

# Town of Leeds

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## Agenda Town of Leeds Planning Commission Wednesday, November 2, 2022

**PUBLIC NOTICE** is hereby given that the Town of Leeds Planning Commission **PUBLIC MEETING** scheduled for Wednesday, November 2, 2022 at 7:00 P.M. This meeting will be held 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](mailto:Clerk@LeedsTown.org) for the Zoom details.

### Regular Meeting 7:00 p.m.

1. Call to Order/Roll Call
  - Oath of Office for Jennifer Luft, Planning Commission term ending July 2024
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
  - a. Tonight's Agenda
  - b. Meeting Minutes of October 5, 2022
  - c. Meeting minutes of Joint Work Session August 30, 2022
6. Announcements:
  - a. Dumpster Days November 11,12, & 13, 2022
  - b. Draft Administrative Code Enforcement available on the Leedstown.org website
  - c. Acknowledgement of resignation and service from Council member Lorrie Hunsaker Oct.11, 2022. Interviews and selection of Midterm Candidates will be held at Town Council Meeting November 9, 2022, 7:00pm
  - 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 Hearing: None
8. Action Items:
  - a. Discussion and possible action on Conditional Use Application for Ron and Pauline Fowlks
9. Discussion Items: None
10. Staff Reports
11. 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 31, 2022, at these public places being **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmmutah.gov> and the **Town of Leeds website** [www.leedstown.org](http://www.leedstown.org)

  
Aseneth Steed, Clerk/Recorder

State of Utah )  
County of Washington § )

**TOWN OF LEEDS**  
**OATH OF OFFICE**

I, Jennifer Luft having been appointed to the office of Planning Commissioner 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.

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Signature

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

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Aseneth Steed  
Clerk/Recorder

Official Use Only  
Term of Commission

From: November 2, 2022

To: June 30, 2024

*Town of Leeds*

**Minutes for the  
Planning Commission Meeting  
of September 15, 1999**

**1. CALL TO ORDER**

Pat Shaneman called the meeting to order at 7 10 p.m.

**2. ROLL CALL**

Planning Commission Chairman Pat Shaneman, Commission, George Fridell, and Town Council Member Mike Empey were present. Jim Bray and Paul Manis were excused.

**3. PRAYER**

George Fridell

**4. APPROVAL OF AGENDA AND MINUTES**

Motion to approve the Agenda and Minutes for the September 1, 1999 meeting by Mike Empey. Seconded by George Fridell. Passed unanimously.

**5. ALBERTA LEE - SUB-DIVISION**

Council Member Mike Empey told the Commission that Alberta Lee came to the Town Council Meeting on September 8, 1999 concerning the width of one of the building lots the Commission had a question on at the last meeting. The Council had no concern with the width of that lot.

Mike Empey made the motion that the Commission recommend approval of the final plat for Alberta Lee's Sub-Division with two (2) provisions: 1. When and if the future road is developed that property can be divided back to property owners of lots 8 and 11. 2. One setback for lot 9 be from the future potential road. George Fridell seconded the motion. Passed unanimously.

Conditional Use Permit request by Alberta for lots #11, #12, #13 and #14, which are zoned R-M-7, to build four four-family dwellings. Alberta had already obtained a Permit for lots #13 and #14 and asked to extend that permit to include lots #11 and #12. George Fridell made the motion that the Commission recommend approval of extending the Conditional Use Permit to include Lots #11 and #12 in Alberta Lee's Sub-Division to be four-family dwellings. Mike Empey seconded the motion. Passed unanimously. The amount Alberta Lee owes may increase because of the addition of the two (2) lots.

**6. REVIEW OF CONDITIONAL USE PERMIT FOR TELECOMMUNICATIONS TOWER:**

Planning Commission Chair Pat Shaneman told the Commission that the Telecommunications Company had come back and stated the location they had discussed previously for the Tower needed to be changed. It is still in the same vicinity but out of the ravine and up the hill further. The tower will be more visible from Main Street because of this change. They have been approved for that location with provisions 1

that the tower be 100' (flat), 2. three to two sides, 3. increased fire to 2500. Mike Empey made the motion the Commission recommend that the proposed site is still the best north site in Town with no recommendation for height until technical persons explain why it needs to be what height. Also to point the Tower to blend in with environment. George Fridell seconded. Pat Shaneman obtained. Passed unanimously.

**7. OTHER BUSINESS:**

No other business at this time.

**8. ADJOURNMENT:**

The meeting was adjourned at 8:12 p.m.

APPROVED THIS 6th DAY OF OCTOBER 1999

*Pat Shaneman*

#### **4. APPROVAL OF AGENDA AND MINUTES:**

Motion to approve the Agenda and Minutes for the September 1, 1999 meeting by Mike Empey. Seconded by George Fridell. Passed unanimously.

#### **5. ALBERTA LEE - SUB-DIVISION**

Council Member Mike Empey told the Commission that Alberta Lee came to the Town Council Meeting on September 8, 1999 concerning the width of one of the building lots the Commission had a question on at the last meeting. The Council had no concern with the width of that lot.

