

# Town of Leeds

## Town Council Meeting for Tuesday, August 20, 2024

### Special Meeting 7:00pm

1. Call to Order: 7:02pm

ROLL CALL:	<u>Present</u>	<u>Absent</u>
MAYOR: BILL HOSTER	X	
COUNCILMEMBER: DANIELLE STIRLING	_____	X
COUNCILMEMBER: RON CUNDICK	_____	X
COUNCILMEMBER: BRIAN HANSEN	X	_____
COUNCILMEMBER: KOHL FURLEY	X	_____
TOWN PLANNER: SCOTT MESSEL	X	_____

2. Invocation: Mayor Hoster
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts: None
5. Consent Agenda: with the addition of Invocation
  - a. Tonight's Agenda

Motion was made by Councilmember Hansen to Approve Tonight's Agenda, 2<sup>nd</sup> by Councilmember Furley.

Motion Carries

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: Bill HOSTER	X	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	_____	_____	_____	X
COUNCILMEMBER: RON CUNDICK	_____	_____	_____	X
COUNCILMEMBER: BRIAN HANSEN	X	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	X	_____	_____	_____

6. Discussion and Possible Action Items:

- a. Conditional Use Permit Application for WCWCD Pump House and Water Tank

A Conditional Use Permit was received July 30, 2024 (**Attachment A**), the WCWCD made a presentation before the Planning Commission on August 7, 2024 and the Town Council was given a Recommendation of Approval with conditions.

Aaron Anderson with Bowen Collins and Randy Johnson with WCWCD presented to Town Council. Aaron Anderson used a Power Point Presentation to show Town Council what the Water Conservancy plans to build. Scott Messel helped explain to the Town Council what the conditions given by Planning Commission were. The Findings and Conditions submitted to Town Council are attached as **Attachment B**.

Mayor Hoster asked about the possible storage of vehicles. He was assured that the facility will not be used for storage of vehicles. Scott suggested that this be added to the conditions.

Mayor Hoster also asked about the amount of noise. He was assured that the block they are planning to use are insulated and the noise should be minimal.

Councilmember Hansen asked about the mitigation of water. Aaron Anderson explained that they are building the site accordingly. They are going to leave a culvert around the outside of the site for drainage and building up to avoid any flooding possibilities.

Mayor Hoster asked about lighting. Aaron Anderson explained that the only lights on the site will be controlled by switches and will only be on while the technicians are on site.

Councilmember Furley asked if Rocky Mountain Power will be adding a light on a pole that shows that the site has power? Is that something in their control? Aaron Anderson said they have no knowledge of a pole being put up. To his knowledge all the power will be underground.

Councilmember Furley asked if they will be adding barbed wire to the top of the block wall for security? Aaron Anderson said they have no intention of adding any barbed wire.

Councilmember Furley asked what the total height of the perimeter wall will be? Randy Johnson showed the renderings and explained that the height of the wall will vary between 6-8 feet. There will be a false front to the 10 foot wall, so that the wall does not appear to be so large. The site will be raised up on the interior. The tank will only be 7 feet above ground and will be about 3 feet over the height of the wall.

Councilmember Furley asked why there aren't trees being added around the entire site? Randy Johnson explained that space is limited because of Road Right-a-ways and adjacent property boundaries. Scott Messel explained that the Planning Commission had addressed the issue and added a condition that if the trees died, they would be replaced by the WCWCD. Kohl had concerns about the number of trees and type. Randy Johnson explained that we could establish a minimum distance between trees. Councilmember Furley checked Google and found 8-18' is appropriate for planting Cottonwood trees. Not being experts, the town would like to defer to the landscape architect to design no less than 15 feet between trees.

Councilmember Furley made a motion to Approve the Conditional Use Permit Application with the conditions: the landscape will be adjusted for a maximum of 15' between each tree along Old Hwy 91, the materials will be approved by Planning Commission at the time of construction, no storage of vehicles, no 24 hour lighting, manual only. 2<sup>nd</sup> by Councilmember Hansen. Motion Carries.

ROLL CALL VOTE:	Yes	No	Abstain	Absent
MAYOR: BILL HOSTER	X			
COUNCILMEMBER: DANIELLE STIRLING				X
COUNCILMEMBER: RON CUNDICK				X
COUNCILMEMBER: BRIAN HANSEN	X			
COUNCILMEMBER: KOHL FURLEY	X			

Final Findings of Approval for the Conditional Use Permit Application – WCWCD will be **Attachment C** to these Minutes.

- 7. Citizen Comments: None
- 8. Adjournment: 7:36 pm

Approved this 25<sup>th</sup> Day of September, 2024.

\_\_\_\_\_  
Bill Hoster, Mayor

ATTEST:

\_\_\_\_\_  
Michelle Rutherford, Clerk



# 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)

## Attachment A

CATEGORY	<u>N/A</u>	FEE	<u>\$100.00</u>
(Non-refundable)			
DATE RECEIVED	<u>JUL 30 2024</u>		
BY	<u>[Signature]</u>		

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT INFORMATION:

Name: Washington County Water Conservancy District  
 Address: 533 E Waterworks Dr. , St. George, UT 84770  
 Phone: Home: N/A Work: [REDACTED] Cell: [REDACTED]  
 Email Address: randy@wcwcd.gov Randy Johnson

List nature of business or use applying for: Pump Station and Water Storage Tank Operations within Leeds community.

