

Feb 25 03 02:52p
FROM: POOLS BY DESIGN 2:22PM

HOWELL STEEL BUILDINGS * 8015713069
FROM

p. 4

P. 1

TOWN OF LEEDS

ZONE CHANGE APPLICATION ND POLICY

APPLICANTS NAME CLINT PETERSEN DATE FEB 25 03

ADDRESS 2138E 1620050 PH. 278-296

IF DIFFERENT FROM APPLICANT THE NAME, ADDRESS AND PHONE NUMBER
OF CURRENT PROPERTY OWNER SAME

APPLICATION IS HEREBY MADE FOR A ZONE CHANGE TO THE LEEDS ZONING
MAP. THE LEGALLY DESCRIBED PROPERTY TO HAVE THE STATUS OF R1

ZONE. THE PRESENT ZONE IS R1
STREET ADDRESS OR GENERAL DESCRIPTION OF PROPERTY/AREA TO BE

CHANGED SECTION 12 T 415 R 14 W S4B.

GENERAL COMMERCIAL

SEE FOLLOWING PAGE FOR ALL MATERIAL REQUIREMENTS OF THIS APPLICATION.


Signature of Applicant

Signature of Planning Comm. Chair

Test: Clerk/Recorder

Date

(CONTINUED ON NEXT PAGE)

Narrative

The Subject property is located along the Southbound on-ramp to I-15 and has frontage on Cemetery Road. The elevation of the property is significantly lower than I-15 but increases above the freeway as you walk Northwest. Noise levels are significant because of its proximity to the freeway on-ramp. There is a stream that runs between the property and I-15 and the lower portion of the property is identified as a flood plain in the General Plan. The current zone is residential 1 acre.

We believe that the property's traits (proximity to the freeway, noise etc.) is better suited for a commercial use rather than a residential one.

The freeway provides an excellent buffer between the proposed commercial use and uses on the other side of the freeway. To the north, on the other side of Cemetery Road, is the cemetery. To the West is Silver Valley Estates, However, there is a mountain which would act as an excellent natural buffer between the commercial use and the residential uses on the other side.

The intended use is for storage units. We understand that a "Conditional Use Permit" is needed for storage units in a General Commercial Zone. We Hereby ask for the following to be done simultaneously:

1. Zone Change from R-1 to General Commercial.
2. General Plan to be amended to reflect this change.
3. Conditional Use Permit for Storage Units.

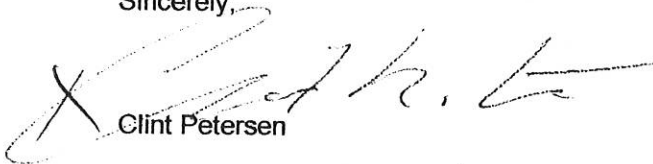
If you have questions before or after the meeting, please feel free to contact either myself, Clint Peterson, or my representative, Eric Earley.

10/24/02

To Whom It May Concern:

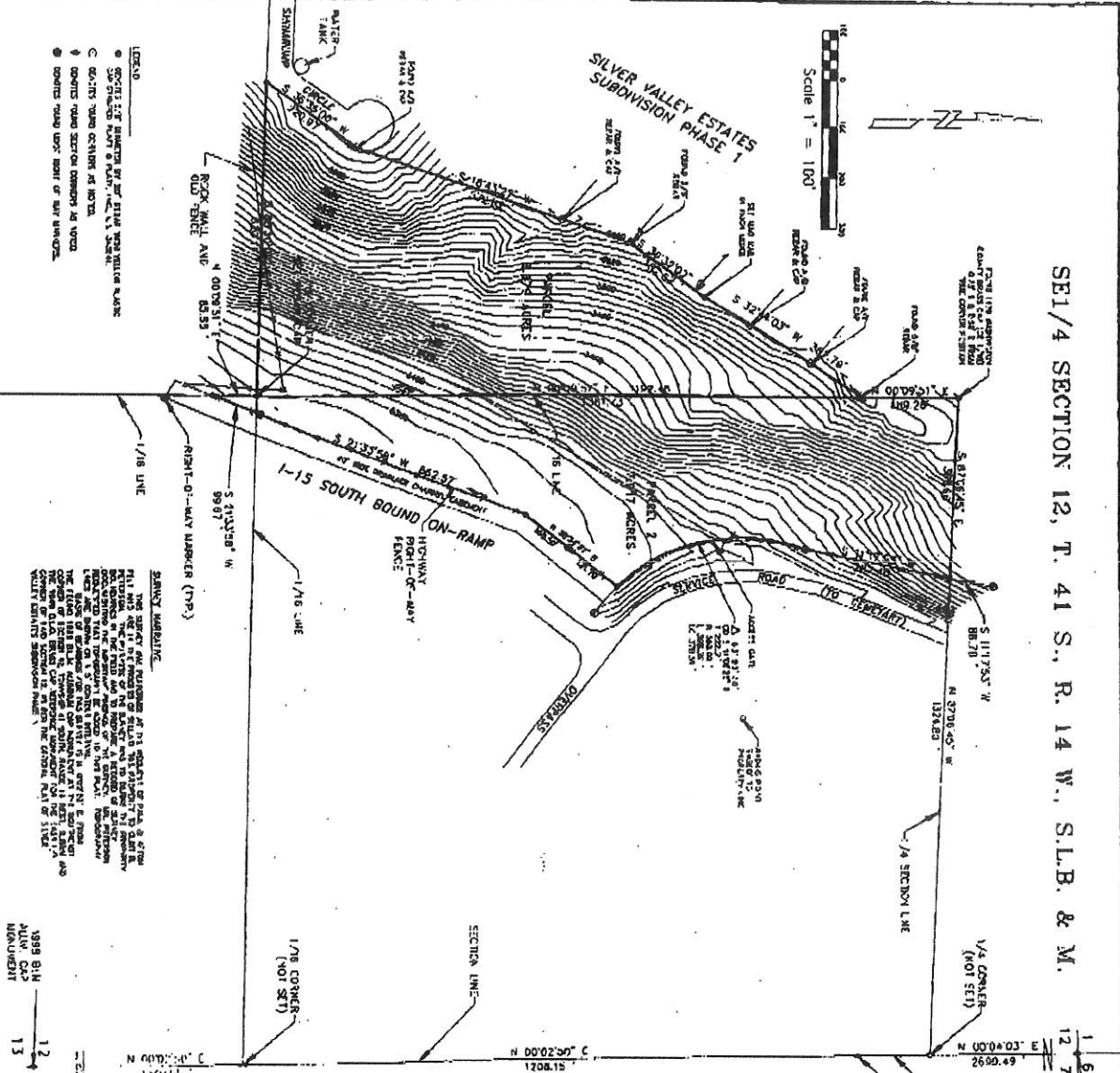
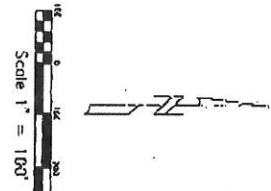
I, Clint Petersen, hereby authorize Eric Earley to represent me in front of the Leeds Planning & Zoning Commission and Town Council in regards to the following properties: 4037-A-1-LS, & L-94-A-1.

Sincerely,

A handwritten signature in black ink, appearing to read "Clint Petersen", is written over a printed name. The signature is stylized and cursive.

Clint Petersen

SE1/4 SECTION 12, T. 41 S., R. 14 W., S.L.B. & M.



LEADS

- SECTION 12, T. 41 S., R. 14 W., S.L.B. & M.
- SECTION 12, T. 41 S., R. 14 W., S.L.B. & M.
- SECTION 12, T. 41 S., R. 14 W., S.L.B. & M.
- ◇ SECTION 12, T. 41 S., R. 14 W., S.L.B. & M.
- ◆ SECTION 12, T. 41 S., R. 14 W., S.L.B. & M.