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## TOWN OF LEEDS

Minutes for the Town Council Meeting  
of September 22, 1999

### 1. CALL TO ORDER:

Mayor Pro Tem Mike Empey called the meeting to order at 7:35 P.M.

### 2. ROLL CALL:

Present were Mayor Pro Tem Mike Empey, Councilmembers Joseph Mitchell and Steve Lewis. Mayor Mosher and Council Member Charlie Scott were excused.

### 3. PLEDGE:

Councilman Lewis

### 4. APPROVAL OF AGENDA AND MINUTES:

Motion by Steve Lewis to approve the minutes for the Work Session and Town Council Meeting of September 8, 1999. Seconded by Joseph Mitchell. Passed unanimously.

### 5. COY WILEY:

President Coy Wiley of the Leeds Domestic Water Association made a proposal to the Town. The proposal was that the water company will give to the Leeds Historical Committee at Silver Reef 40,000 gallons of water to use for trees or grass or whatever the need may be. Above that we will be charged like any other customer. Also the Town will have the same proposal of 40,000 gallons to use to water shrubs and etc. at the Town Hall and Park. Again anything over that we will be charged like any other customer. In return for this the Water Company is asking the Town to include in our information packet a form for LDWA concerning their impact fees and usage costs. Also he would like the Town Council, Planning Commission and the Water Company to work closer together. When Walter's Plaza was put in there should have been a fire hydrant installed. Someone that did not happen and now the Water Company has to incur the cost of putting one in. The hydrants are about \$2500.00. He would like someone to attend the Water meetings from the Planning Commission, and Town Council. They will have someone from the water board attend the Town meetings so we can all be informed of what is happening. Mike Empey stated he had talked to the Mayor Ron Mosher and Clerk Joy Stevens about this proposal. Since Joy stated she is willing to do this the opportunity to have the 40,000 gallons of water for the committee and Town Hall everyone will benefit by this agreement.

Motion by Joseph Mitchell to accept LDWA's proposal to streamline the water hookup permits by having them included in the Towns permit package. To have a Planning Commission member and Town Council member attend the water meetings, and a member of the water board attend Town meetings. Seconded by Steve Lewis. Coy Wiley stated he has approximately 200 to 300 ft. of schedule 40 1 inch water pipe. He said he would be willing to find out where exactly we can tie on to the line coming off the cement tank. He won't head the project but he will be willing to help see that the cementaries are fixed up. Motion passed unanimously.

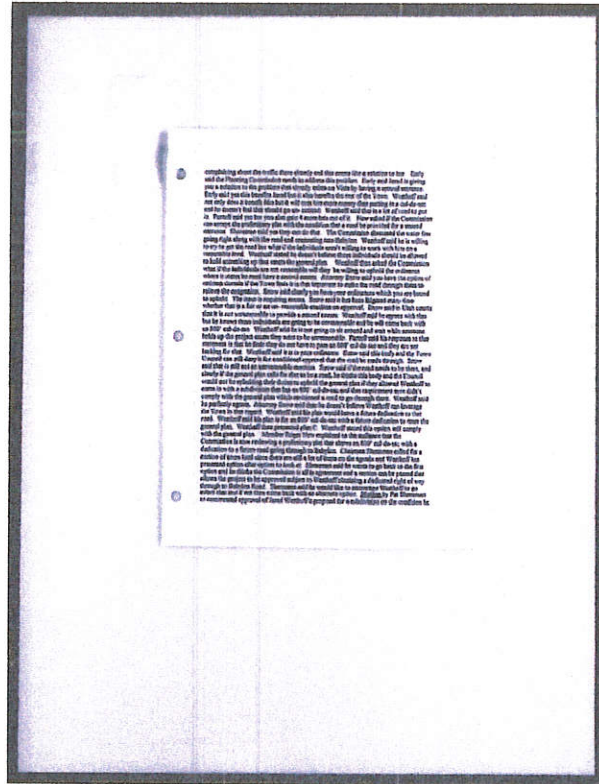
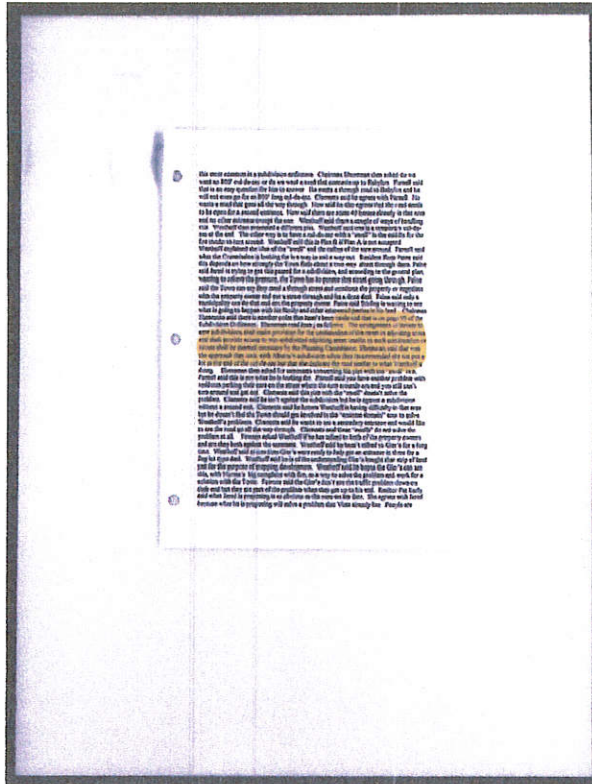
#### 6. MAYOR PRO TEM MIKE EMPEY:

##### Planning Commission Items:

1. Alberta Lee Sub-Division: The Council was shown Alberta's plan for her sub-division and the Planning Commission had recommended approval. Alberta explained the ingress and egress. She will have to show water before building permits will be issued. She said she has a letter from LDWA, when Ron Fowler was president, stating that they have water available for her. Coy Wiley questioned a letter for water signed by Ron Fowler. He asked who else signed the letter. He asked if there was a time limit set on it, because the normal time limit is 90 days. Coy said he would like to see the letter. Alberta said she will give him a copy of it. Mike Empey said this issue needs to be worked out with the water company and Alberta. The sub-division can be approved without development taking place. Mike also wanted to mention that on four of the lots the developer is having some discussion on putting in some 4 plex units. Since this would require Conditional Use Permits it would be a separate issue from what we are dealing with right now. Motion by Steve Lewis to approve Silver Meadows II sub-division as planned. Seconded by Joseph Mitchell. Passed unanimously.

2. Communications Tower Conditional Use Permit: Mike Empey said when the Town Council family voted approval of the communications tower it was 190 ft. monopole tower erected on land owned by Pat Sherman on the west side of south Main Street. Part of the approval was based on the fact our ordinance requires a stealth tower and only about 10 feet of that tower visible on Main Street. When they came to construct the tower they didn't like the location right down by the freeway. They suggested a location that sits up higher on the mountain which would make somewhere between 30 and 80 feet visible from Main Street. The Planning Commission and the Mayor looked at this and recommended because that significantly changes what was approved initially we need to go back through the Public Hearing process. Motion by Joseph Mitchell to set a Public Hearing for October 13, 1999 at 7:00 p.m. to reconsider the communications tower. Seconded by Steve Lewis. Passed unanimously.

Police Department opinions will be discussed at a later date since the meeting with the County Sheriff's Office is tomorrow Thursday September 23.  
West Center Street and Terry Friday's rezoning request, with certain conditions pertaining to Center Street, was discussed.



and you are is trying to get us passed for a subdivision, and according to the general plan, wanting to relieve the pressure, the Town has to pursue that street going through. Peine said the Town can say they need a through street and condemn the property or negotiate with the property owner and put a street through and it's a done deal. Peine said only a municipality can do that and not the property owner. Peine said Stirling is waiting to see what is going to happen with his family and other interested parties in his land. Chairman Sheneman said there is another point that hasn't been made and that is on page 95 of the Subdivision Ordinance. Sheneman read item j as follows: The arrangement of streets in new subdivisions shall make provision for the continuation of the street in adjoining areas and shall provide access to non-subdivided adjoining areas insofar as such continuation or access shall be deemed necessary by the Planning Commission. Sheneman said that was the approach they took with Alberta's subdivision when they recommended she not put a lot at the end of the cul-de-sac but that she dedicate the road similar to what Westhoff is doing. Sheneman then asked for comments concerning the plat with the "swell" in it. Parnell said this is not what he is looking for. Parnell said you have another problem with residents parking their cars on the street where the turn arounds are and you still can't turn around and get out. Clements said this plat with the "swell" doesn't solve the problem. Clements said he isn't against the subdivision but he is against a subdivision without a second exit. Clements said he knows Westhoff is having difficulty in that area



MAP

NAME: Silver Meadows Estates 2 Subdivision

UNITS: 14 MAP# 1708 FILE: 9

Alberta Lorena Lee aka Pace

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

00692950 Bk 1376 Pg 1219  
RUSSELL SHIRTS & WASHINGTON CO RECORDER  
2000 AUG 08 12:35 PM FEE \$44.00 BY BJ  
FOR PACE ALBERTA L

Beginning at a point N.88°35'11"E., along the Section Line, 1434.50 feet, and  
S.0°00'00"W. 400.84 feet from the North 1/4 Corner of Section 7, Township 41 South,  
Range 13 West, Salt Lake Base and Meridian, and running thence S.46°31'37"E.  
109.00 feet; thence S.34°49'48"E. 205.60 feet; thence N.75°43'54"E. 220.28 feet;  
thence N.88°03'52"E. 98.79 feet; thence S.0°00'00"E. 132.84 feet; thence  
S.23°58'23"E. 247.46 feet; thence N.88°29'46"E. 54.11 feet; thence S.23°58'23"E.  
436.58 feet; thence N.88°52'35"E. 220.28 feet; thence S.18°13'12"W. 207.92 feet;  
thence S.90°00'00"W. 162.30 feet; thence N.22°11'35"W. 106.53 feet; thence  
N.4°14'35"W. 93.73 feet; thence N.23°58'25"W. 222.71 feet; thence S.88°29'58"W.  
773.93 feet; thence N.1°07'30"W. 675.01 feet; thence N.46°44'07"E. 124.80 feet to the  
point of beginning.

