

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, December 13, 2023

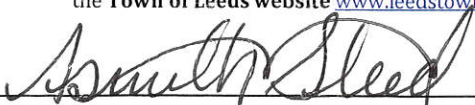
PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, December 13, 2023, at 7:00 pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Regular Meeting 7:00pm

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda of December 13, 2023
 - b. Meeting Minutes of November 08, 2023
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
7. Announcements:
 - a. Dumpsters Days, December 15, 16, & 17, Dumpsters Located on Cherry Lane
 - b. Wreaths Across America, December 16, 2023, 10:00am at all Town Cemeteries
 - c. Annual Christmas Tree Lighting event Dec. 16th at 6:30pm
 - d. Steering Meeting to launch Leeds Spotlight City project at Townhall January 9th 4:30pm
 - e. Dog and Cat Vaccination Clinic, Saturday, January 5, 2024, 1-2PM with Dr. Bice
 - f. Business Licenses expire on December 30, 2023, Safety inspection is mandatory for renewal
8. Public Hearings:

Declare a parcel of land as surplus, this portion being the land gap on the East side of the Leeds LDS Cemetery, adjacent to the property, on the Southern border.
9. Action Items:
 - a. Discussion and Potential Action on Resolution 2023-04, Cemetery Gap
 - b. Discussion and Potential Action on Ordinance 2023-04, Meeting Calendar
 - c. Action regarding applicants' withdrawal of Disconnect Request, parcel number L-3181 for Barbara and Craig Rental
 - d. Discussion and Potential Action on Extension for Silver Eagle Estates Subdivision
 - e. Discussion and Potential Action regarding Leeds HVFSSD Fire board member
 - f. Action on Conditional Use Permit application, B&B at 281 N Boulder Way, Ruthann Beardsley
 - g. Discussion and Potential Action regarding quote for cypress tree removal at LDS Cemetery
10. Discussion Items:
11. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
12. Staff Reports:
13. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
14. 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 December 11, 2023 at these public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town of Leeds website www.leedstown.org.


Aseneth Steed, Clerk/Recorder



TOWN OF LEEDS

Town Council Meeting

PUBLIC HEARING NOTICE

Notice is hereby given that a Public Hearing will occur at the
Town Council Meeting on
Wednesday, December 13, 2023, at 7:00 p.m.
At the Leeds Town Hall 218 North Main Street, Leeds, Utah.

The Leeds Town Council will conduct a public hearing on the specified date to address the following proposed matter:

The purpose of this public hearing is to declare a parcel of land as surplus, this portion being the land gap on the East side of the Leeds LDS Cemetery, adjacent to the property, on the Southern border. This notice is given for public hearing and comments.

Interested persons are encouraged to attend the public hearing to be held in the Leeds Town Hall at 218 North Main Street or present their views in writing to the Leeds Town Clerk/Recorder prior to the meeting.

Certificate of Posting

The undersigned Clerk/Recorder does hereby certify that the above notice was posted November 28, 2023. The public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, the Town of Leeds Website www.leedstown.org, also published in the Spectrum Newspaper.

Aseneth Steed
Clerk/Recorder

TOWN OF LEEDS

RESOLUTION NO. 2023-04

**A RESOLUTION DECLARING SURPLUS A REMNANT PARCEL OF REAL PROPERTY
ADJACENT TO THE LEEDS CEMETERY**

WHEREAS, the Town of Leeds (the “Town”) is a political subdivision in the State of Utah providing municipal services to the residents and businesses located within the corporate limits of the Town; and

WHEREAS, the Town has owned and operated and provided a cemetery within the Town limits for more than one hundred years; and

WHEREAS, recently it was discovered that there exist property line gaps and overlaps in property descriptions adjacent to and upon the Town cemetery property; and

WHEREAS, the property has been surveyed and negotiations have taken place with the adjacent property to resolve such issues; and

WHEREAS, a public hearing was held on December 13, 2023 to allow the public to comment on the proposed resolution of these issues which is by mutually exchanging quit-claim deeds to equitably divide the property between the parties; and

WHEREAS, the public comment received during the public hearing was favorable in support of the proposed solution.