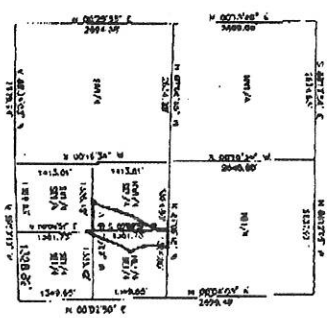
STAINY MAPPING

THIS SURVEY AND MAPPING AT THE REQUEST OF PLATT & PETERSON, INC. WAS CONDUCTED BY THE SURVEYOR AND ENGINEER, FELT & PETERSON, INC. ON THE BASIS OF THE INFORMATION PROVIDED BY PLATT & PETERSON, INC. AND THE SURVEYOR AND ENGINEER, FELT & PETERSON, INC. HAS CONDUCTED THIS SURVEY AND MAPPING IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING AND MAPPING PROFESSION IN THE STATE OF UTAH. THE SURVEYOR AND ENGINEER, FELT & PETERSON, INC. HAS NOT CONDUCTED ANY INVESTIGATION OR RESEARCH TO DETERMINE THE ACCURACY OF THE INFORMATION PROVIDED BY PLATT & PETERSON, INC. THE SURVEYOR AND ENGINEER, FELT & PETERSON, INC. HAS NOT CONDUCTED ANY INVESTIGATION OR RESEARCH TO DETERMINE THE ACCURACY OF THE INFORMATION PROVIDED BY PLATT & PETERSON, INC. THE SURVEYOR AND ENGINEER, FELT & PETERSON, INC. HAS NOT CONDUCTED ANY INVESTIGATION OR RESEARCH TO DETERMINE THE ACCURACY OF THE INFORMATION PROVIDED BY PLATT & PETERSON, INC.

1999 BLM
ALU CAS
MONUMENT

12 7
13 18

(BASIS OF BEARINGS)



SUBDIVISION CERTIFICATE

I, SURVEYOR AND ENGINEER, FELT & PETERSON, INC. DO HEREBY CERTIFY THAT THE ABOVE-DESCRIBED SURVEY AND MAPPING WAS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING AND MAPPING PROFESSION IN THE STATE OF UTAH. I HAVE REVIEWED THE SURVEY AND MAPPING AND AM SATISFIED THAT IT ACCURATELY REPRESENTS THE INFORMATION PROVIDED BY PLATT & PETERSON, INC. AND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING PROFESSION IN THE STATE OF UTAH.

LEGAL CERTIFICATIONS

I, SURVEYOR AND ENGINEER, FELT & PETERSON, INC. DO HEREBY CERTIFY THAT THE ABOVE-DESCRIBED SURVEY AND MAPPING WAS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING AND MAPPING PROFESSION IN THE STATE OF UTAH. I HAVE REVIEWED THE SURVEY AND MAPPING AND AM SATISFIED THAT IT ACCURATELY REPRESENTS THE INFORMATION PROVIDED BY PLATT & PETERSON, INC. AND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING PROFESSION IN THE STATE OF UTAH.

RECORD BY SURVEY FOR

FELT & PETERSON

WITHIN THE SE1/4 SECTION 12, T. 41 S., R. 14 W., S.L.B. & M.

LEDS TOWN, WASHINGTON COUNTY, UTAH

BY: PLATT AND PETERSON, INC.