Containing 10.616 acres

Basis for Bearings: N.88°35'11"E. Between the North 1/4 Corner and the Northeast  
Corner of Section 7, Township 41 South, Range 13 West, SLB&M.

# SILVER MEADOWS ESTATES II SUBDIVISION

PART OF SECTION 7, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB & M.  
LEEDS, UTAH

## SURVEYOR'S CERTIFICATE

I, Ferrel L. Campbell do hereby certify that I am a registered land surveyor, holding certificate No. 4492 as prescribed by the laws of the State of Utah. I further certify that by the authority of the owner, I have made a plat of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as

## SILVER MEADOWS ESTATES II SUBDIVISION

Beginning at a point N. 82°25'11"E, 2100.74 feet from Section Line, 1434.82 feet, and 2.0°00'00" W, 420.84 feet from the North 1/4 corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and meridian, and running thence S. 45°31'37"E, 200.00 feet; thence N. 24°02'42"E, 200.00 feet; thence N. 75°43'04"E, 200.00 feet; thence N. 65°03'02"E, 50.75 feet; thence S. 0°00'00"E, 120.04 feet; thence S. 23°09'23"E, 247.48 feet; thence N. 80°22'42"E, 24.15 feet; thence S. 23°09'23"E, 425.50 feet; thence N. 80°22'42"E, 240.28 feet; thence S. 15°13'12"E, 207.92 feet; thence S. 60°00'00"W, 400.20 feet; thence N. 23°14'25"W, 100.50 feet; thence N. 4°14'23"W, 63.73 feet; thence N. 23°03'25"W, 220.71 feet; thence S. 80°23'52"W, 779.53 feet; thence N. 1°07'30"W, 673.01 feet; thence N. 45°44'07"E, 124.50 feet to the point of beginning, containing 40.615 acres.

Deeds for Bearings: N. 82°25'11"E, between the North 1/4 Corner and the Northeast Corner of Section 7, Township 41 South, Range 13 West, SLB & M.  
Date: July 27, 2000



*Ferrel L. Campbell*  
Ferrel L. Campbell  
322 W. 400 E., 1003-01  
Hurricane, Utah  
84737

## OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereinafter known as

## SILVER MEADOWS ESTATES II SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, including street right-of-way and easements.

In witness whereof, I have hereunto set my hand and the seal of my office, this 27th day of August, A.D. 2000.

*Alberta L. Pace*  
Alberta L. Pace  
Richard L. Pace

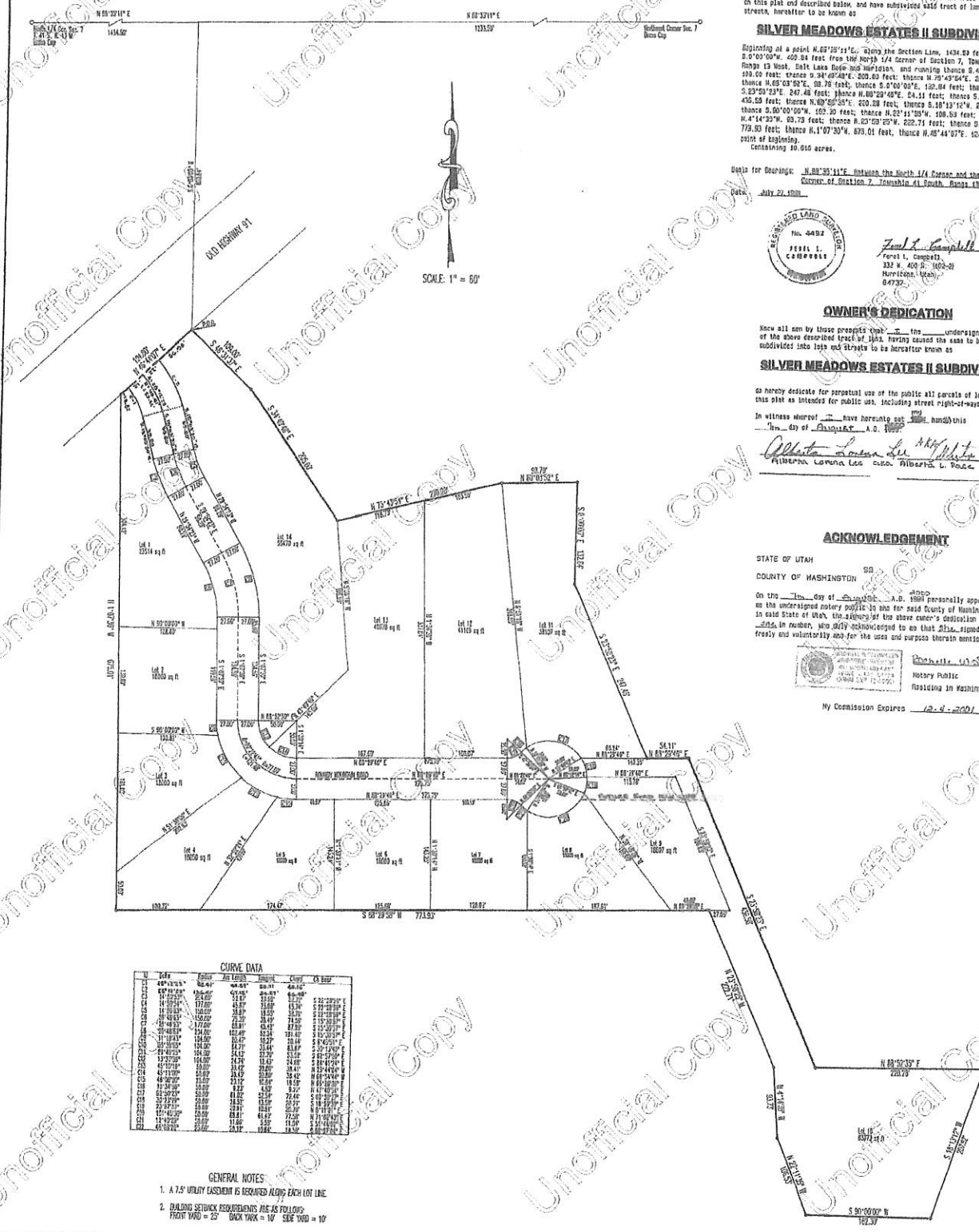
## ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF WASHINGTON  
On the 27th day of August, A.D. 2000, I, \_\_\_\_\_, personally appeared before me the undersigned notary public in and for said County of Washington, in said State of Utah, the signatory of the above owner's dedication. In witness whereof, I have hereunto set my hand and the seal of my office, this 27th day of August, A.D. 2000.