Property to be used for the following purposes: Property purchased by WCWCD will be used for future pump station and water storage tank operations. Water will be boosted from Quail Creek Water Treatment Plant to the Cottam Well system to provide additional potable water to communities of Toquerville, Virgin, La Verkin and Hurricane. Water will be available to Leeds community for purchase if the town decides to do so at a future date. Attached are a plat map, photoshop renderings, and 90% Design drawings for the site. 90% Design drawings also include pump station design that will be built on Quail Creek Water Treatment plant site.

### Legal description of property, (give exact legal description & include: Lot, Block, Subdivision and Tract)

Subdivision: HAROLD FURROW MINOR (L) Lot: 1 DESCRIBED AS: BEGINNING AT A POINT S89°55'40"W 360.07 FEET ALONG THE SECTION LINE AND SOUTH 378.64 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 13, T41S, R14W, SLB8CM, RUNNING THENCE S44°53'31"W 200.00 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF RED CLIFFS ROAD, A 55.00 FOOT WIDE PUBLIC ROADWAY, AS SHOWN AND DEDICATED ON THE "RECORD OF SURVEY PLAT FURROW MINOR SUBDIVISION" FILED AS RECORDED #707664 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE N43°03'26"W 228.26 FEET ALONG SAID NORTHEAST RIGHT OF WAY LINE TO THE BOUNDARY OF SAID SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES: N59°02'04"E 4.95 FEET; THENCE S71°34'20"E 31.20 FEET; THENCE N37°58'03"W 47.68 FEET MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 91 (LEEDS MAIN STREET); THENCE N41°17'46"E 176.76 FEET ALONG SAID RIGHT OF WAY LINE; THENCE S43°03'26"E 257.54 FEET TO THE POINT OF BEGINNING. (DOC 20230029805)

Property Tax ID# L-HFM-1-B-2

The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)  
Near the intersection of Red Cliffs Road and Old Highway 91 in Leeds.

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.

None

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



*[Handwritten Signature]*  
Applicants Signature

533 E Waterworks Dr. St. George  
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:

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

\_\_\_\_\_  
Mayor, Town of Leeds

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Clerk/Recorder, Town of Leeds

\_\_\_\_\_  
Date

NORTH 1/4 CORNER SECTION 13  
TOWNSHIP 41 SOUTH, RANGE 14 WEST  
SALT LAKE BASE AND MERIDIAN  
U.S.G.L.L BRASS CAP

NORTHWEST CORNER OF THE NORTHEAST  
QUARTER OF THE NORTHEAST QUARTER OF  
SECTION 13, TOWNSHIP 41 SOUTH, RANGE 14 WEST  
SALT LAKE BASE AND MERIDIAN  
2" IRON PIPE

### SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7654 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED LAND IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED MEASUREMENTS AND SET FOUND MONUMENTS AS SHOWN HEREON AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.



### BOUNDARY DESCRIPTIONS

**CURRENT DEED DESCRIPTION (DOC. NO. 20210076387 - EXHIBIT "A" L-HFM-1-B):**  
A PARCEL OF LAND LOCATED WITHIN THE "HAROLD FURROW MINOR SUBDIVISION" AS RECORDED MAY 16, 2006, AS DOC. NO. 20060019797, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, OFFICIAL WASHINGTON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 89°55'40" WEST ALONG THE SECTION LINE 330.00 FEET AND DUE SOUTH 490.18 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SAID SECTION 13 AND RUNNING THENCE SOUTH 44°53'31" WEST 145.81 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF RED CLIFFS ROAD, THENCE NORTH 43°03'26" WEST ALONG SAID RIGHT OF WAY 328.33 FEET, THENCE NORTH 59°02'04" EAST 4.95 FEET, THENCE SOUTH 71°34'20" EAST 31.20 FEET, THENCE SOUTH 37°58'00" EAST 138.71 FEET, THENCE SOUTH 84°31'20" EAST 208.84 FEET, TO THE POINT OF BEGINNING.

**CURRENT DEED DESCRIPTION (DOC. NO. 20160005138-PARCEL 2 L-10-B):**  
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°02' EAST 59.8 FEET, THENCE SOUTH 47°08' WEST 267.9 FEET, THENCE SOUTH 4°24'30" WEST 322.4 FEET, THENCE NORTH 83°29' WEST 387.6 FEET, THENCE NORTH 36°55'40" WEST 186.4 FEET, THENCE NORTH 42°20'11" EAST 177.9 FEET, THENCE NORTH 38°13'20" EAST 240.01 FEET, THENCE SOUTH 88°50'20" EAST 389.6 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY OF THE PROPERTY HEREIN ABOVE DESCRIBED THAT HAS BEEN CONVEYED TO THE STATE ROAD COMMISSION OF UTAH FOR HIGHWAY PURPOSES OR ANY PORTION THEREOF THAT FALLS WITHIN THE PLATTED ROADWAY EASEMENTS SHOWN ON THE OFFICIAL MAP OF LEEDS TOWNSITE & FIELD SURVEY.