CONSULTING ENGINEERS & SURVEYORS

207 NORTH OVE DRIVE, SALT LAKE CITY, UTAH 84103

DATE: FEB. 2001

SCALE: 1" = 100'

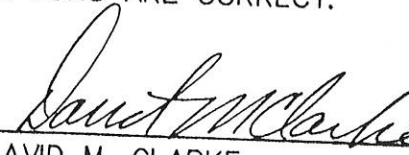
DRAWN BY: J.V. DAVEN

SCALE 1" = 1000'

SURVEYOR'S CERTIFICATE

I, DAVID M. CLARKE, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 343641. I ALSO CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OF THE FOLLOWING DESCRIBED PROPERTIES. I FURTHER CERTIFY THAT THE PROPERTY CORNERS ARE OF THE TYPE SHOWN AND OCCUPY THE POSITIONS INDICATED AS OF THE DATE HEREON, AND THAT THE LEGAL DESCRIPTIONS ARE CORRECT.

DATE: 2-20-01


DAVID M. CLARKE
UTAH L.S. #343641

LEGAL DESCRIPTIONS

PARCEL 1

BEGINNING AT A POINT S. 0°09'51" W. ALONG THE 1/16 LINE 189.26 FEET FROM THE NORTHEAST CORNER OF THE NW1/4SE1/4 OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, AND BEGINNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SILVER VALLEY ESTATES SUBDIVISION PHASE 1 AS FOLLOWS: S 32°44'03" W. 367.79 FEET, THENCE S. 36°32'02" W. 182.87 FEET, THENCE S. 18°43'27" W. 572.82 FEET, THENCE S. 36°35'00" W. 220.97 FEET TO A POINT ON THE SOUTH LINE OF SAID NW1/4SE1/4, THENCE LEAVING SAID SUBDIVISION BOUNDARY LINE AND RUNNING S. 88°30'09" E ALONG THE 1/16 LINE 620.11 FEET TO THE SE CORNER OF SAID NW1/4SE1/4, THENCE N. 0°09'51" E. ALONG THE 1/16 LINE 1192.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.879 ACRES OF LAND.

PARCEL 2

BEGINNING AT THE NW CORNER OF THE E1/2SE1/4 OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, THENCE S. 87°06'45" E. ALONG THE 1/4 SECTION LINE 366.66 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE UTAH STATE ROAD COMMISSION SERVICE ROAD, THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S. 11°17'53" W. 287.40 FEET TO A RIGHT OF WAY MARKER AT A POINT OF NON-TANGENT CURVE, THENCE AROUND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET A DISTANCE OF 398.32 FEET (THE CHORD OF SAID CURVE BEARS S. 11°06'25" E. 378.31 FEET), THENCE DEPARTING SAID RIGHT OF WAY LINE AND RUNNING ALONG THE WESTERLY DRAINAGE CHANNEL EASEMENT LINE S. 38°34'37" W. 121.70 FEET TO A RIGHT OF WAY MARKER, THENCE CONTINUING S. 38°34'37" W. 108.50 FEET, THENCE S. 21°33'58" W. 562.57 FEET TO A RIGHT OF WAY MARKER, THENCE CONTINUING S. 21°33'58" W. 99.67 FEET TO THE WEST LINE OF THE E1/2SE1/4 OF SAID SECTION 12, THENCE N. 0°09'51" E. ALONG THE 1/16 LINE 1467.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.917 ACRES OF LAND.

TOWN OF LEEDS

ZONE CHANGE APPLICATION AND POLICY

APPLICANTS NAME Alberta Puce DATE 3/26/03
ADDRESS Box 460571, Leeds, Wt. 84746 PH. 879-2260

IF DIFFERENT FROM APPLICANT THE NAME, ADDRESS AND PHONE NUMBER
OF CURRENT PROPERTY OWNER - Same -

APPLICATION IS HEREBY MADE FOR A ZONE CHANGE TO THE LEEDS ZONING
MAP. THE LEGALLY DESCRIBED PROPERTY TO HAVE THE STATUS OF _____

R-1-20 ZONE. THE PRESENT ZONE IS General Commercial

STREET ADDRESS OR GENERAL DESCRIPTION OF PROPERTY/AREA TO BE

CHANGED Sec 7 - Township 41 - South Range West
3.56 acres - (Approximately 700 N. Main Street)

SEE FOLLOWING PAGE FOR ALL MATERIAL REQUIREMENTS OF THIS APPLICATION.