Rebecca L. Stanger  
Notary Public  
Residing in Washington County

My Commission Expires 12-4-2001



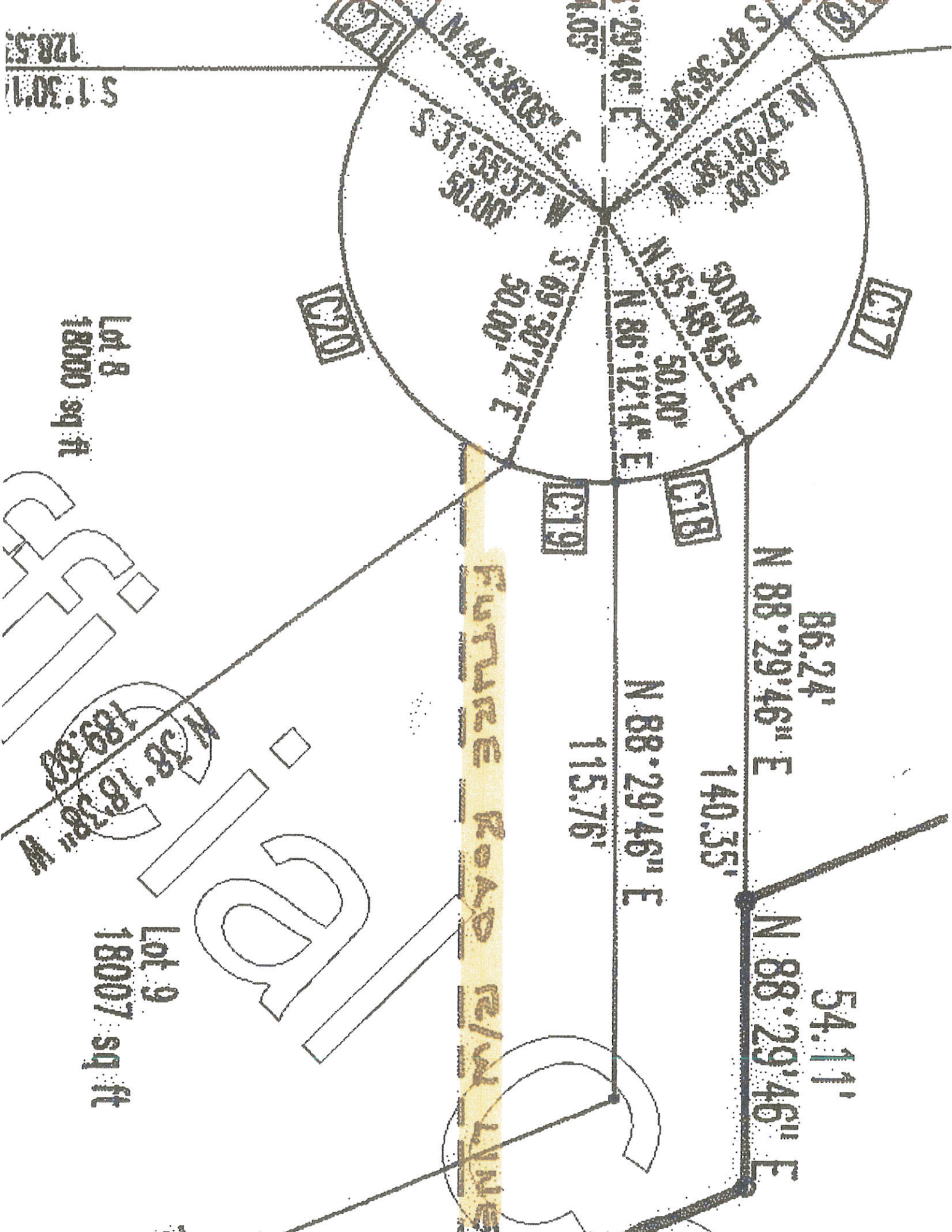
**CURVE DATA**

Lot	Station	Chord	Angle	Chord	CA	CB
1	0+00	100.00	90.00	100.00	45.00	45.00
2	0+00	100.00	90.00	100.00	45.00	45.00
3	0+00	100.00	90.00	100.00	45.00	45.00
4	0+00	100.00	90.00	100.00	45.00	45.00
5	0+00	100.00	90.00	100.00	45.00	45.00
6	0+00	100.00	90.00	100.00	45.00	45.00
7	0+00	100.00	90.00	100.00	45.00	45.00
8	0+00	100.00	90.00	100.00	45.00	45.00
9	0+00	100.00	90.00	100.00	45.00	45.00
10	0+00	100.00	90.00	100.00	45.00	45.00

- GENERAL NOTES**
- A 7.5' UTILITY EASEMENT IS REQUIRED ALONG EACH LOT LINE.
  - BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:  
FRONT YARD = 25' BACK YARD = 10' SIDE YARD = 10'

**BALLARD & CAMPBELL**  
332 West 400 South  
Hurricane, Utah 84737  
635-2483

