

# Town of Leeds

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## Agenda Town of Leeds Planning Commission Wednesday, December 06, 2023

**PUBLIC NOTICE** is hereby given that the Town of Leeds Planning Commission **PUBLIC MEETING** scheduled for Wednesday, December 6, 2023, at 7:00 P.M. This meeting will be held at Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

### **Regular Meeting 7:00 pm**

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda: (These items will be a single motion unless removed at the request of the chairman or board Members)
  - a. Tonight's Agenda of December 06, 2023
  - b. Meeting Minutes of November 01, 2023, Work Session
  - c. Meeting Minutes of November 01, 2023, Regular Session
6. Announcements:
  - a. Dumpsters Days, December 15, 16, & 17, Dumpsters Located on Cherry Lane
  - b. Wreaths Across America, December 17, 2023, 10:00 AM at all Town Cemeteries
  - c. Annual Christmas Tree Lighting event Dec. 16<sup>th</sup> at 6:30pm
  - d. Invite at Townhall on January 9th at 4:30 pm for the Steering Meeting to launch 2024 County Fair Spotlight City project.
  - e. Dog and Cat Vaccination Clinic, Saturday, January 5, 2023, 1-2PM with Dr. Bice
  - f. Business Licenses expire on December 30, 2023, Safety inspection is mandatory for renewal
7. Public Hearing: None
8. Action Items:
  - a. Receipt acknowledgement from the Town Council of recommendation to initiate discussion on the proposal to Vacate Silver Pointe Estates Subdivision plat, and suggestion to establish a Public Hearing date
  - b. Conditional Use Permit (CUP) application for Bed & Breakfast at 281 N Boulder Way, Ruthann Beardsley
9. Discussion Items:
  - a. Selection from Mayor Hoster recommended theme options for spotlighting Leeds Town
10. Staff Reports
11. Adjournment

The Town of Leeds will provide 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 December 4, 2023, 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

## Join the Fair Committee – Let's Make It Unforgettable!

Dear Community or Nearby Residents,

Exciting times are ahead, and we want you to be a part of it! We are thrilled to announce the formation of the Fair Committee, and we're on the lookout for passionate individuals to join us in creating an unforgettable experience for our community.

### Why Join the Fair Committee?

- **Make a Difference:** Your ideas and efforts will shape a fun and memorable event for everyone.
- **Build Connections:** Network with fellow community members and local businesses while working towards a common goal.
- **Showcase Your Skills:** Whether you're a logistics guru, a creative mind, or an organizational wizard, there's a place for you to shine.

### What We Need:

- Enthusiastic individuals who are committed to bringing joy to our community.
- Diverse skills and perspectives to ensure a well-rounded event.
- A willingness to collaborate and make this fair the best one yet!

### How to Get Involved:

If you're ready to roll up your sleeves and dive into the excitement, join us for an informational meeting on January 9, 2024 at 4:30pm. Can't make it but still interested? Reach out to [clerk@leedtwon.org](mailto:clerk@leedtwon.org) or call 435-874-2774.

Let's come together and create a fair that will be talked about for years to come!

Hurricane  
Valley  
FIRE SPECIAL  
SERVICES DISTRICT

OFFICE OF THE FIRE CHIEF

Chairman  
Bill Hoster

Randy Aton  
Nanette Billings  
LaRene Cox  
Richard Hirschi  
Dan McGuire  
Justin Sip  
Paul Luwe



## Annual Fire Safety Inspection

### Memorandum to All Businesses Within Hurricane Valley Fire District Boundaries

Pursuant to Utah State Fire Code (Title 15A), which incorporates the International Fire Code, all businesses must pass an **annual** fire safety inspection.

Hurricane Valley Fire District is the authorized representative to perform the inspections. There will be a fee of \$75.00 to cover the time and expense of the Fire Marshal and staff. Please go to

*[www.hvfssd.org/information](http://www.hvfssd.org/information)*

Click on the bar *Applications for Inspections, Permits, etc.*, then *Annual Fire Safety Inspection* link.

Once you fill out the form and make the payment, our Fire Marshal's office will contact you to schedule the inspection.

Chief Joe Decker  
202 East State Street  
Hurricane, Utah 84737  
(435) 635-9562 Office  
(435) 635-5259 Fax

# DOG and Cat CLINIC

SATURDAY, JANUARY 5, 2024

Town Hall



1:00 p.m.-2:00 p.m.