Alberta Puce
Signature of Applicant

Signature of Planning Comm. Chair

attest: Clerk/Recorder

Date

(CONTINUED ON NEXT PAGE)

Reason for request,

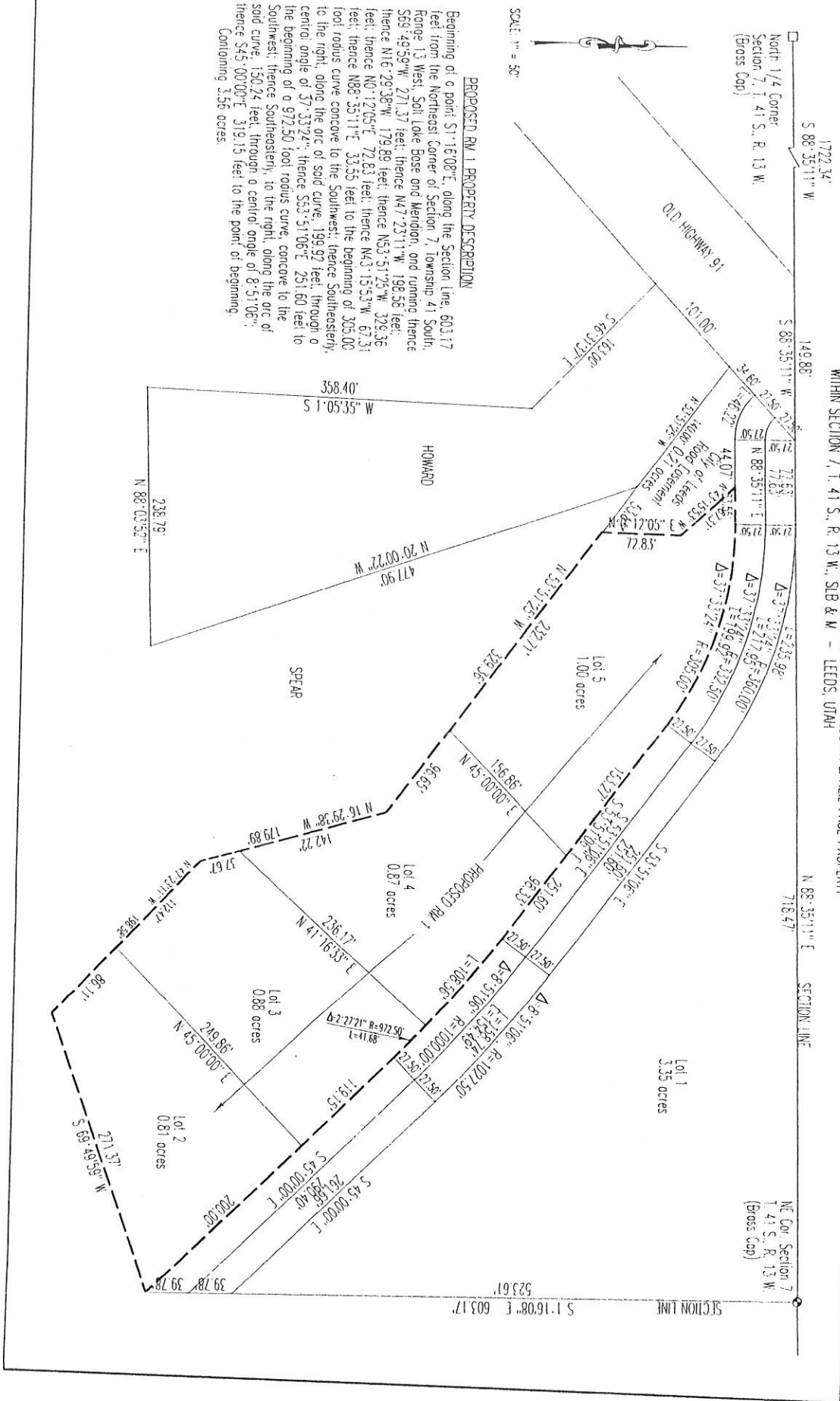
I have bought this 8.8 acres to
give me access to a 70 acre parcel I
wish to develop and feel general
commercial on both sides of the
road is not appropriate

