

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, April 12, 2023

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, April 12, 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 March 22, 2023
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
7. Announcements:
 - a. New Interchange Exit 12 Construction Begin March 27th Drivers should expect traffic impact & delays throughout summer 2024- Hotline: 385-403-4300
 - b. Appointment for Alternate Planning Commissioner, Term ending June 30, 2023
 - c. Beautification and Leeds Outreach Committee (BLOOM) Event update, Kohl Furley
8. Public Hearings: None
9. Action Items:
 - a. Ordinance 2023-03, Water Authority Ordinance
 - b. Leeds Special Event/Filming permit Application.
 - c. Conditional Use Permit, 575 S Red Cliffs Rd. Category II (R-R-1) Lorraine Greenhalgh
10. Discussion Items:
 - a. Discussion regarding 2023 potential flooding preparedness.
 - b. Discussion Regarding Road Street Analysis, Councilmember Furley
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, 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

Tabled 4-12-2023



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

CATEGORY	<u>II</u>	FEE	<u>350.⁰⁰</u>
		(Non-refundable)	
DATE RECEIVED	<u>4-5-2023</u>		
BY	<u>Asoneth Steed</u>		

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

Name: BARBARA LORRAINE GREENHALGH

Address: 5755 RED CLIFFS RD., LEEDS 84746

Phone: Home: _____ Work: _____ Cell: 435 669-3133

Email Address: rusty1g47@gmail.com

List nature of business or use applying for: CUP CATEGORY II

Property to be used for the following purposes: 2 HORSES

Legal description of property, (give exact legal description & include: Lot, Block, Subdivision and Tract)
L-HFM-1-A, L-10-B-1, AND HFM-1-HV (SEE ATTACHED DOCUMENTATION FOR LOT DESCRIPTIONS)

Property Tax ID# _____

The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)
5755 RED CLIFFS RD.

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

Barbara Lorraine Grunhelf 575 S. RED CLIFFS RD. 435 669-3133
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: Aseneth Steed Position: Clerk/Recorder

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

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: _____

Phone Number: _____ Email Address: _____

Event Name: _____

Event Date: _____ Event Time: _____

Event Location: _____

Description of Event:

Expected Number of Attendees: _____

Will the event require any of the following?

Road Closures? (Yes/No)

Sidewalk Closures? (Yes/No)

Amplified Sound? (Yes/No)

Tents or Temporary Structures? (Yes/No)

Sale of Goods or Services? (Yes/No)

If yes, please provide further details:

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: _____ Date: _____

City Newsletter (April/May newsletter)

I-15 Washington Construction

The Utah Department of Transportation (UDOT) has started construction on I-15 between Green Spring Drive (Exit 10) and Washington Parkway (Exit 13) in Washington, Utah. Improvements will include:

- Widening I-15 to include an additional travel lane in each direction
- Constructing a new interchange at Main Street (new Exit 11)
- Implementing intersection improvements at Buena Vista Boulevard and Main Street

This project will improve safety and mobility throughout Washington County by providing additional connections from I-15 to the rapidly growing northeast areas of Washington and the downtown area.

Drivers should expect additional traffic impacts and delays throughout construction. For the latest information on traffic patterns and restrictions during construction, visit the UDOT Traffic website or download the UDOT Traffic app for iPhone or Android.

Construction will continue through summer 2024. Construction schedules are weather-dependent and subject to change. To stay informed on project progress, sign up for email updates at udotinput.utah.gov/i15washington or by emailing a project representative at i15washington@utah.gov.

Have Questions?

Contact a project representative using the communication channels listed below.

- Hotline: 385-403-4300
- Email: i15washington@utah.gov
- Website: udotinput.utah.gov/i15washington

[Attach map graphic]

Easter Egg-Stravaganza!

DATE: **SAT. APRIL 8th, 2023**

TIME: **9:00AM**

LOCATION: **Leeds Town Park**

IMAGES :: Leeds Family Fun Facebook Postings





Contractor: **Leeds Town**
 Address: **Vista & Valley Roads**
Leeds, UT
 Phone / Fax: **435-619-1819**
 Contact / Email: kohl@hvfssd.org

Estimate # **170909**

Date Submitted: **3/30/2023**

UT Contractors License #: 6185058-5501

Project Number: **Kohl Furley**
 Project Name: **Leeds Town Repair to Vista & Valley Roads 2023 Project**
 Project Location: **Vista & Valley Roads in Leeds Utah**
 DBW:

Estimate By:
Martin Oelofsen
 Cell: 435.429.9139
martin@straightstripe.com

Item #	Item Description	Quantity	U of M	Unit Price	Total
Asphalt Preservation - Valley Rd.					
	Mobilization - Crack Seal and Surface Preparation	1	Lump Sum	\$ 200.00	\$ 200.00
	Crack Seal - Field and/or Edge	1	Lump Sum	\$ 3,500.00	\$ 3,500.00
	Mobilization - Seal Coat and Surface Preparation	1	Lump Sum	\$ 400.00	\$ 400.00
	Seal Coat - Nu Coat	1	Lump Sum	\$ 19,900.00	\$ 19,900.00
	Sweeping	1	Lump Sum	\$ 700.00	\$ 700.00
Asphalt Preservation - Vista Ave.					
	Mobilization - Crack Seal and Surface Preparation	1	Lump Sum	\$ 200.00	\$ 200.00
	Crack Seal - Field and/or Edge	1	Lump Sum	\$ 2,500.00	\$ 2,500.00
	Mobilization - Seal Coat and Surface Preparation	1	Lump Sum	\$ 400.00	\$ 400.00
	Seal Coat - Nu Coat	1	Lump Sum	\$ 9,000.00	\$ 9,000.00
	Sweeping	1	Lump Sum	\$ 400.00	\$ 400.00
<i>*See Additional Sheet for Products & information*</i>					

Specifications:

Any mobilization estimated shall be charged for each time our company is called to perform labor and services on the project, and is NOT an estimate for mobilization for the entire project. Any item estimated at a "daily" rate will be charged per day at the unit price listed. Any item estimated as "unknown" will be charged at the unit price listed multiplied by the actual labor, services, and/or materials provided. All paint/markings, rumble strip, Asphalt polymer treatments, crack seal, mastic, seal coat, sweeping, sign & delineators to be applied under this estimate will be billed at the unit price listed above multiplied by the actual services applied at the project at your request.

Exclusions:

This estimate does NOT include surveying and/or layout of pavement markings, signs and delineators. (Does Not include documenting type, location and offset of existing markings). Our company is not responsible for cleaning paved surface areas prior to painting/messaging application. Does NOT include core drilling for sign foundations.

This estimate is valid for a period of 30 days from the date of this estimate. Any invoice submitted by our company shall be due 30 days after the date of such invoice. Any invoice not paid within the 30 day period

Total	\$ 37,200.00
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will accrue interest at a rate of 21% per annum until paid in full. Furthermore, in the event collection activities become necessary, our company shall be entitled to recover all of its costs incurred in the collection of the amounts due and owing under this estimate, including but not limited to attorneys' fees and court costs. The person signing below warrants and represents that he/she is authorized to sign this Estimate for and on behalf of any company which he/she may represent relative to the work to be performed under the Estimate, and has the pull power and authority to bind the company. A signed estimate serves as a legal "Notice To Proceed"

Customer Name (printed): _____

Title: _____

Signature: _____

Date: _____

Leeds City

Vista Ave.
Leeds, UT



Leeds City

Valley Rd
Leeds, UT



1000 ft

$N37^{\circ}14'5.28''$

Google Earth



The Church of Jesus Christ of Latter...

Leeds Tithing Office

Leeds RV Park &

Revvall Restorative Therapy and Massage

Zion West RV Park

Valley Rd

E Cherry Ln

N Main St

W Center St

S Main St

Valley Rd

Mulberry Ln

Valley Rd



Project Location
Town of Leeds
Valley Rd and Vista Ave
Leeds UT 84746

Proposal # **Date Issued** **PO/LD #**
HAU947056 3/30/2023

Terms
Due Upon Completion

Adviser Information
Jeff Poulton
P: 435-229-2688 | E: jeff@holbrookasphalt.com

Bill To
Town of Leeds
Valley Rd and Vista Ave
Leeds UT 84746

Description
Type II Slurry and Surface Armor

Item	Quantity	UM	Rate	Amount
Type II Slurry (130,544 SF) Sweep and clean Surface. Supply and Place a Type II Slurry seal surface @ 15-18 lbs per SQ. YD. No guarantee pavement preservation materials will adhere to areas saturated with motor oil. Type I, II and III Slurry applications are useful tools for pavement maintenance when used on the right surface, at the right time. However, there are some noticeable side effects that accompany this application. Vista Ave - 42,547 SF Valley Rd - 87,997 SF		LS		47,565.40
Surface Armor (130,544 SF) Apply Surface Armor to the surface after approximately 30 days to help "smooth", "bind", and "preserve" the new slurry surface. No guarantee pavement preservation materials will adhere to areas saturated with motor oil. Cost of option: 130,544 (SqFt) x \$0.223 = \$29,111.31 Please add option. _____ (Client Initial) _____ (Date)				

Total \$47,565.40

Please sign for proposal acceptance: Do not sign this page, see final page for signing



Valley Rd

Vista Ave