NOW, THEREFORE, BE IT RESOLVED by the Town of Leeds’ Council that it hereby approves the proposal to resolve the deed gap and overlap and that it authorizes the Mayor to execute the Quit-Claim Deed attached as Exhibit A.

This resolution shall take effect immediately upon posting, as required by law, deposited and recorded on this 20th day of November, 2023.

TOWN OF LEEDS

By: _____
Bill Hoster, Mayor

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
Mayor: Bill Hoster	_____	_____	_____	_____
Councilmember: Danielle Stirling	_____	_____	_____	_____
Councilmember: Ron Cundick	_____	_____	_____	_____
Councilmember: Stephen Wilson	_____	_____	_____	_____
Councilmember: Kole Furley	_____	_____	_____	_____

ATTEST:

Aseneth Steed, Clerk/Recorder

EXHIBIT A



APN #:

L-4-1-12-124

L-4-1-12-121

L-4-1-12-126

“EXHIBIT A”

Commencing at the found 1979 Washington County Survey Monument representing the Southwest Corner of the Southeast Quarter of the Northeast Quarter (Center East Sixteenth Corner) of Section 22, Township 41 South, Range 14 West, Salt Lake Base and Meridian, and running thence South $86^{\circ}03'36''$ East along the center quarter section line 794.76 feet; thence North $03^{\circ}55'31''$ East 112.97 feet; thence North $86^{\circ}04'29''$ West 16.28 feet to the TRUE POINT OF BEGINNING; thence North $86^{\circ}04'29''$ West 16.28 feet; thence North $05^{\circ}43'07''$ East 291.52 feet; thence South $86^{\circ}05'53''$ East 3.00 feet; thence North $05^{\circ}43'07''$ East 237.08 feet; thence North $37^{\circ}05'12''$ East 9.17 feet; thence South $04^{\circ}47'39''$ West 244.67 feet; thence South $04^{\circ}49'20''$ West 291.42 feet to the TRUE POINT OF BEGINNING.

Containing 5,713 Square Feet or 0.13 Acres.



APN #:

L-4-1-12-124

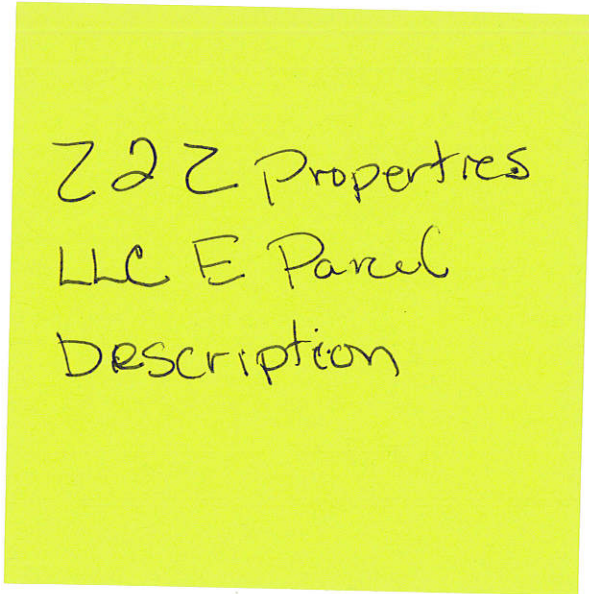
L-4-1-12-121

L-4-1-12-126

“EXHIBIT A”

Commencing at the found 1979 Washington County Survey Monument representing the Southwest Corner of the Southeast Quarter of the Northeast Quarter (Center East Sixteenth Corner) of Section 22, Township 41 South, Range 14 West, Salt Lake Base and Meridian, and running thence South $86^{\circ}03'36''$ East 794.76 feet; thence North $03^{\circ}55'31''$ East 112.97 feet to the TRUE POINT OF BEGINNING, and running thence North $86^{\circ}04'29''$ West 16.28 feet; thence North $04^{\circ}49'20''$ East 291.42 feet; thence North $04^{\circ}47'39''$ East 244.67 feet; thence North $37^{\circ}05'12''$ East 9.17 feet; thence South $03^{\circ}55'31''$ West 132.62 feet; thence North $46^{\circ}17'10''$ East 9.75 feet; thence South $04^{\circ}36'14''$ West 95.27 feet; thence North $85^{\circ}25'57''$ West 2.44 feet; thence South $03^{\circ}55'31''$ West 323.05 feet to the TRUE POINT OF BEGINNING.