PROPOSED RM 1 PROPERTY DESCRIPTION

Beginning at a point S1°16'08"E, along the Section Line, 603.17 feet from the Northeast Corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence S69°49'59"W 271.37 feet; thence N47°23'11"W 198.58 feet; thence N16°29'38"W 179.89 feet; thence N53°51'25"W 329.36 feet; thence N0°12'05"E 72.83 feet; thence N43°15'53"W 67.31 feet; thence N88°35'11"E 33.55 feet to the beginning of 305.00 foot radius curve concave to the Southwest; thence Southeasterly, to the right, along the arc of said curve, 199.92 feet, through a central angle of 37°33'24"; thence S53°51'06"E 251.60 feet to the beginning of a 972.50 foot radius curve, concave to the Southwest; thence Southeasterly, to the right, along the arc of said curve, 150.24 feet, through a central angle of 8°51'06"; thence S45°00'00"E 319.15 feet to the point of beginning.
Containing 3.56 acres.

P-1-80

PLAT OF PROPOSED ZONE CHANGE FROM GENERAL COMMERCIAL TO RM-1 ALBERTA & NEIL PAGE PROPERTY WITHIN SECTION 7, T. 41 S., R. 13 W., S1B & M - LEEDS, UTAH



PROPOSED RM 1 PROPERTY DESCRIPTION

Beginning of a point S1°16'00"E, along the Section Line, 603.17 feet from the Northeast Corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence S69°49'56"W, 271.37 feet; thence N47°23'11"W, 198.58 feet; thence N16°29'38"W, 179.89 feet; thence N53°51'25"W, 329.36 feet; thence N88°35'11"E, 72.83 feet; thence N43°15'53"W, 67.31 feet; thence N88°35'11"E, 33.55 feet to the beginning of 305.00 foot radius curve concave to the Southwest; thence Southeastly, to the right, along the arc of said curve, 199.92 feet; through a central angle of 37°33'24"; thence S53°51'06"E, 291.60 feet to the beginning of a 9172.50 foot radius curve, concave to the Southwest; thence Southeastly, to the right, along the arc of said curve, 150.24 feet; through a central angle of 8°51'06"; thence S45°00'00"E, 319.15 feet to the point of beginning. Containing 3.56 acres.

SCALE: 1" = 50'



TOWN OF LEEDS

CITIZEN/PUBLIC HEARING COMMENT FORM

One of the most important parts of Town Council meetings is the opportunity for citizens to speak to the Council either as part of a public hearing, where a specific issue is being considered or, during public comments/other business, where any issue may be presented. In an effort to have an orderly meeting and to ensure the rights of others please follow these rules governing public comments at Town Council meetings:

1. This public comment form must be completed and submitted to the Town Clerk/Recorder by anyone wishing to speak.
2. Clearly state your name and address for the record.
3. Observe the stated time limit (3 minutes) given for remarks.
4. Speak only to the Council.
5. Follow directives that may be given by the Mayor. In addition to these rules, speakers are encouraged to be specific in their remarks.

NAME: SCOTT Hoyer DATE: 5/14/03

ADDRESS: 67 E Center St.

