



# Leeds Survey Results



# Surveys Compiled

A total of 105 surveys were completed and submitted by the residents of Leeds.



Online Surveys- 63.8%



Mailed in Surveys- 36.2%

# Top Reasons for Residing or Operating a Business in Leeds

- The small town and rural feel.
- The views of the physical terrain around Leeds. In addition, the clean air displays clear night skies.
- Access to the public lands for outdoor and recreational opportunities like riding UTVs/ATVs, hiking, biking, camping, and fishing.
- Residents enjoy how quiet and quaint it is.
- Leeds is their hometown or family lives here.
- The residential areas consist of low-density housing with large lots and ample open space.
- Leeds is agricultural and animal welcoming.
- There is a friendly sense of community where everyone knows each other.
- There is a lack of traffic to cause congestion.

# Most Liked Qualities of Leeds

- The residents of Leeds like that it is a small town and that it has kept this charm over the years. With that small community feel, Leeds is primarily residential and provides a peaceful and quiet lifestyle.
- Close to shopping and work opportunities in nearby communities while still being in a small rural community.
- Residents like that there is a lack of HOAs or large subdivisions that tend to breed division and lack of freedom. More regulations like this tend to steer opposite of the small agricultural feel of the community. They also enjoy that the houses currently in Leeds are on large lots that do not look cookie-cutter and bring a diversity of single-family houses.
- The farming and agriculture culture.
- The views and night sky.
- The friendly community and neighbors. Leeds feels like a tight knit town where neighbors look out for each other.

# Most Disliked Qualities of Leeds

- Lack of cohesiveness amongst neighbors on how to maintain properties.
- Lack of ordinance enforcement while trying to preserve the rights of property owners seems to be a topic of division. For instance, some would like to enforce a stricter animal control measure, while others feel like the animal Ordinance (rural residential zoning) feels too restrictive for agricultural purposes.
- Some residents feel that there is too fast of growth in and around the Town as more significant developments come up. Thus, the Town has somewhat urbanized and changed the lifestyle for some residents.
- The freeway is too noisy from adjacent traffic and semis.
- Main Street has a lack of diversity when it comes to businesses. In addition, blight concerns seem to be taking place on Main Street due to flooding and general maintenance issues.
- Lack of restaurants/gas stations and other amenities for purchasing goods and services.

# Things That Leeds Does Well

- Leeds conducts well planned community events during the holidays at the local park.
- The residents are friendly, neighborly, and create a great sense of community.
- Leeds does a great job of keeping that small town charm and protecting the community from over-development.
- Overall, Leeds does a good job of conducting Council and Planning Commission meetings. The members address citizens' concerns fairly as they take the time to consider the impact of development and infrastructure proposals. In addition, there is strong communication among the Town and residents to keep everyone informed and encourage participation.
- The Town has a great sense of historic preservation (Silver Reef).
- For the Town's size, Leeds does a decent job of keeping the town maintained and clean.

# Things That Leeds Could Do Better

- Cleaning up the appearance of Main Street and other properties. Suggestions include planting more trees, maintaining the upkeep of sidewalks, providing more sidewalks for pedestrians, and improving pedestrian transportation modes with bike lanes.
- Even though residents expressed that they like the current activities held by Leeds, they would like to see more of them. They would like to increase a sense of community.
- Residents would like to preserve and protect the rights of property owners.
- Long term maintenance on roads instead of short term fixes.
- Enforcement of ordinances.