Containing 6,424 Square Feet or 0.15 Acres.



Z2Z Properties
LLC E Parcel
Description

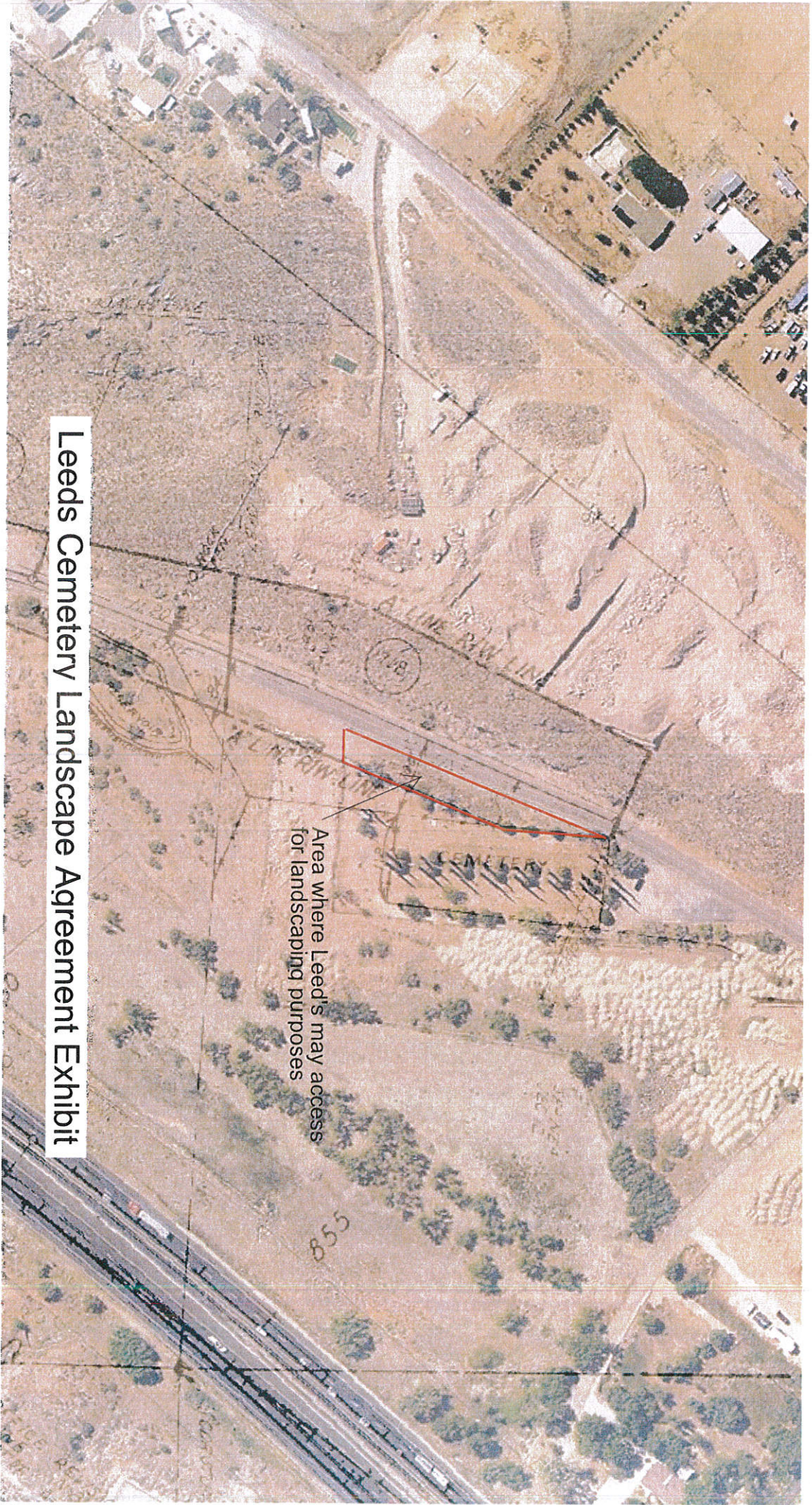


APN #: L-94-D

"EXHIBIT A"