Dr. Bice will be present to provide vaccinations,  
if desired

Rabies	\$15
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Parvo	\$18
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LICENSE FEE PER DOG \$5.00

Please Provide the Following:

- Completed application: available on town website and Town Hall
- Copy of rabies vaccinations
- \$5.00 fee per dog



Town of Leeds  
218 N Main St.  
Leeds, UT 84746

November 8, 2023

**TO: Mayor Hoster and Town of Leeds City Council**  
**FROM: Councilmember Ron Cundick**  
**RE: Request to Initiate Process to Vacate Silver Pointe Estates Phase 1 Plat**

To the Town of Leeds Mayor and City Council:

As you know, on June 30, 2016, a plat for the Silver Pointe Estates Phase 1 development was recorded in the Washington County Recorder's Office as Document Number 20160023327. Pursuant to Chapter 21, Section 14 of the Town of Leeds City Code, I formally request that the City Council begin the process to vacate the plat for the Silver Pointe Estates Phase 1 development.

Kind Regards,

Ron Cundick, Councilmember  
Leeds, UT

Checklist for submitting a Nightly Rental Business License application to the Town of Leeds for a Conditional Use Permit, Home-Occupied Bed & Breakfast:

### **Application Process for Town of Leeds Nightly Rental Business License**

#### **1. Conditional Use Permit (Town Council Approval):**

- Obtain Town Council approval for a Conditional Use Permit (Home-Occupied Bed & Breakfast).

#### **2. General Business License Application:**

- Complete and sign the General Business License application form for a Nightly Rental Business License certificate.

#### **3. Required Documents and Proof:** Provide supporting documents and proof of the following requirements:

- Federal Employer Identification Number (FEIN) or Social Security Number (SSN).
- Utah State Business registration.
- Safety inspections, including fire safety, smoke detectors, and carbon monoxide detectors.

#### **4. Health and Safety Requirements:**

- Ensure compliance with health and safety codes, including sanitation and hygiene standards.
- Verify compliance with local health regulations.

#### **5. Insurance:**

- Present proof of liability insurance, often with specific coverage limits.
- Provide an insurance certificate naming the city as an additional insured party.

#### **7. Payment of Fees:**

- Pay the required fees, which include a \$50.00 application fee and licensing fee.

#### **8. Tax Compliance:**

- Demonstrate proof of payment or registration for local occupancy taxes, sales taxes, or transient occupancy taxes.
- Ensure compliance with all local tax regulations.

#### **9. Parking and Transportation Plan:**

- Provide details on parking availability and transportation options for guests.

#### **10. Noise and Nuisance Regulations:**

- Ensure compliance with noise and nuisance regulations, including quiet hours and other restrictions.

#### **11. Guest Information:**

- Describe plans for providing guest information, including emergency contact information and local regulations.



# 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)

Zone R-R-1

CATEGORY	1	FEE	100.00
(Non-refundable)			
DATE RECEIVED			
BY	Asaith Steed		

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT INFORMATION:

Name: Ruth Ann V Beardslay  
 Address: 281 Boulder Way  
 Phone: Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: 201-721-1691  
 Email Address: Frab418@gmail.com

List nature of business or use applying for: Casita nightly rental / B+B

Property to be used for the following purposes: Nightly rental my 2 bedroom attached Casita, 1 Full Bath. Private entrance. Private space with locked door to main living area. 6 person capacity.

Legal description of property, (give exact legal description & include: Lot, Block, Subdivision and Tract)  
Parcel # L-VVWE-2-14 Leeds Subd Vista View estates  
ph 2 Sub. Vista View est 2 U Lot 14

Property Tax ID# #L-~~281~~ V V W F-2-14

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

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

Rudolph Beaudry 218 Boulder Way 801-721-1691  
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:

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Mayor, Town of Leeds

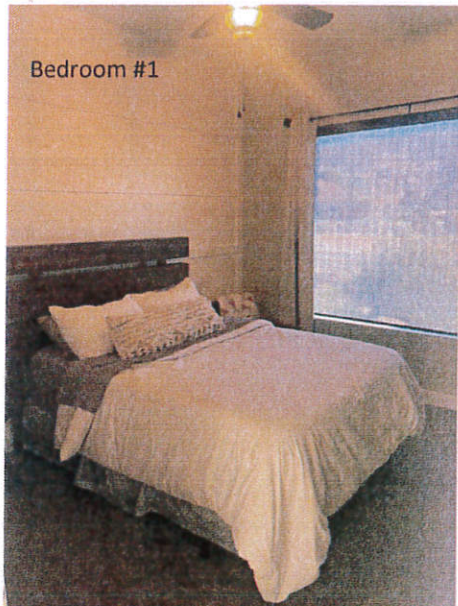
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Date

ATTEST:

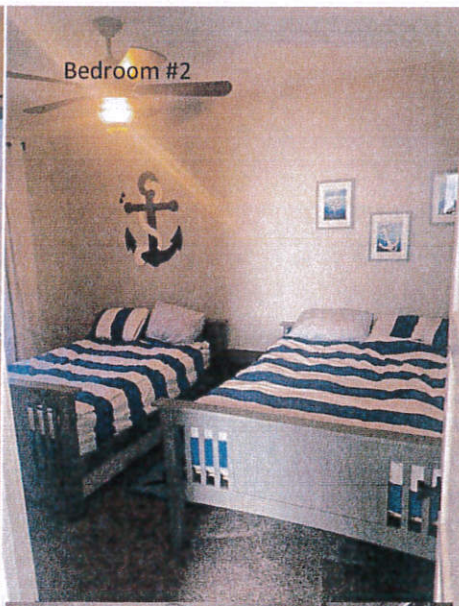
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Clerk/Recorder, Town of Leeds