**PARCEL #1 (PROPOSED L-HFM-1-B):**  
BEGINNING AT A POINT S89°55'40"W 360.07 FEET ALONG THE SECTION LINE AND SOUTH 378.64 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION 13, T41S, R14W, SLB&M, RUNNING THENCE S44°53'31"W 200.00 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF RED CLIFFS ROAD, A 55.00 FOOT WIDE PUBLIC ROADWAY, AS SHOWN AND DEDICATED ON THE "RECORD OF SURVEY PLAT FURROW MINOR SUBDIVISION" FILED AS RECORDED #070664 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE N43°03'26"W 228.26 FEET ALONG SAID NORTHEAST RIGHT OF WAY LINE TO THE BOUNDARY OF SAID SUBDIVISION, THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES: N59°02'04"E 4.95 FEET; THENCE S71°34'20"E 31.20 FEET; THENCE N37°58'03"W 47.68 FEET MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 91 (LEEDS MAIN STREET), THENCE N41°17'46"E 1.14 FEET ALONG SAID RIGHT OF WAY LINE, THENCE S43°03'26"E 257.54 FEET TO THE POINT OF BEGINNING.

**PARCEL #2 (PROPOSED L-10-B):**  
BEGINNING AT A POINT S89°55'40"W 360.07 FEET ALONG THE SECTION LINE AND SOUTH 378.64 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION 13, T41S, R14W, SLB&M, RUNNING THENCE N43°03'26"W 257.54 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 91 (LEEDS MAIN STREET); THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: N41°17'46"E 1.14 FEET; THENCE N37°10'56"E 237.94 FEET TO THE NORTH LINE OF SAID SECTION 13, THENCE N89°55'40"E 391.35 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION 13, THENCE N89°55'40"E 59.80 FEET ALONG THE SECTION LINE, THENCE S46°33'00"W 176.60 FEET, THENCE S41°11'33"W 91.52 FEET, THENCE S3°38'15"W 278.54 FEET TO THE BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20220009518 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE N89°07'43"W 158.96 FEET ALONG SAID BOUNDARY, THENCE S44°53'31"W 180.81 FEET ALONG SAID BOUNDARY AND THE EXTENSION THEREOF TO THE NORTHEAST RIGHT OF WAY LINE OF RED CLIFFS ROAD, A 55.00 FOOT WIDE PUBLIC ROADWAY, AS SHOWN AND DEDICATED ON THE "RECORD OF SURVEY PLAT FURROW MINOR SUBDIVISION" FILED AS RECORDED #070664 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE N43°03'26"W 100.06 FEET ALONG SAID RIGHT OF WAY LINE, THENCE N44°53'31"E 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.030 ACRES.

### LEGEND

- B&G REBAR AND CAP PER RS008033-20
- R&B SURVEYING REBAR AND CAP
- ◆ SECTION MONUMENT AS NOTED
- △ REBAR AND CAP AS NOTED
- ▨ PROPOSED PARCEL L-HFM-1-B

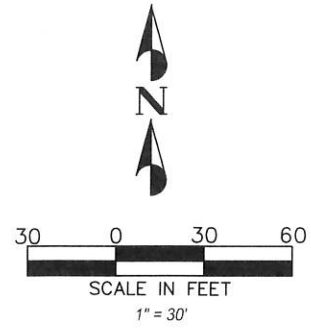
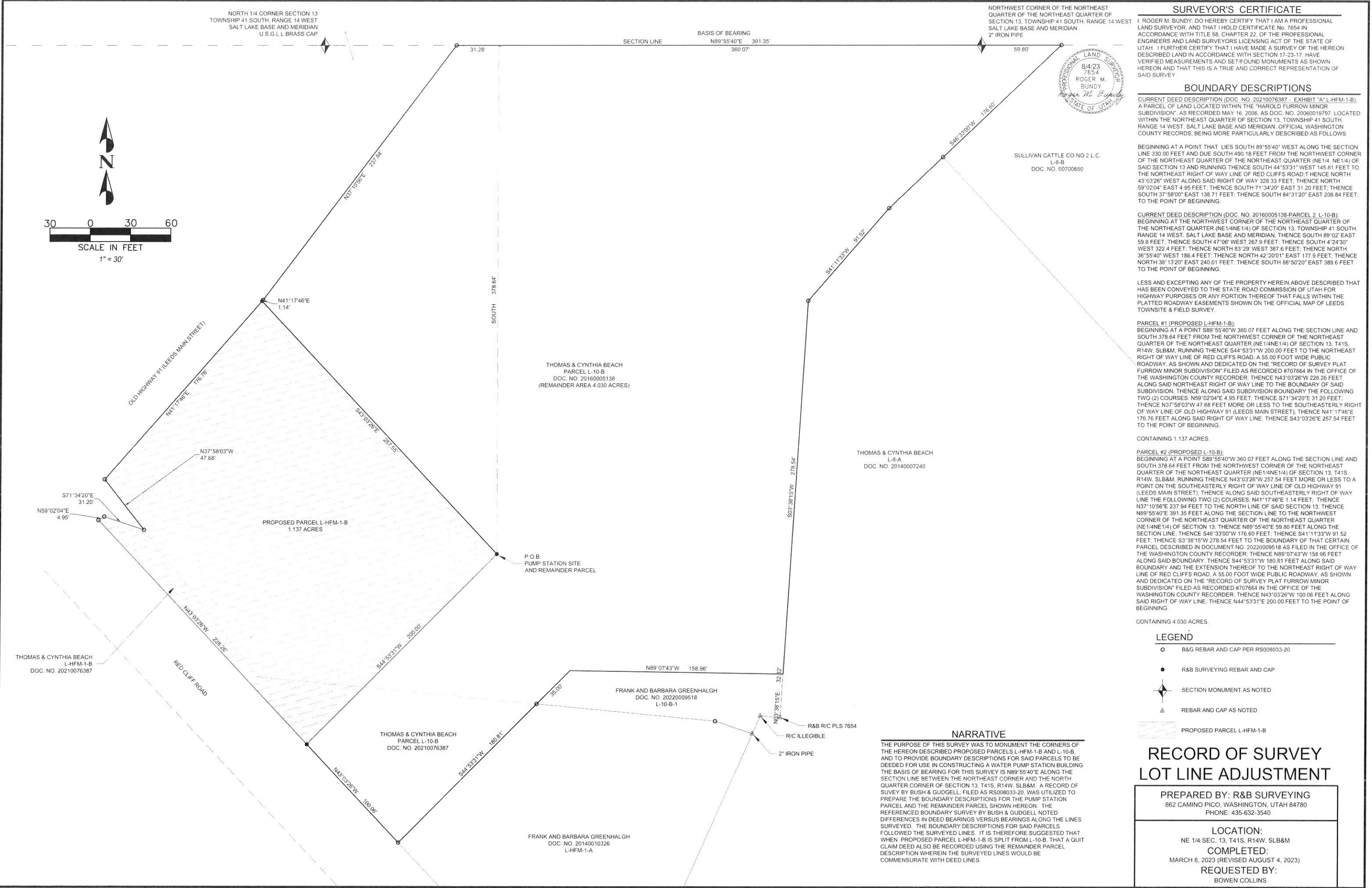
## RECORD OF SURVEY LOT LINE ADJUSTMENT