Commencing at the found 1979 Washington County Survey Monument representing the Southwest Corner of the Southeast Quarter of the Northeast Quarter (Center East Sixteenth Corner) of Section 22, Township 41 South, Range 14 West, Salt Lake Base and Meridian, and running thence South $86^{\circ}03'36''$ East 674.14 feet; thence North 93.54 feet to the TRUE POINT OF BEGINNING, thence North $03^{\circ}55'31''$ East 19.62 feet; thence South $86^{\circ}04'29''$ East 94.45 feet; thence South $05^{\circ}43'07''$ West 21.45 feet; thence North $84^{\circ}57'51''$ West 93.80 feet to the TRUE POINT OF BEGINNING.

Containing 1,932 Square Feet or 0.04 Acres.



Leeds Cemetery Landscape Agreement Exhibit

Area where Leeds' may access
for landscaping purposes

When recorded, return to:

H. Craig Hall
BENNETT TUELLER JOHNSON & DEERE
3165 East Millrock Drive, Suite 500
Salt Lake City, Utah 84121

Send tax notices to:

Town of Leeds
218 N. Main Street
PO BOX 460879
Leeds, UT 84746

QUIT-CLAIM DEED

Z 2 Z PROPERTIES, LLC, a Utah limited liability company, Grantor, hereby quitclaims to, TOWN OF LEEDS, a political subdivision of the State of Utah, Grantee, the following tract of land in Washington County, State of Utah, to wit:

See Exhibit A, attached hereto.

Parcel No.: L-PL

WITNESS the hands of said Grantor this ____ day of November, 2023.

Z 2 Z Properties, LLC

John Zoetmulder, Manager

STATE OF UTAH }
 }ss.
COUNTY OF SALT LAKE }

John Zoetmulder, known to me to be the person whose name appears above, personally appeared before me and acknowledged signing the foregoing instrument this ____ day of November, 2023, on behalf of Z 2 Z Properties, LLC.

Notary Public

EXHIBIT A
(Legal Description)

Commencing at the found 1979 Washington County Survey Monument representing the Southwest Corner of the Southeast Quarter of the Northeast Quarter (Center East Sixteenth Corner) of Section 22, Township 41 South, Range 14 West, Salt Lake Base and Meridian, and running thence South 86°03'36" East 794.76 feet; thence North 03°55'31" East 112.97 feet to the TRUE POINT OF BEGINNING, and running thence North 86°04'29" West 16.28 feet; thence North 04°49'20" East 291.42 feet; thence North 04°47'39" East 244.67 feet; thence North 37°05'12" East 9.17 feet; thence South 03°55'31" West 132.62 feet; thence North 46°17'10" East 9.75 feet; thence South 04°36'14" West 95.27 feet; thence North 85°25'57" West 2.44 feet; thence South 03°55'31" West 323.05 feet to the TRUE POINT OF BEGINNING.

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When recorded, return to:

H. Craig Hall
BENNETT TUELLER JOHNSON & DEERE
3165 East Millrock Drive, Suite 500
Salt Lake City, Utah 84121

Send tax notices to:

Wendy Zoetmulder
Z 2 Z Properties, LLC
2737 South 3820 West
Hurricane, UT 84737

QUIT-CLAIM DEED

TOWNSHIP OF LEEDS, a political subdivision of the State of Utah, Grantor, hereby quitclaims to, Z 2 Z Properties, LLC, a Utah limited liability company, Grantee, the following tract of land in Washington County, State of Utah, to wit:

See Exhibit A, attached hereto.

Parcel No.: L-PL

WITNESS the hands of said Grantor this ____ day of November, 2023.

TOWNSHIP OF LEEDS

Bill Hoster, Mayor

Attested by:

Asenth Steed, Town Clerk

STATE OF UTAH }
 }ss.
COUNTY OF SALT LAKE }

Bill Hoster, known to me to be the person whose name appears above as Mayor, personally appeared before me and acknowledged signing the foregoing instrument this ____ day of November, 2023.

Notary Public

STATE OF UTAH }
 }ss.
COUNTY OF SALT LAKE }

Asenth Steed, known to be the person whose name appears above as Town Clerk, personally appeared before me and acknowledged signing the foregoing instrument this ____ day of November, 2023.