<p><b>PLANNING COMMISSION</b></p> <p>APPROVED THIS 27th DAY OF August, A.D. 2000 BY THE PLANNING COMMISSION</p> <p><i>[Signature]</i> CHAIRMAN, PLANNING COMMISSION</p>	<p><b>TOWNSHIP ENGINEER'S CERTIFICATE</b></p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>DATE: _____ ENGINEER: _____</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>APPROVAL AS TO FORM THIS DAY OF August, A.D. 2000</p> <p><i>[Signature]</i> ATTORNEY</p>	<p><b>LEEDS TOWN COUNCIL</b></p> <p>PRESENTED TO THE LEEDS TOWN COUNCIL THIS 27th DAY OF August, A.D. 2000 AT WHICH TIME THIS PLAT WAS APPROVED AND ADOPTED.</p> <p><i>[Signature]</i> ATTYEST: RECORDER MAYOR</p>	<p><b>RECORDED No. 602080</b></p> <p>STATE OF UTAH COUNTY OF WASHINGTON RECORDED AND FILED AT THE REQUEST OF: ALBERTA L. PACE DATE: AUG 20 2000 TIME: 12:25 BOOK: 1276 PAGE: 1819 FEE: \$44.00 <i>[Signature]</i> COUNTY RECORDER</p>
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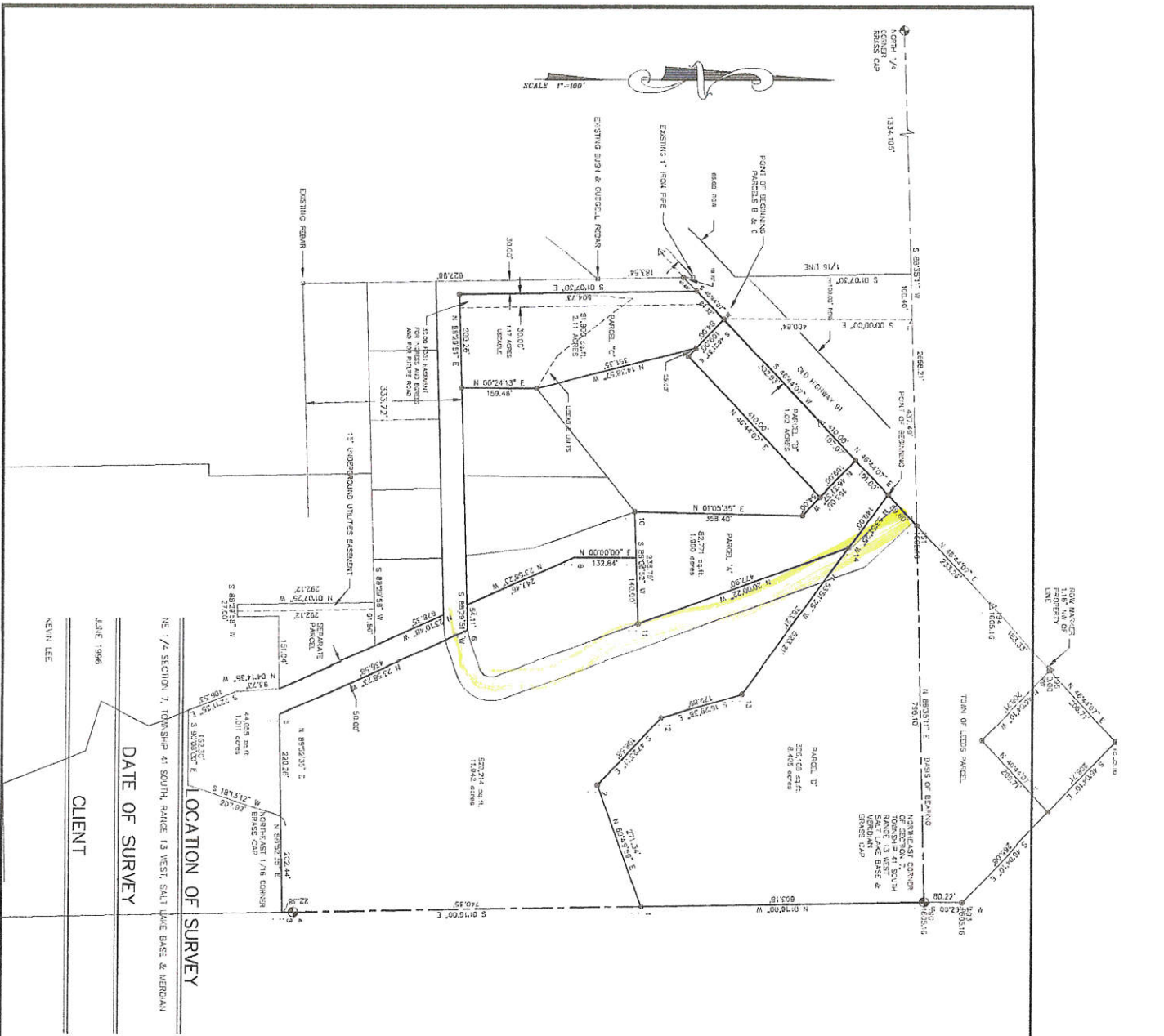