PREPARED BY: R&B SURVEYING  
862 CAMINO PICO, WASHINGTON, UTAH 84780  
PHONE: 435-632-3540

LOCATION:  
NE 1/4 SEC. 13, T41S, R14W, SLB&M  
COMPLETED:  
MARCH 8, 2023 (REVISED AUGUST 4, 2023)  
REQUESTED BY:  
BOWEN COLLINS

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE HEREON DESCRIBED PROPOSED PARCELS L-HFM-1-B AND L-10-B, AND TO PROVIDE BOUNDARY DESCRIPTIONS FOR SAID PARCELS TO BE DEEDED FOR USE IN CONSTRUCTING A WATER PUMP STATION BUILDING. THE BASIS OF BEARING FOR THIS SURVEY IS N89°55'40"E ALONG THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 13, T41S, R14W, SLB&M. A RECORD OF SURVEY BY BUSH & GUDGELL, FILED AS RS008033-20, WAS UTILIZED TO PREPARE THE BOUNDARY DESCRIPTIONS FOR THE PUMP STATION PARCEL AND THE REMAINDER PARCEL SHOWN HEREON. THE REFERENCED BOUNDARY SURVEY BY BUSH & GUDGELL NOTED DIFFERENCES IN DEED BEARINGS VERSUS BEARINGS ALONG THE LINES SURVEYED. THE BOUNDARY DESCRIPTIONS FOR SAID PARCELS FOLLOWED THE SURVEYED LINES. IT IS THEREFORE SUGGESTED THAT WHEN PROPOSED PARCEL L-HFM-1-B IS SPLIT FROM L-10-B THAT A QUIT CLAIM DEED ALSO BE RECORDED USING THE REMAINDER PARCEL DESCRIPTION WHEREIN THE SURVEYED LINES WOULD BE COMMENSURATE WITH DEED LINES.



THOMAS & CYNTHIA BEACH  
PARCEL L-10-B  
DOC. NO. 20160005138  
(REMAINDER AREA 4.030 ACRES)

THOMAS & CYNTHIA BEACH  
L-8-A  
DOC. NO. 20140007240

FRANK AND BARBARA GREENHALGH  
DOC. NO. 20220009518  
L-10-B-1

FRANK AND BARBARA GREENHALGH  
DOC. NO. 20140010326  
L-HFM-1-A

THOMAS & CYNTHIA BEACH  
L-HFM-1-B  
DOC. NO. 20210076387

THOMAS & CYNTHIA BEACH  
PARCEL L-10-B  
DOC. NO. 20210076387

SULLIVAN CATTLE CO NO 2 L.C.  
L-8-B  
DOC. NO. 00700650

PROPOSED PARCEL L-HFM-1-B  
1.137 ACRES

P.O.B.  
PUMP STATION SITE  
AND REMAINDER PARCEL

NOT FOR CONSTRUCTION FOR REVIEW ONLY

NO.	DATE	REV BY	DESCRIPTION

QUAIL TO COTTAM PUMP STATIONS PROJECT

WASHINGTON COUNTY, UTAH

DESIGN	REVIEW	VERIFY SCALE
E. NEIL	A. ANDERSON	BAR IS ONE INCH ON ORIGINAL DRAWING
DRAWN E. NEIL	CHECKED A. ANDERSON	
	APPROVED A. ANDERSON	