Notary Public

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(Legal Description)

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Z 2 Z Properties, LLC

John Zoetmulder, Manager

STATE OF UTAH }
 }ss.
COUNTY OF SALT LAKE }

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Notary Public

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Containing 1,932 Square Feet or 0.04 Acres.

**TOWN OF LEEDS
ORDINANCE 2023-04, 2024 MEETING SCHEDULE**

AN ORDINANCE OF THE LEEDS TOWN COUNCIL ESTABLISHING A TIME FOR REGULAR TOWN COUNCIL MEETINGS AND PLANNING COMMISSION MEETINGS

WHEREAS, the Town Council of the Town of Leeds has held a Town Council Meeting on the 13th day of December 2023; and discussed the 2024 meeting schedules; and

WHEREAS, the Town Council approved the 2024 meeting calendar with 2 Town Council meetings a month (second and fourth Wednesdays) for 8 months (January, February, March, April, May, June, September, and October) and 1 Town Council meeting a month (second Wednesday) for 4 months (July, August, November and December), and to approve 1 Planning Commission meeting a month (first Wednesday) for 12 months (January thru December); and

WHEREAS, the Town Council of the Town of Leeds understands the need to provide proper notice if any changes to this schedule become necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, THAT THE FOLLOWING SHALL BE ADOPTED:

1. The Leeds Planning Commission will conduct Planning Commission Meetings at 7:00 PM in the Leeds Town Hall on the first Wednesday of the month for 12 months (January thru December). Meetings can be adjusted with proper notification and as allowed by law.
2. The Leeds Town Council will conduct Town Council Meetings at 7:00 PM in the Leeds Town Hall on the second and fourth Wednesday of each month for 8 months (January, February, March, April, May, June, September, October) and 1 Meeting a month (second Wednesday) for 4 months, (July, August, November and December). Meetings can be adjusted with proper notification and as allowed by law.
3. The Town Council will provide proper notice of any changes to this 2024 Town of Leeds Meeting Schedule.
4. This Ordinance shall become effective on January 1, 2024.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	_____	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	_____	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	_____	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	_____	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	_____	_____	_____	_____

ORDINANCE 2023-04 WAS ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, WASHINGTON COUNTY, STATE OF UTAH, ON THE 13th DAY OF DECEMBER 2023.