\_\_\_\_\_  
Date

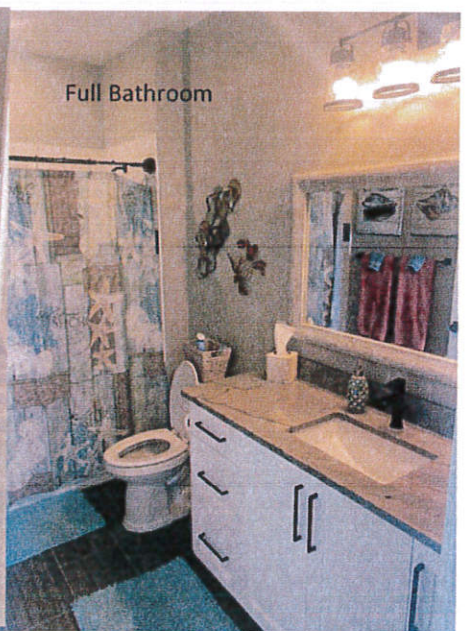




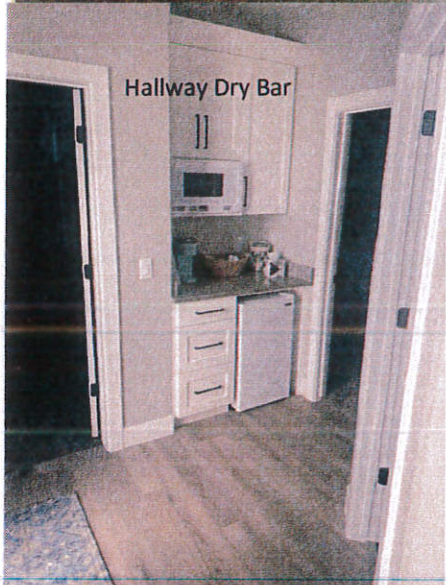
Bedroom #1



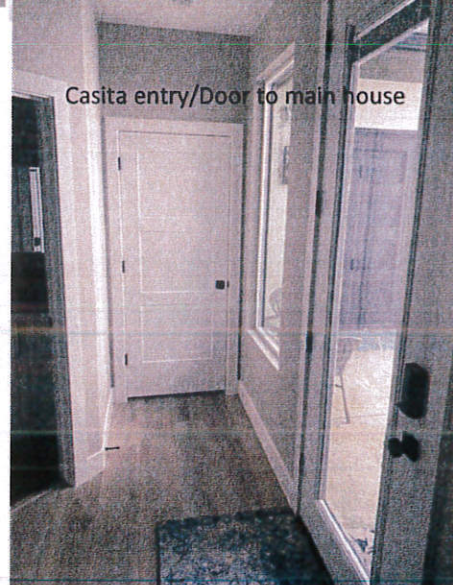
Bedroom #2



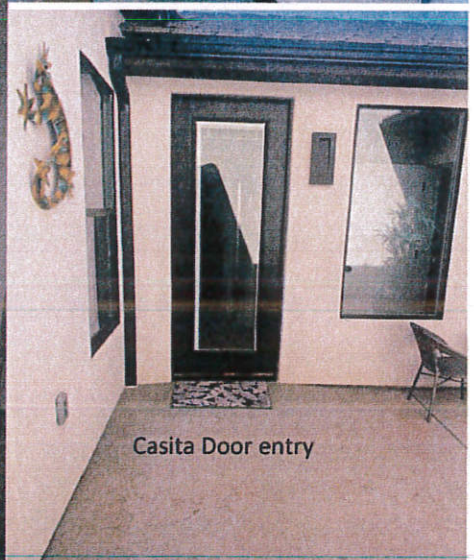
Full Bathroom



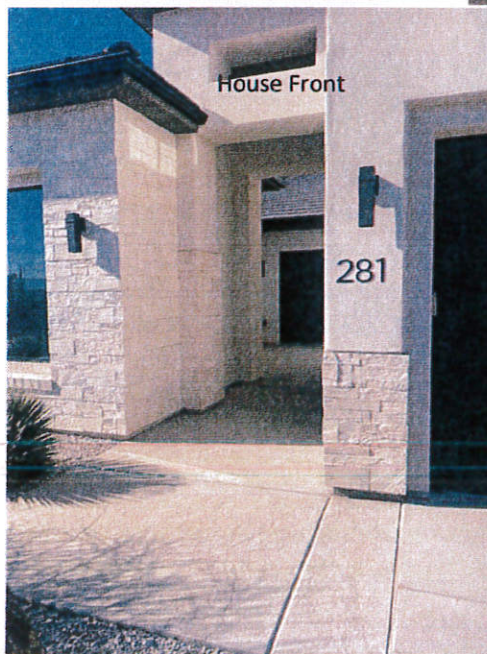
Hallway Dry Bar



Casita entry/Door to main house



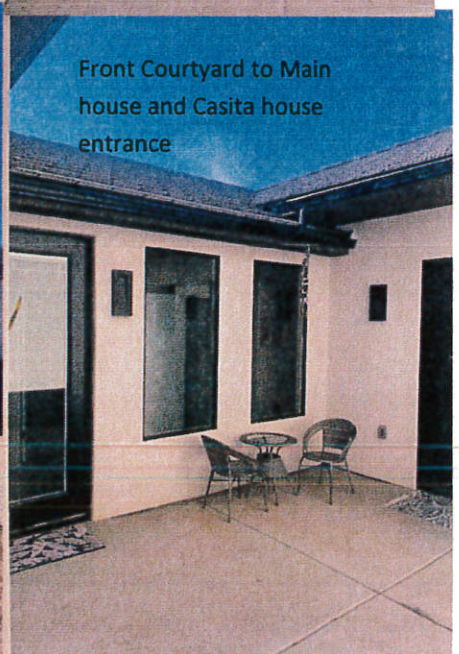
Casita Door entry



House Front



Off Street Parking



Front Courtyard to Main house and Casita house entrance

Property Attributes (Assessor's Data)

PROPERTY IDENTIFICATION

Tax Account #	0805446	Latitude	37.238654
Parcel #	L-VVWE-2-14	Longitude	-113.352559
County	Washington		
Legal Description	CITY/MUNI/TWP:LEEDS SUBD:VISTA VIEW ESTATES PH 2 SUBDIVISION: VISTA VIEW EST 2 (L) LOT: 14		
State	Utah		

OWNER INFORMATION

Current Owner Name	BEARDSLEY, RUTH ANN	Assessee Owner Name	BEARDSLEY FRANK H & RUTH ANN
Property Address Flag	Property Address was populated from a non-derived property address in the prior assessment file	Assessee Address	PO BOX 460411
Property Address	281 N BOULDER WAY	Assessee City	Leeds
Property City	St George	Assessee State	Utah
Property State	Utah	Assessee Zip	84746-0411
Property Zip	84746-		