ARCHITECTURAL

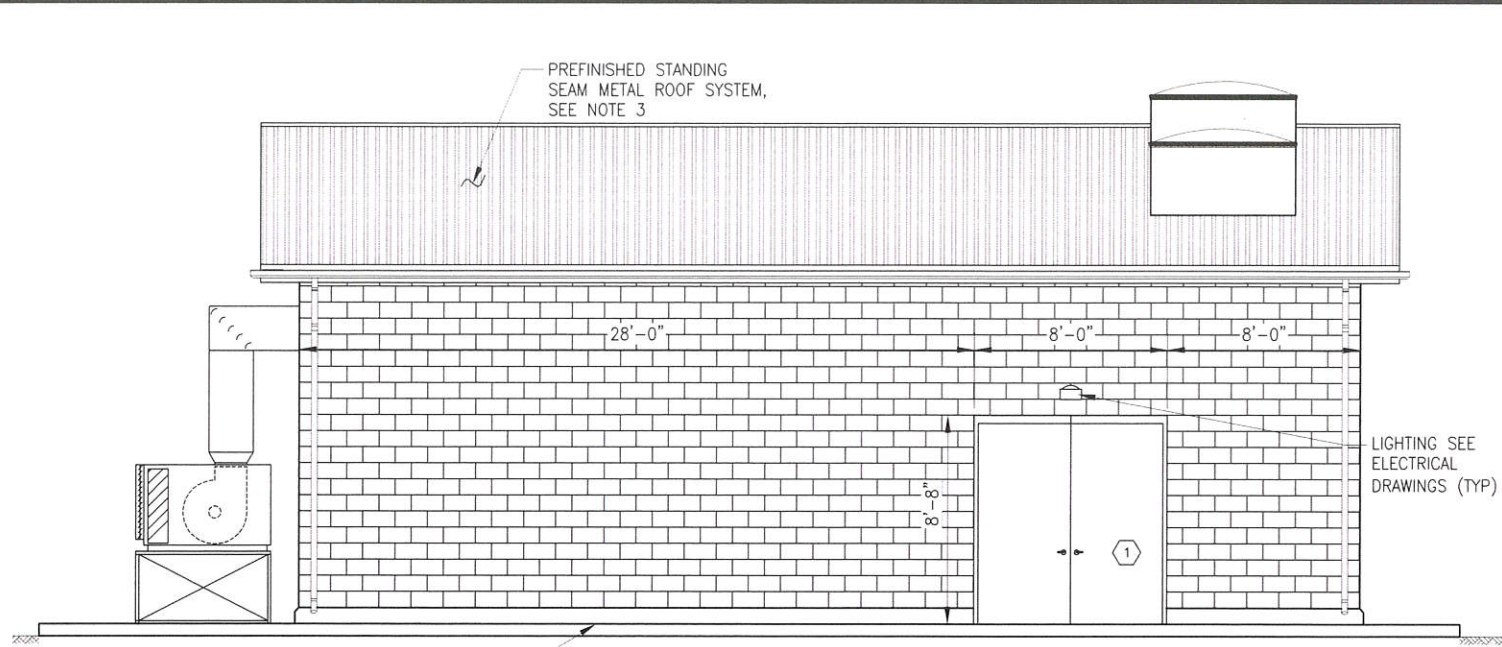
**BUILDING ELEVATIONS**

PROJECT NUMBER: 285-22-03

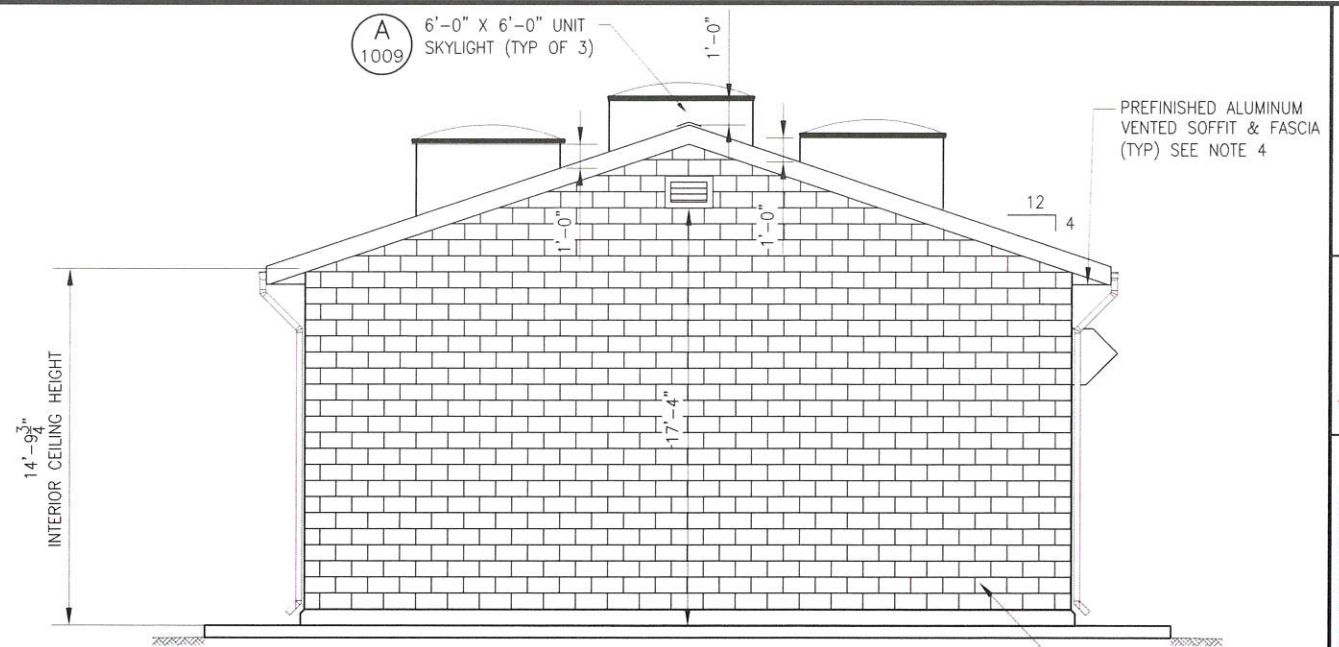
DATE: JULY 2024

DRAWING NO. A-01

SHEET 21 OF 120



**SOUTH ELEVATION - (QUAIL)**  
**SOUTHWEST ELEVATION - (LEEDS)**  
 SCALE: 1/4"=1'-0"



**WEST ELEVATION - (QUAIL)**  
**SOUTHEAST ELEVATION - (LEEDS)**  
 SCALE: 1/4"=1'-0"

**NOTES:**

- MINOR ROOF AND WALL PENETRATIONS NOT SHOWN.
- MASONRY WALL - 8"x10"x16" CMU BLOCK. REFER TO STRUCTURAL DRAWINGS FOR REINFORCING, FILL VOID CELLS WITH CONCRETE AND WITH INTEGRAL WATER REPELLANT IN BLOCK AND MORTAR. APPLY ANTI-GRAFFITI COATING ON ALL EXTERIOR SURFACES. PROVIDE SUBMITTAL AND PRODUCT SAMPLES FOR APPROVAL. FINISH WITH CLEAR COAT WATER REPELLANT BLOCK SEALER AT EXTERIOR AND INTERIOR SURFACES.