I wish to address the Council during the public hearing regarding: ~~Atlanta Fair~~ Hazmat

I wish to address the Council during public comments/other business regarding: Clint Peterson

Note: all citizens attending Council meetings will be expected to respect the rights of others by refraining from any open display of support or opposition to the remarks of any speaker, or open demonstration thereof. Anyone not complying with these rules of procedure may be asked to leave the meeting.

I have read and agree to abide by the rules listed above.

Signed by: [Signature]

(This form is not complete unless signed)

Thank you for taking the time to complete this form. In accordance with Americans with Disabilities Act, the Town of Leeds will make reasonable accommodation to participate in the meeting. Request for assistance can be made by calling 879-2447 at least 48 hours in advance of the meeting to be attended.

TOWN OF LEEDS

ZONE CHANGE APPLICATION AND POLICY

APPLICANTS NAME Brant Jones DATE 25 Feb '03
ADDRESS 175 S. Main Leeds PH. 879-2925

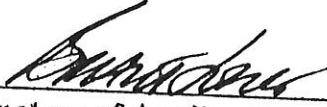
IF DIFFERENT FROM APPLICANT THE NAME, ADDRESS AND PHONE NUMBER
OF CURRENT PROPERTY OWNER Amy Jones 10431 So. 3200 W.
South Jordan Ut. 84095 801-254-4262

APPLICATION IS HEREBY MADE FOR A ZONE CHANGE TO THE LEEDS ZONING
MAP. THE LEGALLY DESCRIBED PROPERTY TO HAVE THE STATUS OF _____

General Comm. ZONE. THE PRESENT ZONE IS Open Space R-R-2

STREET ADDRESS OR GENERAL DESCRIPTION OF PROPERTY/AREA TO BE
CHANGED Frontage Road on Wonderland

SEE FOLLOWING PAGE FOR ALL MATERIAL REQUIREMENTS OF THIS APPLICATION.


Signature of Applicant

Signature of Planning Comm. Chair

attest: Clerk/Recorder

Date

(CONTINUED ON NEXT PAGE)

Feb. 26, 2003

To whom it may concern,

We are submitting this letter upon request from the Town of Leeds regarding the proposed site for a zone change. We request the zone be changed from open space to general commercial. The area of land affected would be from the required 25 feet from the road (Wonder Lane) to approximately an additional 275 feet back (East) for the purpose of storage units.

Brant and Tiffany Jones

February 4, 2003

To Whom It May Concern,

As a property owner of a parcel of land being considered as a site for construction of a storage unit, I designate Brant Jones as an agent to speak in behalf of me in resolving any issues relevant to this proposal.

Am Jones

SEC. LOT 9

NW CORNER
SET 1/4, SET 1/4
SECTION 6,
T41S, R13W

SEC. LOT 10

817.68'

S87°58'07"E

1249.58'

N00°57'03"E
173.57'

P.D.B.
SAGEWOOD RANCHES LTD

SAGEWOOD RANCHES LTD

TOTAL PARCEL
477,053 sq. ft.
10.951 acres
BOOK 1345, PAGE 2345
ENTRY No. 661003

NOT A PART OF ZONE CHANGE

SUBJECT PROPERTY

PROPOSED ZONE CHANGE PARCEL
265,719 sq. ft.
6.100 acres

CURRENT ZONE - OPEN SI
PROPOSED ZONE - GENERAL C

302.22'

378.56'

N37°02'17"W

N52°57'43"E

741.67'

EAST
233.04'