PROPERTY INFORMATION

Land Use Code	Single Family Residential	Market Value Year	2023
Land Use Description	SINGLE FAMILY RESIDENTIAL	Taxed Amount	\$2,983.24
Total Assessed Value	\$425,205	Taxed Year	2023
Assessment Value Year	2023	Subdivision	VISTA VIEW ESTATES PH 2
Market Land Value	\$155,000	Lot Size in Sq. Ft.	20,038 sq. ft.
Market Improvement Value	\$618,100	Lot Size in Acres	0.460
Total Market Value	\$773,100		

IMPROVEMENT INFORMATION

Year Built	2021	Number of Rooms	9
Air Conditioning	Central	Number of Bedrooms	4
Fireplaces	1	Number of Bathrooms	3.50
Building Area	3,242 sq. ft.	Roof Cover Type	Tile
Number of Stories	1.5	Garage Type	Garage

SQUARE FOOTAGE

Building Perimeter	408 sq. ft.	Porch - Open	176 sq. ft.
Porch/Stoop	55 sq. ft.	Garage	1,460 sq. ft.
Porch/Stoop	500 sq. ft.	Porch/Stoop	41 sq. ft.

Property Transactions (Recorder's Data):

PROPERTY TRANSACTION

Parcel #	L-VVWE-2-14	Document Type	Intrafamily Transfer - Transaction is between related parties for any reason & no consideration.
Original Date of Contract	Nov 06, 2023	Deed Transaction Type	Non-Arms Length transactions with a valid Title Company Name (no accommodations)
Recording Date	Nov 07, 2023	Recorder's Document	20230033465
Title Co. Name	ACCOMMODATION	Subdivision	VISTA VIEW ESTATES

SELLER INFORMATION

Seller #1	FRANK H BEARDSLEY	Seller #1 ID Code	Individual(s)
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BUYER INFORMATION

Buyer #1	RUTH ANN BEARDSLEY	Buyer City	Leeds
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**UtahRealEstate.com**

Buyer #1 ID Code	Individual(s)	Buyer State	Utah
Buyer Address	P0 BOX 460411	Buyer Zip	84746-
Buyer Unit #	# BOX		

PROPERTY TRANSACTION

Parcel #	L-VVWE-2-14	Document Type	Warranty Deed
Original Date of Contract	Sep 17, 2020	Deed Transaction Type	Arms Length Residential transactions (Purchase/Resales)
Recording Date	Sep 17, 2020	Recorder's Document	20200050801
Title Co. Name	SOUTHERN UTAH TITLE CO	Subdivision	VISTA VIEW ESTATES PHASE 2

SELLER INFORMATION

Seller #1	SCOTT FAYLOR	Seller #1 ID Code	Individual(s)
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BUYER INFORMATION

Buyer #1	FRANK H BEARDSLEY	Buyer Address	2691 S 3970 W
Buyer #1 ID Code	Individual(s)	Buyer City	Hurricane
Buyer #2	RUTH ANN BEARDSLEY	Buyer State	Utah
Buyer #2 ID Code	Individual(s)	Buyer Zip	84737-7746

PROPERTY TRANSACTION

Parcel #	L-VVWE-2-14	Document Type	Warranty Deed
Original Date of Contract	Mar 30, 2017	Deed Transaction Type	Arms Length Residential transactions (Purchase/Resales)
Recording Date	Apr 03, 2017	Recorder's Document	20170013512
Title Co. Name	SOUTHERN UTAH TITLE	Subdivision	VISTA VIEW ESTATES

SELLER INFORMATION

Seller #1 ID Code	Corporation	Seller Zip	00000-0000
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BUYER INFORMATION

Buyer #1	L NORMAN ROGERS	Buyer Address	1834 TOUCH DR
Buyer #1 ID Code	Trustee	Buyer City	Inkom
Buyer #2	A MARIE ROGERS	Buyer State	Idaho
Buyer #2 ID Code	Trustee	Buyer Zip	83245-1629

PROPERTY TRANSACTION

Parcel #	L-VVWE-2-14	Document Type	Deed in Lieu of Foreclosure
Original Date of Contract	May 18, 2010	Deed Transaction Type	REO and Trustee Deeds
Recording Date	May 25, 2010	Recorder's Document	20100017008
Title Co. Name	GUARDIAN TITLE INSURANCE AGE		

SELLER INFORMATION

Seller #1 ID Code	Company or Corporation		
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BUYER INFORMATION