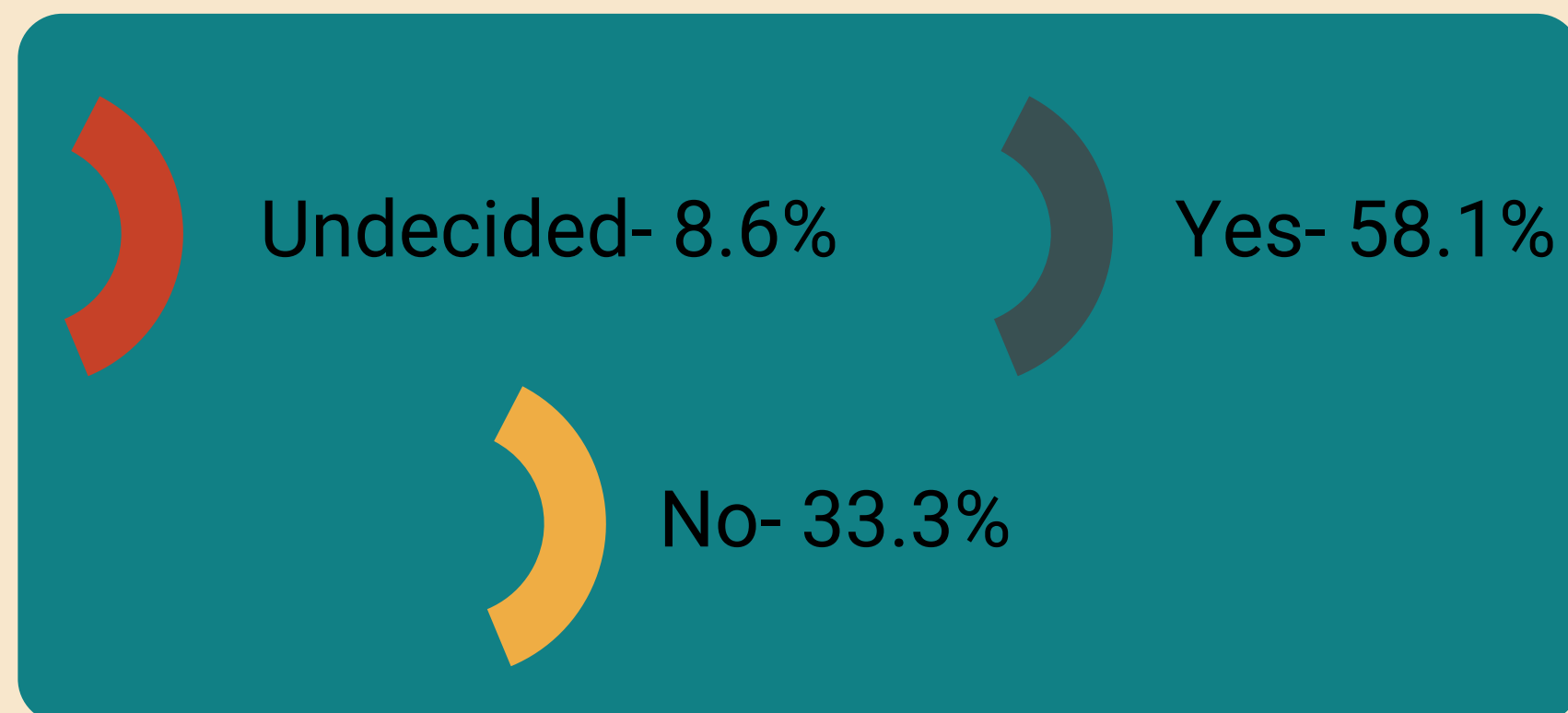
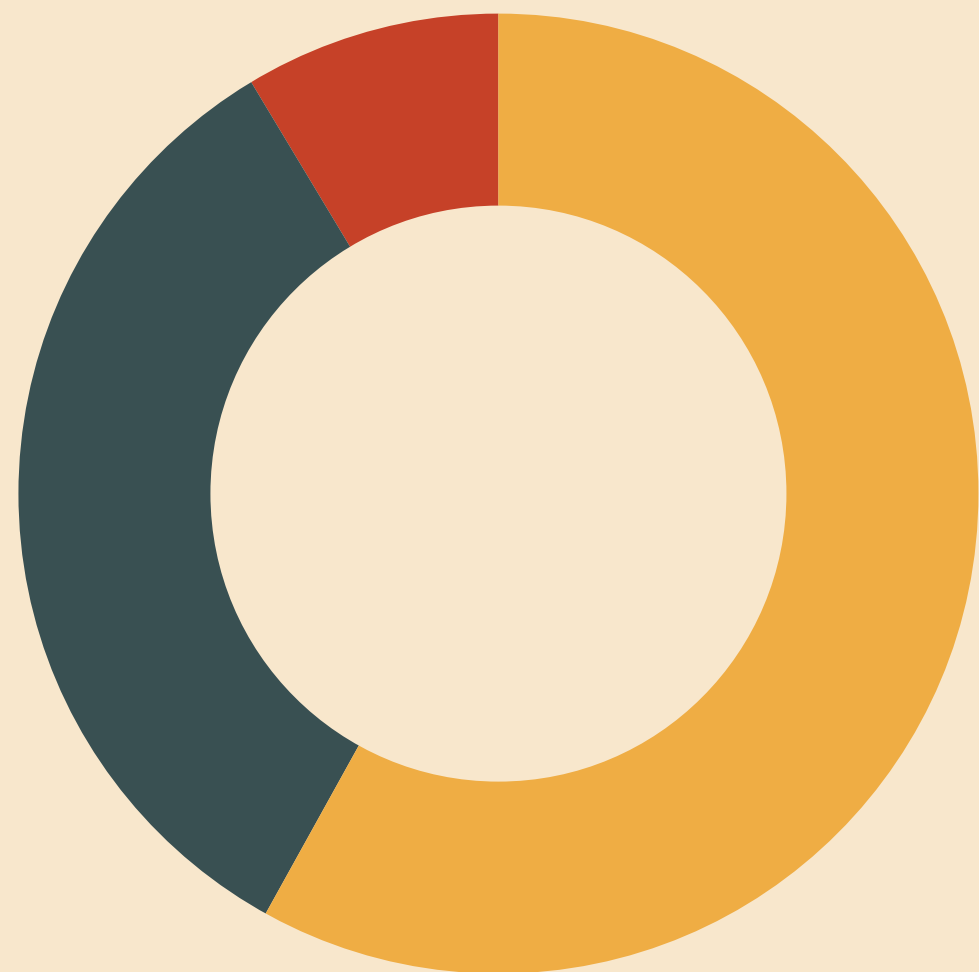
# Actions That Could Make Leeds a Better Place to Live or Operate a Business

