leeds Meeting Schedule.
4. This Ordinance shall become effective on January 1, 2023.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	✓	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	✓	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	✓	_____	_____	_____
COUNCILMEMBER:	_____	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	✓	_____	_____	_____

ORDINANCE 2022-07 WAS ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, WASHINGTON COUNTY, STATE OF UTAH, ON THE 9th DAY OF NOVEMBER 2022.

Signed: 
Bill Hoster
Mayor

Attest: 
Aseneth Steed
Clerk/Recorder

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 Holiday

 TC Meeting

 PC Meeting

State of Utah)
County of Washington §)

TOWN OF LEEDS
OATH OF OFFICE

I, Kohl Furley having been elected to the
office of Council Member do solemnly swear that I will support,
obey and defend the Constitution of the United States, the Constitution of the State of
Utah, and the Ordinances and Resolutions of the Town of Leeds, Utah; and that I will
discharge the duties of my office with fidelity.

Signature

Subscribed and sworn to before me this Ninth day of November 2022

Aseneth Steed
Clerk/Recorder

Official Use Only
Term of Commission

From: November 09, 2022

To: December 31, 2023