Signed: _____
Bill Hoster, Mayor

Attest: _____
Aseneth Steed, Clerk/Recorder

2024 Meeting Calendar

FY24-Q3

January						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

FY24-Q4

April						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

FY25-01

July						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

August						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

FY25-02

October						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

 Holiday

 TC Meeting

 PC Meeting

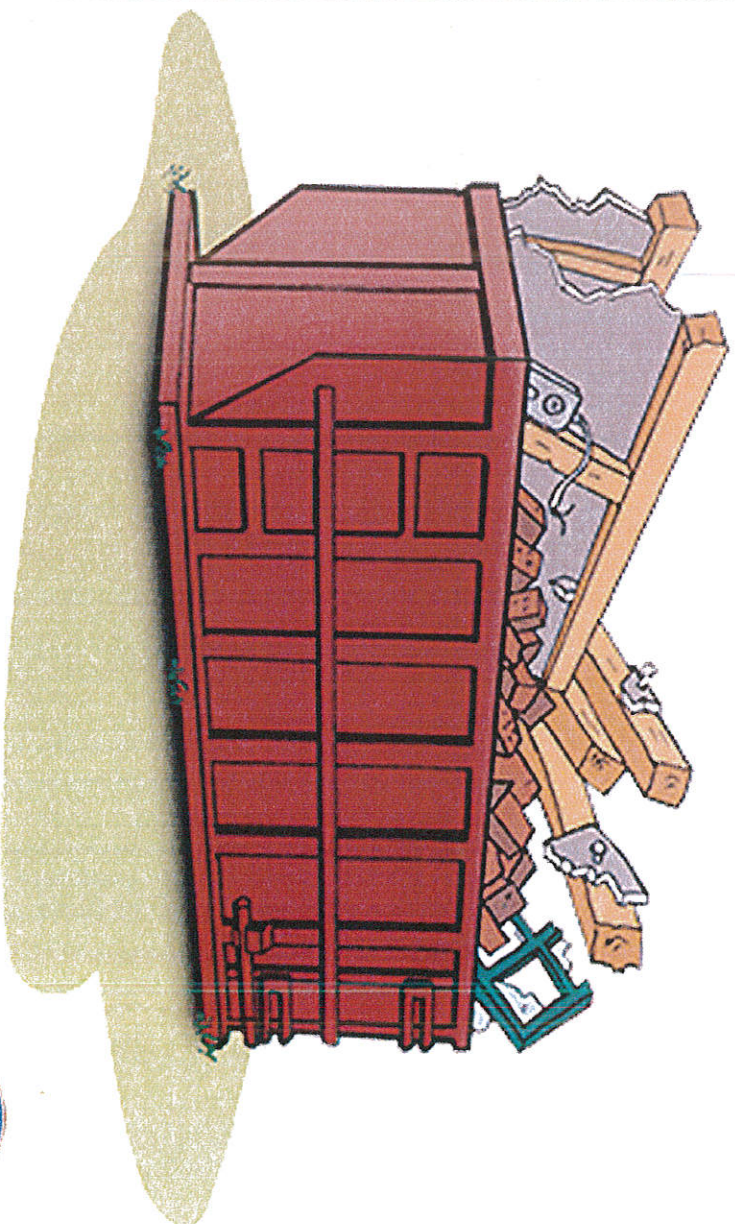
Dumpster Days 2024

Dumpster Days provide an excellent opportunity to dispose of household and yard waste that does not easily fit in standard trash receptacles.

Items **not accepted** in dumpsters are tires, liquid, hazardous waste, freon-containing appliances, and dead animals. Please contact WCSW for directions on how to dispose these items.

DATES:

- March 8th-10th, 2024
- June 14th-16th, 2024
- September 13th-15th, 2024
- December 27th-29th, 2024



"blrentle@aol.com" <blrentle@aol.com>

To: "clerk@leedstown.org" <clerk@leedstown.org>

Sent: Thursday, November 9, 2023 at 06:53:03 PM PST

Subject: Disconnect Request Withdrawal

Ms. Steed:

Thank you for letting us know that the matter concerning our request to disconnect our parcel (L-3181) from Leeds Town is slated to be heard by the Town Council on Dec 13th of this year.

As you know, we attended two Planning Commission meetings to present our request and to address any concerns raised during the Public Hearing. Although the ultimate decision of the Commission was to not recommend our request, we are very grateful for the time, thought and effort put in by each of the members. It was clear that they did their due diligence in considering the matter thoroughly, and we understand (and are receptive to) the viewpoint they presented.

That being said, we would like to withdraw our request to disconnect the parcel. As such, there is no need for the matter to go before the Council on Dec 13th, unless there is an administrative need to officially withdraw it on the record. Due to other obligations, we are not able to attend the meeting, but we are happy to provide any other information you need in order to officially withdraw our request if needed.

We sincerely thank you for all of your assistance as well throughout this process. We look forward to meeting you and the Commission members in person some day.

Please respond to this email as confirmation of receipt.

Thank you,

Craig and Barbara Rentle

TOWN OF LEEDS
RESOLUTION 2023.05

A RESOLUTION OF THE TOWN COUNCIL OF LEEDS, UTAH, APPROVING THE DESIGNATION OF A REPRESENTATIVE TO SERVE ON THE BOARD OF HURRICANE VALLEY FIRE SPECIAL SERVICES DISTRICT FOR THE CALENDAR YEAR 2024 OR UNTIL SUCH TIME AS A SUCCESSOR HAS BEEN APPOINTED.

WHEREAS, Hurricane Valley Fire Special Services District was created by the Washington County Commission for the purpose of providing emergency services for residents in Washington County, Utah, including the residents of Leeds, Utah; and

WHEREAS, the Town of Leeds desires to designate a person to serve on said Board as representative for the Town of Leeds during the calendar year 2024 or until such time that a successor has be designated and appointed; and

WHEREAS, all legal requirements pertaining to the designation of said representative have been met; and

WHEREAS, Leeds Town Council deems it necessary and desirable for the preservation of the public health, safety and welfare.