Buyer #1 ID Code	Company or Corporation	Buyer State	Utah
Buyer Address	2145 S MAIN ST	Buyer Zip	84115-
Buyer City	Salt Lake City		

PROPERTY TRANSACTION

Parcel #	L-VVWE-2-14	Recorder's Document	20070035644
Original Date of Contract	Jul 09, 2007	Subdivision	VISTA VIEW ESTATES PHASE 2
Recording Date	Jul 11, 2007	Lender Name	SUBDIVISIONS INC
Title Co. Name	GUARDIAN TITLE INSURANCE AGE	Lender Type	Seller
Document Type	Corporation Deed	Loan Amount	\$1,747,500

Deed Transaction Type	Insured Non-Residential Grant Deeds	Loan Type	Seller take-back
Loan Transaction Type	Non-Residential Mortgages (Purchase & Non-Purchase)		

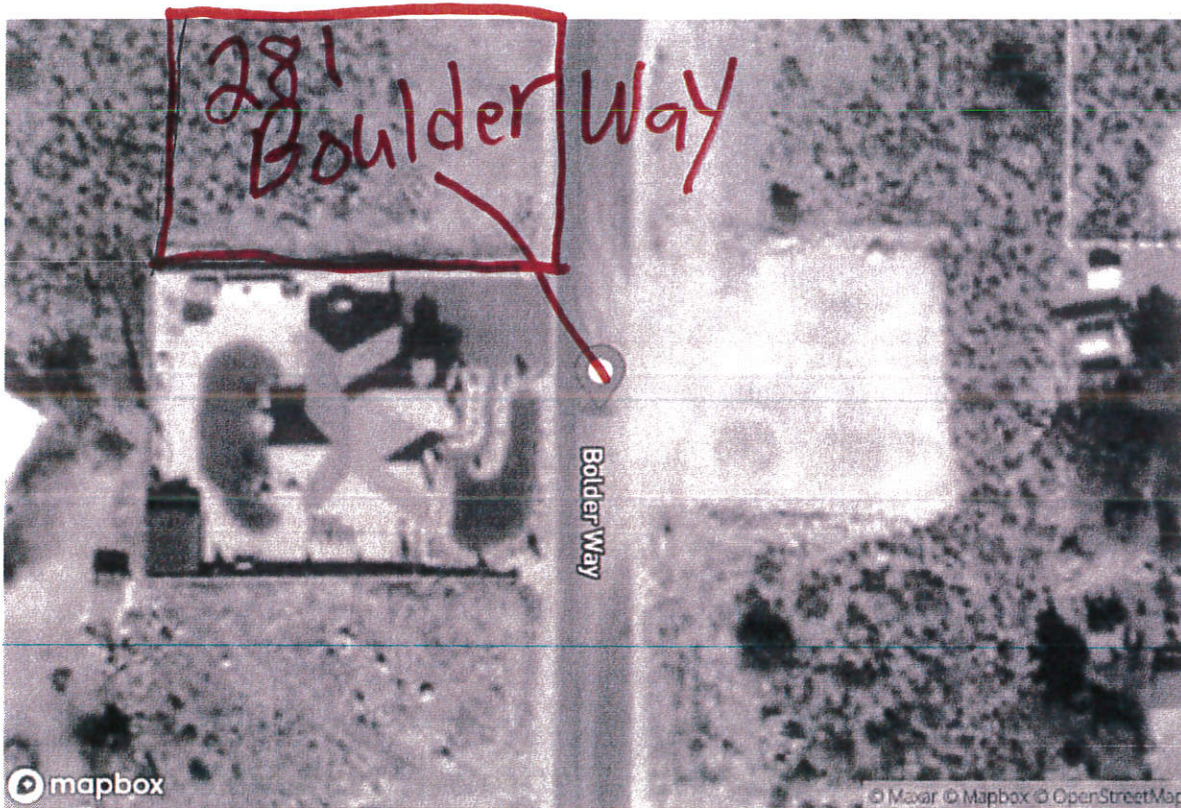
SELLER INFORMATION

Seller #1 ID Code	Company or Corporation	Seller State	Utah
Seller Address	2145 S MAIN ST	Seller Zip	84115-
Seller City	Salt Lake City		