P.D.B.
ZONE CHANGE PARCEL

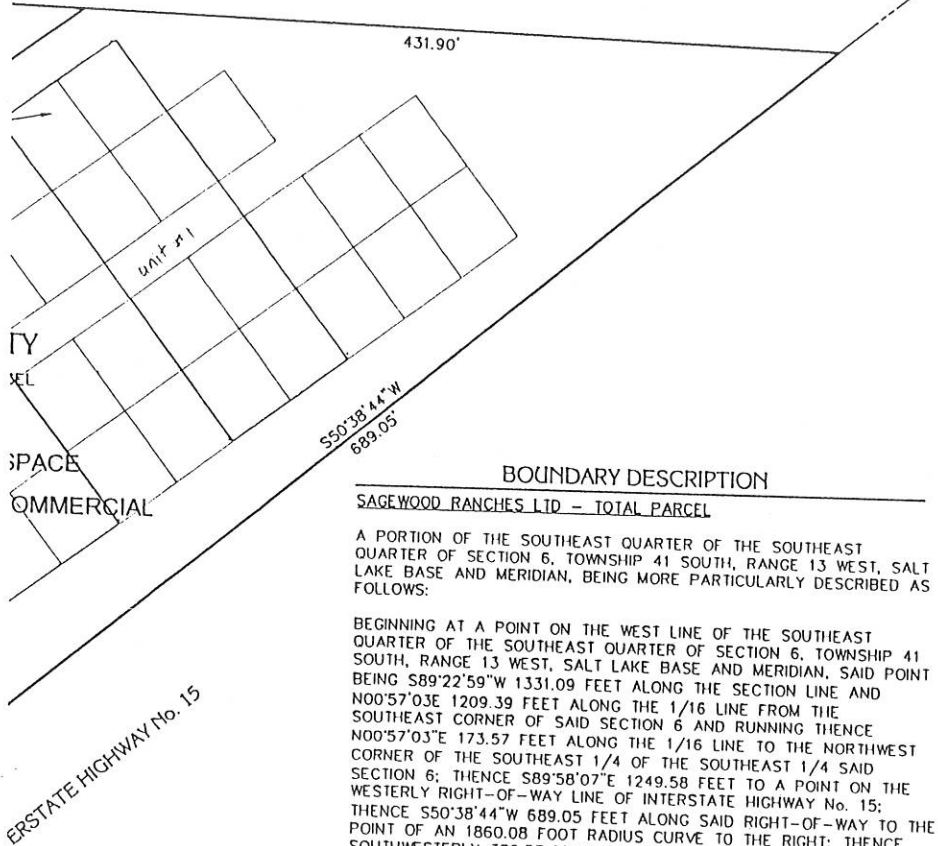
653.56'

Unit # 5

Unit # 4

Unit # 3

INT



TY
XL
SPACE
COMMERCIAL

INTERSTATE HIGHWAY No. 15

BOUNDARY DESCRIPTION

SAGEWOOD RANCHES LTD - TOTAL PARCEL

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING S89°22'59"W 1331.09 FEET ALONG THE SECTION LINE AND N00°57'03"E 1209.39 FEET ALONG THE 1/16 LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 6 AND RUNNING THENCE N00°57'03"E 173.57 FEET ALONG THE 1/16 LINE TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SAID SECTION 6; THENCE S89°58'07"E 1249.58 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 15; THENCE S50°38'44"W 689.05 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF AN 1860.08 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 389.57 FEET MORE OR LESS ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY; THENCE N37°02'16"W 653.56 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 10.951 ACRES MORE OR LESS.

PROPOSED ZONE CHANGE AREA

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°22'59"W 1331.09 FEET ALONG THE SECTION LINE, N00°57'03"E 907.17 FEET ALONG THE 1/16 LINE, AND EAST 233.04 FEET FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N52°57'43"E 741.67 FEET; THENCE S89°58'07"E 431.90 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 15; THENCE S50°38'44"W 689.05 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF AN 1860.08 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 389.57 FEET MORE OR LESS ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY; THENCE N37°02'17"W 275.00 MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 6.100 ACRES MORE OR LESS.

SAGEWOOD RANCHES LTD ZONE CHANGE REQUEST ONE CHANGE FROM OPEN SPACE TO GENERAL COMMERCIAL	SURVEY LOCATION: SE. 1/4 SECTION 6, T. 41. S. R. 13. W. SLB&M	DATE: FEBRUARY 26, 2003
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