- Residents would like to maintain the local private water company and not make an agreement with a water conservatory. Protection of water is a significant concern.
- Maintain that small town feel during growth to keep the Town self sufficient and quaint.
- Address storm drainage and additional water management needs. Residents would like to have more curb and gutter to relieve storm-water issues. Additionally, they would like to see responsible building by ensuring a sustainable amount of water for increased usage.
- Provide more community celebrations and functions.
- Provide or research additional opportunities for internet services.
- Create incentives or other resources for businesses to stay so that there is less turnover. These resources should also help current businesses improve. They would also like to see the Town promote and attract more locally owned businesses. Residents suggest promoting them in the Newsletter, providing tax breaks, or expediting the process of obtaining a license.
- Improve beautification of common areas by providing recreation facilities such as pickleball courts or planting more trees.
- Enforce cleanup ordinances.
- Maintain large lot sizes to encourage agricultural uses and maintain the Town's rural feel.
- Provide more recreational activities such as hiking, access to public lands, and the ability to ride UTVs and ATVs. This will benefit residents as they will enjoy and experience the nature that surrounds them.
- Providing road maintenance that allows for efficient traveling.



# It is Important for the Town of Leeds to Provide Housing for All Ages

## Results



## Explanations

### NO

- It is not the Town's responsibility to provide housing supply.
- Low income housing will change the character and culture of the community.
- There is a plethora of low income and multi-family housing options in surrounding communities.

### YES

- It is too expensive for young couples and families to move in the area.
- There are so few children and lack of diversity of ages living in the town due to the high housing prices.
- If allowed limit the types of higher density houses to townhomes or small single family starter homes without allowing them to turn into high-rise apartment buildings.