Lot 8  
18000 sq ft

Lot 9  
18007 sq ft

FUTURE ROAD R/W LINES

S



**SURVEYOR'S CERTIFICATE**

I, DALE WILLIAMS, HEREBY CERTIFY THAT UNDER THE LAWS OF THE STATE OF UTAH I AM A LICENSED SURVEYOR AND THAT THE SURVEY AND PLAT HEREON SHOWN IS MY OWN WORK AND REQUEST AND UNDER MY DIRECTION THE BELOW DESCRIBED PROPERTY HAS BEEN CORRECTLY SURVEYED AND PLATED ACCORDING TO THE LAWS OF THE STATE OF UTAH AND THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE SURVEY OF THE PROPERTY AS SHOWN.

DALE WILLIAMS, PLS. NO. 00219



**SURVEYOR'S CERTIFICATE**

**PARCEL M**  
 BEGINNING AT A POINT S 89°31'11" W 786.10 FEET ALONG THE SECTION LINE AND S 49°44'07" R 84.00 FEET FROM THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE FOR OLD FOR OLD HIGHWAY 211; THENCE S 17°54'31" W 100.00 FEET ALONG THE RIGHT OF WAY LINE FOR OLD HIGHWAY 211; THENCE S 17°54'31" W 358.40 FEET; THENCE N 88°02'52" E 248.79 FEET; THENCE N 20°02'22" W 477.00 FEET; THENCE N 53°19'25" W 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.900 ACRES

**PARCEL Y**  
 BEGINNING AT A POINT S 89°31'11" W 1233.53 FEET ALONG THE SECTION LINE AND S 6°21' N 408.84 FEET FROM THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERN RIGHT OF WAY OF OLD HIGHWAY 211 AND RUNNING THENCE S 49°31'37" E 103.00 FEET; THENCE N 49°14'07" E 440.00 FEET; THENCE S 49°31'37" W 100.00 FEET TO THE EASTERN RIGHT OF WAY OF SAID OLD HIGHWAY 211; THENCE S 49°31'37" W 100.00 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES

**PARCEL X**  
 BEGINNING AT A POINT S 89°31'11" W 1233.53 FEET ALONG THE SECTION LINE AND SOUTH 408.84 FEET FROM THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERN RIGHT OF WAY OF OLD HIGHWAY 211 AND RUNNING THENCE S 49°31'37" E 103.00 FEET; THENCE N 49°14'07" E 440.00 FEET; THENCE S 49°31'37" W 100.00 FEET TO THE EASTERN RIGHT OF WAY OF SAID OLD HIGHWAY 211; THENCE S 49°31'37" W 100.00 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 2.11 ACRES

TOGETHER WITH AND INCLUDING A 30.00 FOOT RIGHT OF WAY ALONG THE WEST PRECEDENT LINE FOR NORTHNESS AND INCLUDING A 30.00 FOOT RIGHT OF WAY ALONG THE WEST PRECEDENT LINE FOR PARCEL Y.