- PREFINISHED STANDING SEAM METAL ROOF SYSTEM OVER 30# FELT WITH ICE AND WATER SHIELD AT EVE. COORDINATE COLOR WITH WCWCD FROM MANUFACTURERS STANDARD COLORS.
- SOFFIT AND FASCIA COLOR TO BE DETERMINED BY WCWCD TO MATCH ROOF COLOR. ALSO PAINT ALL METAL ON BUILDING TO MATCH (TRIM, DOORS, ETC.). PROVIDE URETHANE SEALANT (COLOR TO MATCH SOFFIT) ALL AROUND BUILDING WHERE SOFFIT ABUTS THE BLOCK.
- SEE DRAWING A-02 FOR DOOR AND FINISH SCHEDULE.
- PROVIDE URETHANE SEALANT AT ALL OPENINGS, COLOR TO MATCH GROUT.

CONCRETE FOUNDATION WALL, SACK AND STONE RUB FINISHED ON ALL EXPOSED SURFACES

SMOOTH FACE CMU (TYP). COLOR SHALL BE PER WCWCD, SEE NOTE 2

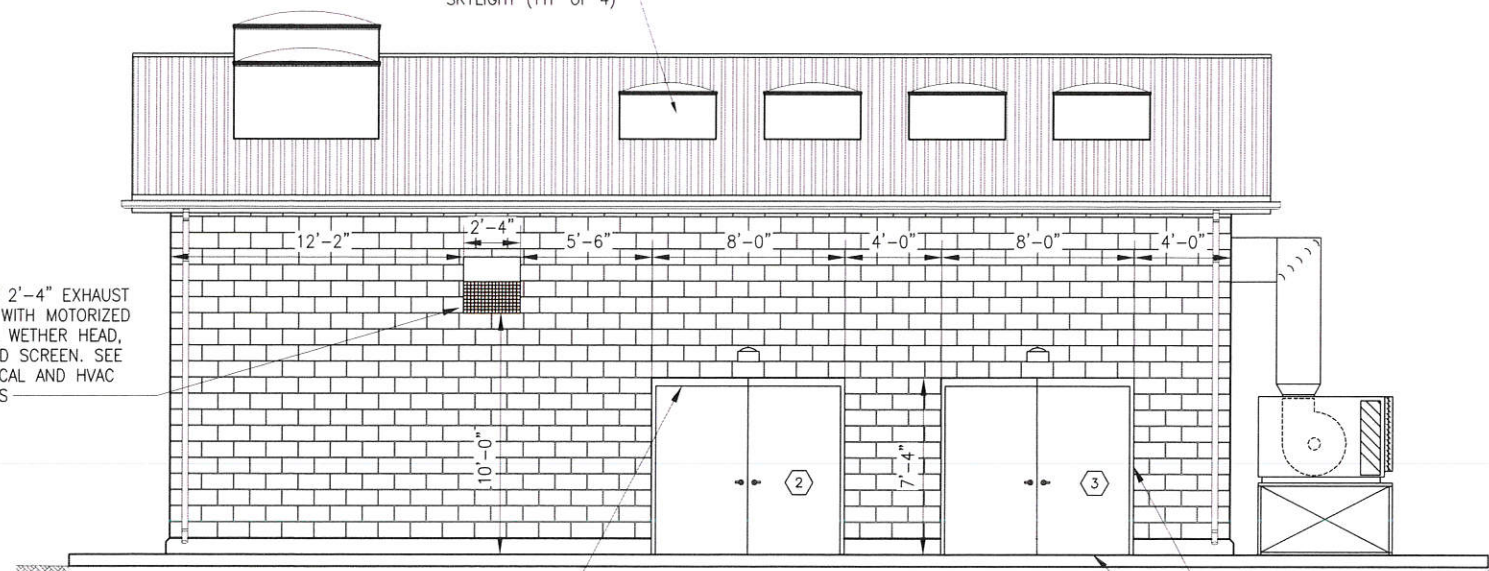
(A) 1009  
 4'-0" X 4'-0" UNIT SKYLIGHT (TYP OF 4)