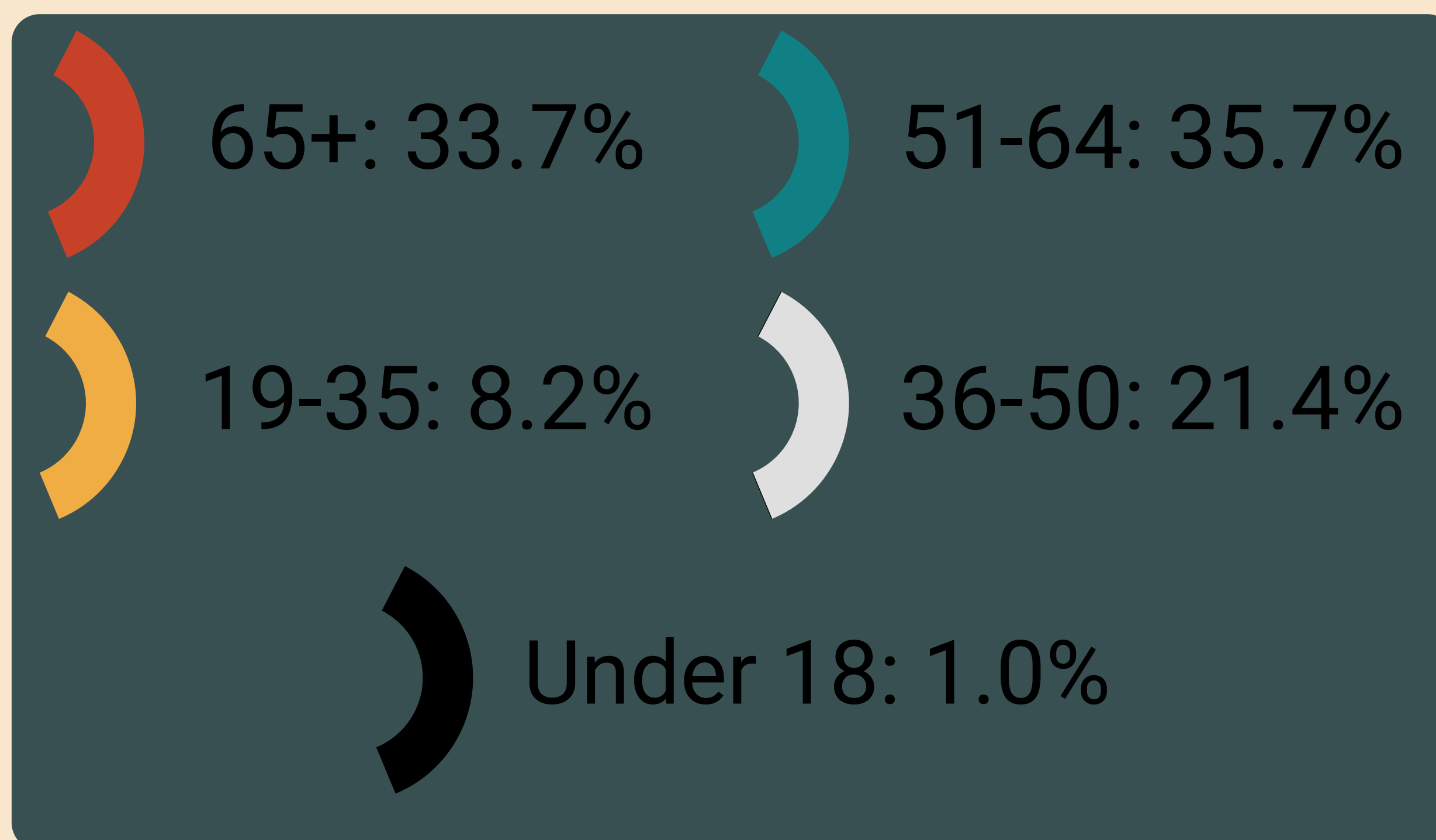
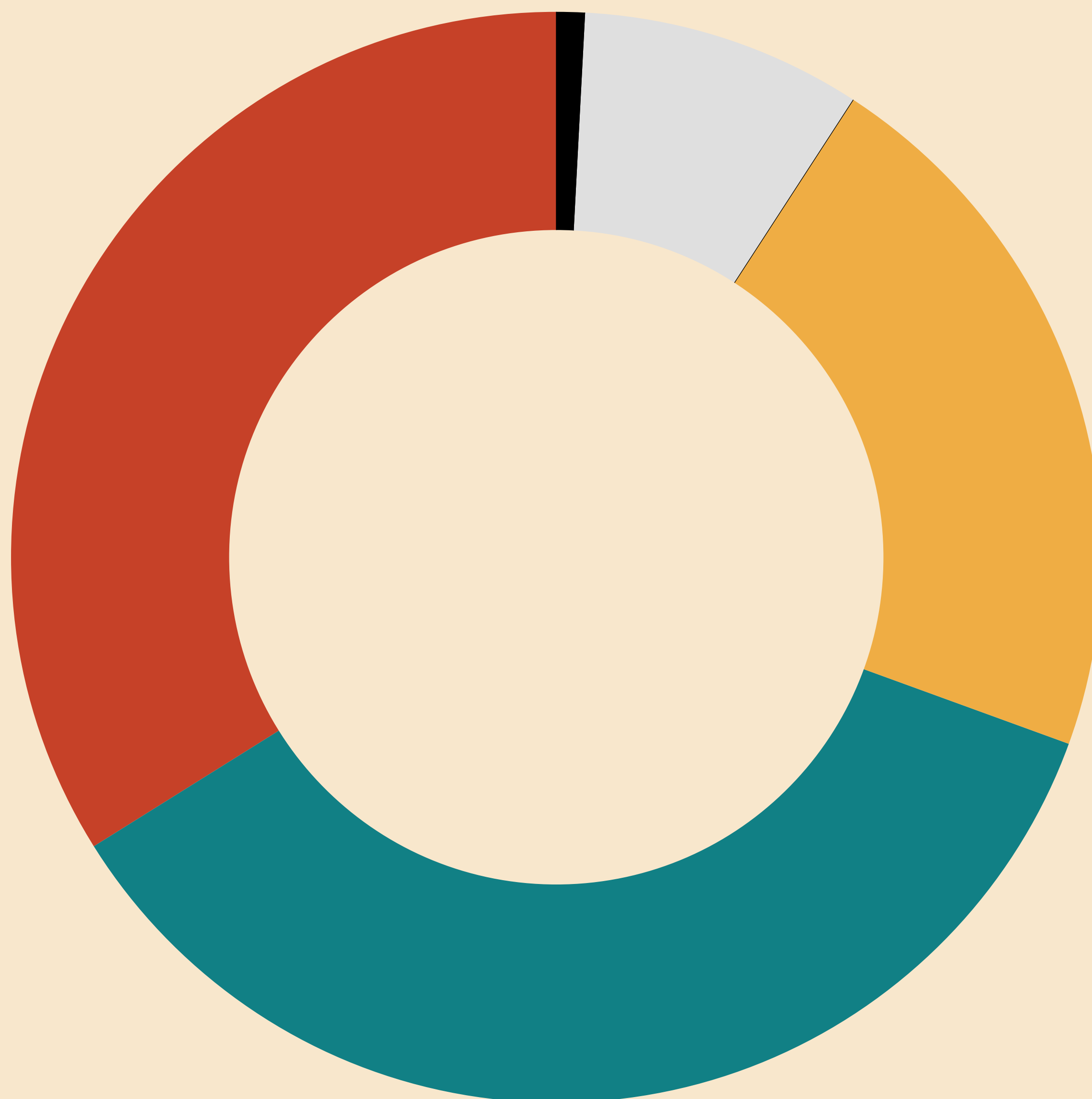
# Significant Issues Leeds Will Face in the Future

- Trying to keep the small town atmosphere in the middle of a housing and population boom. Pressures to develop low income housing and commercial businesses. Residents want to see controlled growth.
- The encroachment of bigger communities on the Town's boundaries, such as Hurricane and Toquerville.
- Keeping up with infrastructure needs as the Town grows.
- With the concern of infrastructure, water is a major focal point. Concerns about water sustainability for agricultural purposes: some fear there may not be enough water supply as Leeds grows. Additionally, there are concerns about losing water rights from state government intervention. Residents would like to keep the water company private.
- Another infrastructure concern is sewer. Some would like to explore all possibilities for incorporating enhanced septic systems rather than connecting to a standard sewer system. In contrast, others would want to consider ways to move over to a sewer system in order to promote growth and water conservation.
- Alleviating the traffic along Main Street as it continues to develop.

# Preferred Future Image or Character of Leeds

- A farming and rural/small community that does not develop into a suburb or urban area.
- Residents would like to see small and gradual growth and a few more amenities.
- Most of the businesses should be locally owned.

# Age of Respondent



# Location of Residency and/or Business