**NARRATIVE**

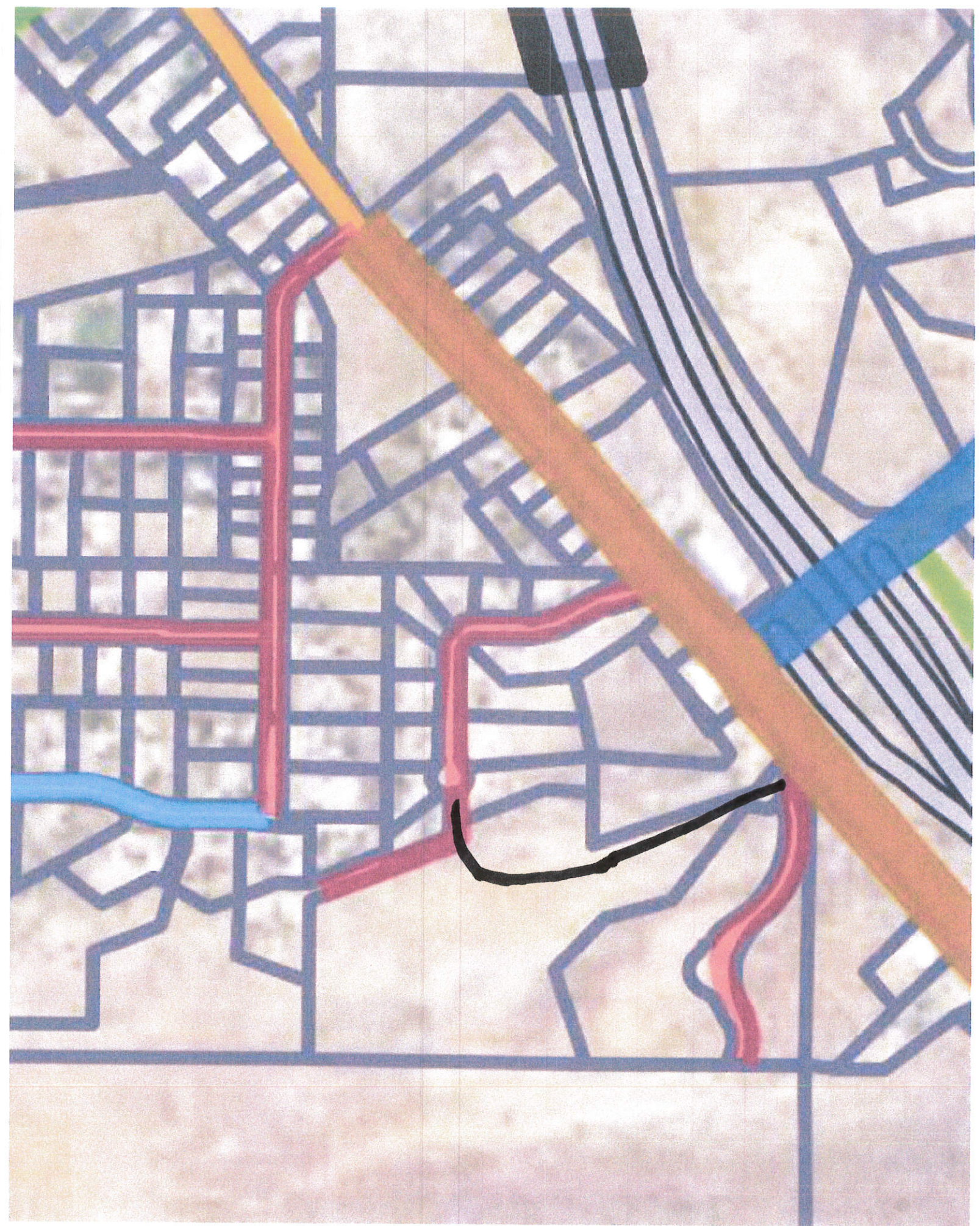
THE PURPOSE OF THIS SURVEY IS TO BREAK OFF PART OF THE PROPERTY AND PREPARE A PLAT THEREOF. THE SURVEY WAS CONDUCTED BY DALE WILLIAMS, SURVEYOR, AND THE NORTH 1/4 CORNER OF SECTION 7 BETWEEN THE CORNER AND THE NORTH 1/4 CORNER.

**LEGEND**

- ⊕ SECTION CORNERS AS NOTED
- ⊙ SET 5/8" REBAR & CAP WITH PLASTER CAP MARKED LRP ENCL.
- EXISTING CORNERS AS NOTED
- △ STATE HIGHWAY RIGHT OF WAY MARKERS

DATE OF SURVEY: JUNE 1996  
 CLIENT: KEVIN LEE  
 LOCATION OF SURVEY: NE 1/4 SECTION 7, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN







# 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](mailto:clerk@leedstown.org) Website: [www.leedstown.org](http://www.leedstown.org)

RECEIVED OCT 31 2022

CATEGORY <u>1</u>	FEE <u>\$ 100<sup>00</sup></u>
(Non-refundable)	
DATE RECEIVED <u>10-31-2022</u>	
BY <u>Amelia Reed</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.



\*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

Pauline Fowlkes 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

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