2'-4" X 2'-4" EXHAUST LOUVER WITH MOTORIZED DAMPER, WETHER HEAD, AND BIRD SCREEN. SEE MECHANICAL AND HVAC DRAWINGS

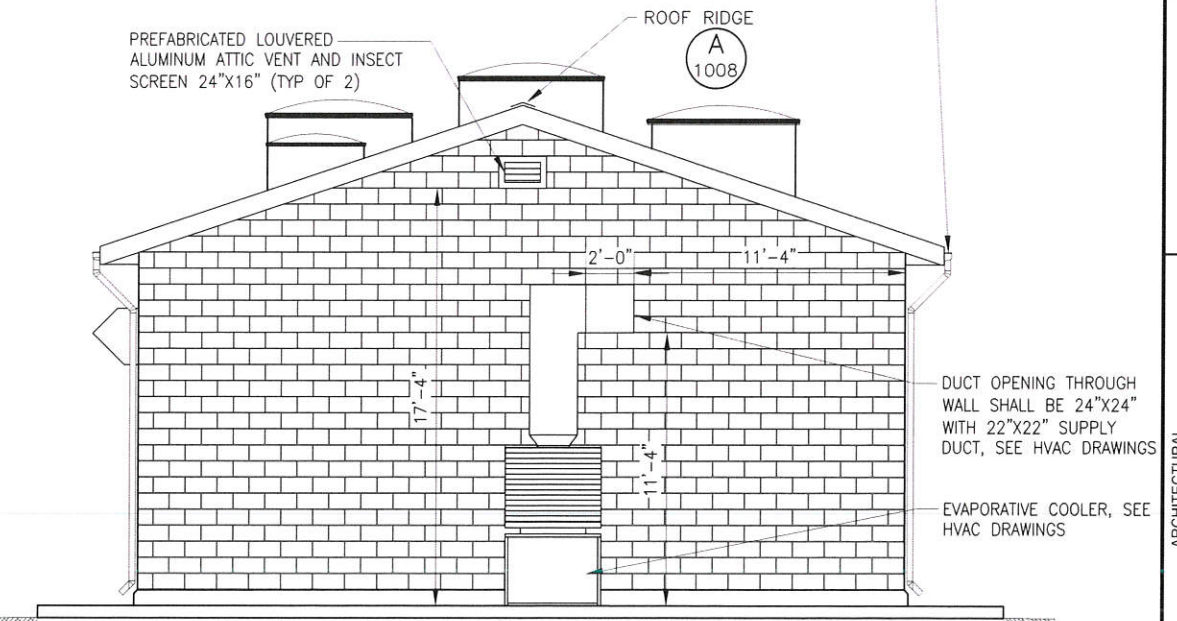
PREFINISHED ALUMINUM GUTTER AND DOWN SPOUT, COLOR TO MATCH FACIA, COORDINATE WITH WCWCD (TYP).

PREFABRICATED LOUVERED ALUMINUM ATTIC VENT AND INSECT SCREEN 24"x16" (TYP OF 2)

ROOF RIDGE (A) 1008



**NORTH ELEVATION - (QUAIL)**  
**NORTHEAST ELEVATION - (LEEDS)**  
 SCALE: 1/4"=1'-0"



**EAST ELEVATION - (QUAIL)**  
**NORTHWEST ELEVATION - (LEEDS)**  
 SCALE: 1/4"=1'-0"

**SOUTHEAST FACING VIEWPOINT  
APPROXIMATELY 8' ABOVE ROAD**



← **NORTHEAST**

**SOUTHWEST** →

OLD HWY 91  
PERSPECTIVE

WCWCD  
QUAIL TO COTTAM  
PUMP STATION & PIPELINE



FIGURE NO.

**1**

03/22/2023

NORTHEAST FACING VIEWPOINT  
APPROXIMATELY 8' ABOVE ROAD



[Report a problem](#)

© 2024 Google

Google Earth

← NORTHWEST

SOUTHEAST →

OLD HWY 91  
PERSPECTIVE

WCVCD  
QUAIL TO COTTAM  
PUMP STATION & PIPELINE

**BOWEN COLLINS**  
& ASSOCIATES

FIGURE NO.

2

09/28/2023 3:22:2023



NORTHEAST FACING VIEWPOINT  
APPROXIMATELY 8' ABOVE ROAD



← NORTHWEST

→ SOUTHEAST

Red Cliffs Road  
PERSPECTIVE

WCWCD  
QUAIL TO COTTAM  
PUMP STATION & PIPELINE



FIGURE NO.

3

02/18/2023

## Town of Leeds

### Findings of Approval for the Conditional Use Permit Application - WCWCD

Applicants/Owners: Washington County Water Conservancy District  
 Location: NE Corner of Old Highway 91 and Red Cliffs Rd, Leeds, UT  
 Subject: Pump Station and Water Storage Tank Operations within Leeds  
 Parcel Number: L-HFM-1-B-2  
 Current Zone: R-R-1 (Rural Residential 1 acre lot)

#### Description:

The Washington County Water Conservancy District has applied for a conditional use permit for the Pump Station and Water Storage Tank Operations within Leeds community. Property purchased by WCWCD will be used for a pump station and water storage tank operations. Water will be boosted from Quail Creek Water Treatment Plant to the Cottam Well system to provide additional water to communities of Toquerville, Virgin, LaVerkin, and Hurricane. Water will be available to Leeds community for purchase if the town decides to do so at a future date. As parcel # L-HFM-1-B-2 is property of the WCWCD, they are the sole landowner included in the permit application. The applicants would like to start the project by October 15, 2024. The project itself will take approximately 1 year to complete.