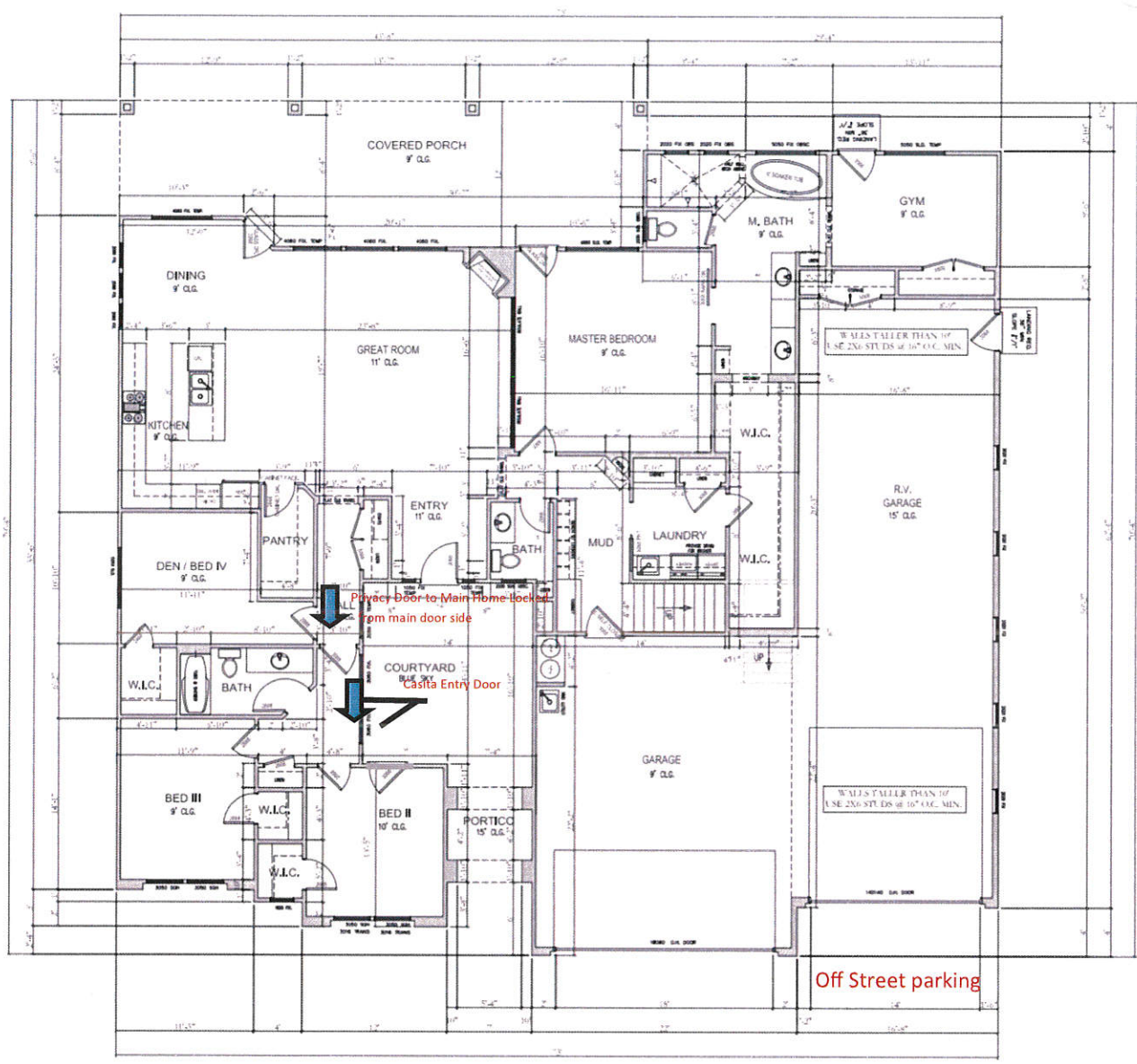
BUYER INFORMATION

Buyer #1 ID Code	Company or Corporation	Buyer State	Utah
Buyer Address	2145 S MAIN ST	Buyer Zip	84115-
Buyer City	Salt Lake City		

Property Location:



Source: Assessor, Recorder, and other tax data provided from Black Knight, Inc. and other third party sources.





av Boulder M



## AGENDA ITEMS FOR NEXT PC MEETING

\_\_\_\_\_, 2022

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