#### Recommendation:

Planning Commission has reviewed the requested conditional use permit for the proposed Pump Station and Water Storage Tank Operation and would recommend the Town Council approve the request, based on the following findings and conditions:

1. Public utilities are conditional use in the R-R-1 (Rural Residential 1 acre lot) zone.
2. The proposal meets the requirements of the Town of Leeds Codes.
3. The proposal meets the applicable Utah State Codes.
4. Outdoor lighting shall be restricted to manually switched lights above the doors for maintenance workers.
5. The Landscaping used to obscure the site are to be maintained and replaced by WCWCD whenever necessary due to irrigation issues.
6. The exterior finish on the building be a split face block, the exterior wall be of the same material, and that the exterior of the tank be colored. Colors would be determined at the time of construction, after being provided with samples by the Conservancy, but before materials are purchased.
7. Samples of the metal roof will be provided to Planning Commission to approve color at the time of construction, but before materials are purchased.

Attachment 1: Area Map

PLANNING COMMISSION APPROVED ON THIS 7<sup>th</sup> DAY OF AUGUST, 2024

TOWN COUNCIL APPROVED ON THIS \_\_\_\_\_ DAY OF AUGUST, 2024

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Bill Hoster, Mayor

ATTEST:

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Michelle Rutherford, Clerk/Recorder

## Town of Leeds

### Findings of Approval for the Conditional Use Permit Application - WCWCD

Applicants/Owners: Washington County Water Conservancy District  
 Location: NE Corner of Old Highway 91 and Red Cliffs Rd, Leeds, UT  
 Subject: Pump Station and Water Storage Tank Operations within Leeds  
 Parcel Number: L-HFM-1-B-2  
 Current Zone: R-R-1 (Rural Residential 1 acre lot)

#### Description:

The Washington County Water Conservancy District has applied for a conditional use permit for the Pump Station and Water Storage Tank Operations within Leeds community. Property purchased by WCWCD will be used for a pump station and water storage tank operations. Water will be boosted from Quail Creek Water Treatment Plant to the Cottam Well system to provide additional water to communities of Toquerville, Virgin, LaVerkin, and Hurricane. Water will be available to Leeds community for purchase if the town decides to do so at a future date. As parcel # L-HFM-1-B-2 is property of the WCWCD, they are the sole landowner included in the permit application. The applicants would like to start the project by October 15, 2024. The project itself will take approximately 1 year to complete.

#### Recommendation:

Planning Commission has reviewed the requested conditional use permit for the proposed Pump Station and Water Storage Tank Operation and would recommend the Town Council approve the request, based on the following findings and conditions:

1. Public utilities are conditional use in the R-R-1 (Rural Residential 1 acre lot) zone.
2. The proposal meets the requirements of the Town of Leeds Codes.
3. The proposal meets the applicable Utah State Codes.
4. Outdoor lighting shall be restricted to manually switched lights above the doors for maintenance workers.
5. The Landscaping used to obscure the site are to be maintained and replaced by WCWCD whenever necessary due to irrigation issues.
6. The exterior finish on the building be a split face block, the exterior wall be of the same material, and that the exterior of the tank be colored. Colors would be determined at the time of construction, after being provided with samples by the Conservancy, but before materials are purchased.
7. Samples of the metal roof will be provided to Planning Commission to approve color at the time of construction, but before materials are purchased.

Attachment 1: Area Map

PLANNING COMMISSION APPROVED ON THIS 7<sup>th</sup> DAY OF AUGUST, 2024

#### Motion:

Councilmember Furley made a motion to approve the Conditional Use Permit for the WCWCD Pump Station and Water Storage Tank Operation, based on the following findings and conditions:

1. Public utilities are conditional use in the R-R-1 (Rural Residential 1 acre lot) zone.
2. The proposal meets the requirements of the Town of Leeds Codes.
3. The proposal meets the applicable Utah State Codes.

4. Outdoor lighting shall be restricted to manually switched lights above the doors for maintenance workers.
5. The Landscaping used to obscure the site are to be maintained and replaced by WCWCD whenever necessary due to irrigation issues.
6. The exterior finish on the building be a split face block, the exterior wall be of the same material, and that the exterior of the tank be colored. Colors would be determined at the time of construction, after being provided with samples by the Conservancy, but before materials are purchased.
7. Samples of the metal roof will be provided to Planning Commission to approve color at the time of construction, but before materials are purchased.
8. Site shall not be used as a storage yard for trucks or other equipment. Storage being defined as more than 30 consecutive days.
9. Cottonwood trees shall be planted no further than 15 feet from each other along the entire west wall of the structure.

TOWN COUNCIL APPROVED ON THIS 20th DAY OF AUGUST, 2024

  
\_\_\_\_\_  
Bill Hoster, Mayor

ATTEST:

  
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Michelle Rutherford, Clerk/Recorder