BE IT HEREBY RESOLVED, the Town Council of Leeds, Utah, that _____, _____ of Leeds, Utah, shall be, and is hereby designated to serve as Leeds's representative on the Board of Hurricane Valley Fire Special Services District for the calendar year 2024 or until such time that a successor has been designated and appointed.

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, THAT the Leeds Town Council held an open and public meeting on December 13, 2023 and by vote did approve Resolution 2023-05.

APPROVED, RESOLVED AND ADOPTED this 13th day of December, 2023.

Bill Hoster, Mayor

Attest:

Aseneth Steed, Clerk/Recorder



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 Website: www.leedstown.org

Zone R-R-1

CATEGORY	1	FEE	100.00
(Non-refundable)			
DATE RECEIVED			
BY	South Steel		

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

Name: Ruth Ann V Beardslay
 Address: 281 Boulder Way
 Phone: Home: _____ Work: _____ Cell: 801-721-1691
 Email Address: Frab418@gmail.com

List nature of business or use applying for: Casita nightly rental / B-u-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 W 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 X No
 Is this a Sexually Oriented Business? (if yes, Addendum for Sexually Oriented Business) Yes No X

Rudra Bandak 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 _____

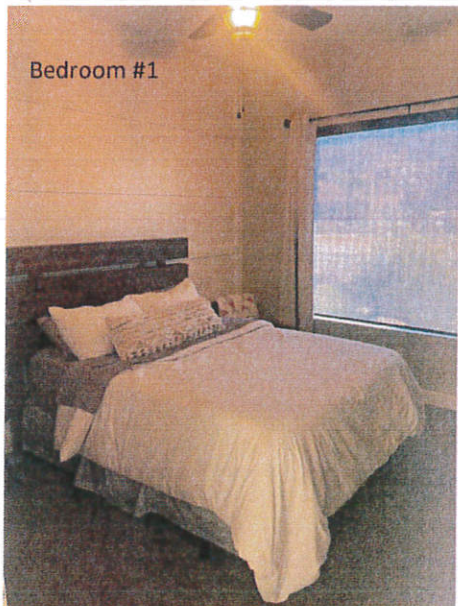
The Town Council of Leeds: Approved Denied this Conditional Use Permit on: _____

The applicant is hereby authorized to establish the requested use in accordance with the attached site plan subject to the following conditions:

 Mayor, Town of Leeds Date

ATTEST:

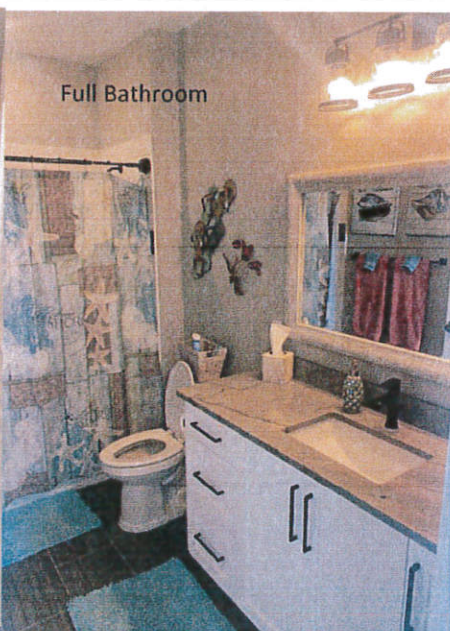
 Clerk/Recorder, Town of Leeds Date



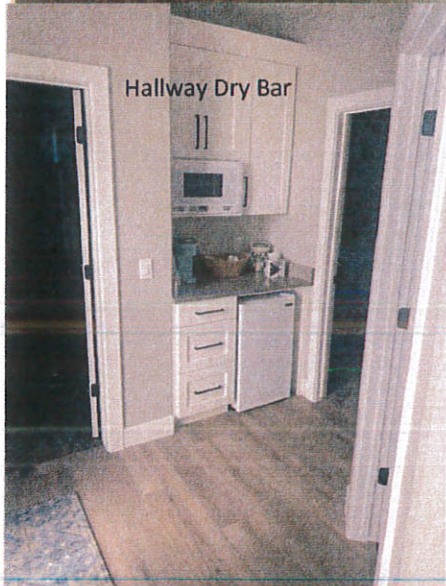
Bedroom #1



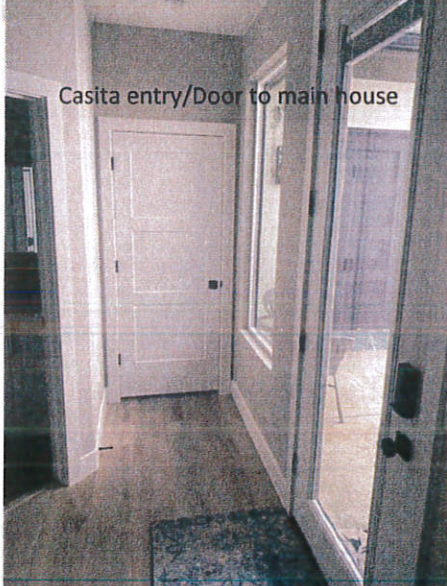
Bedroom #2



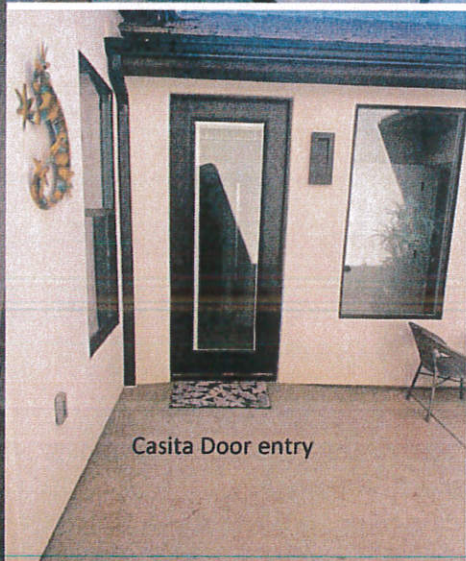
Full Bathroom



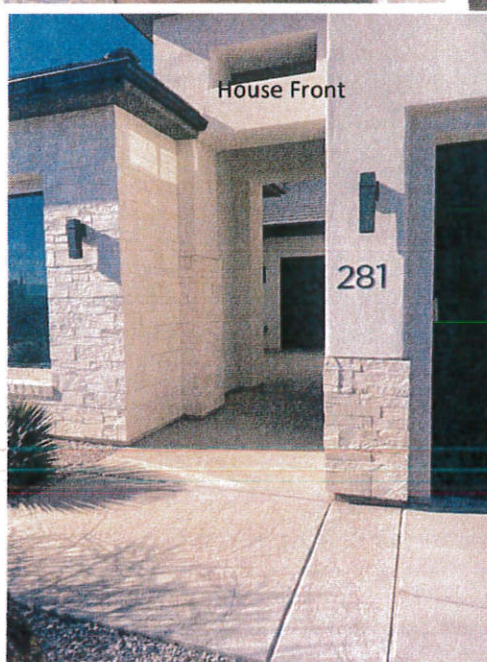
Hallway Dry Bar



Casita entry/Door to main house



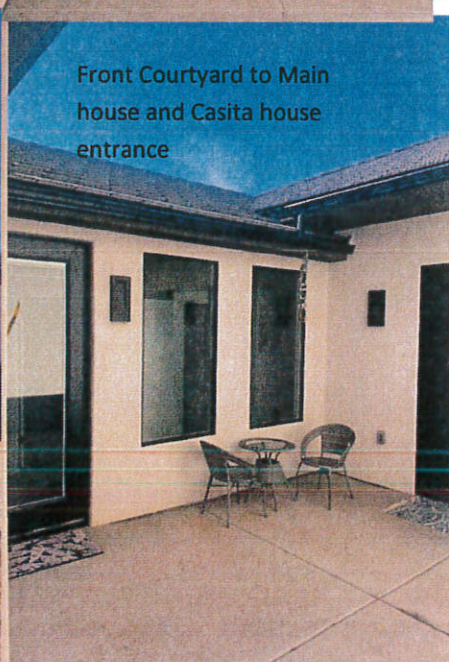
Casita Door entry



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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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)		

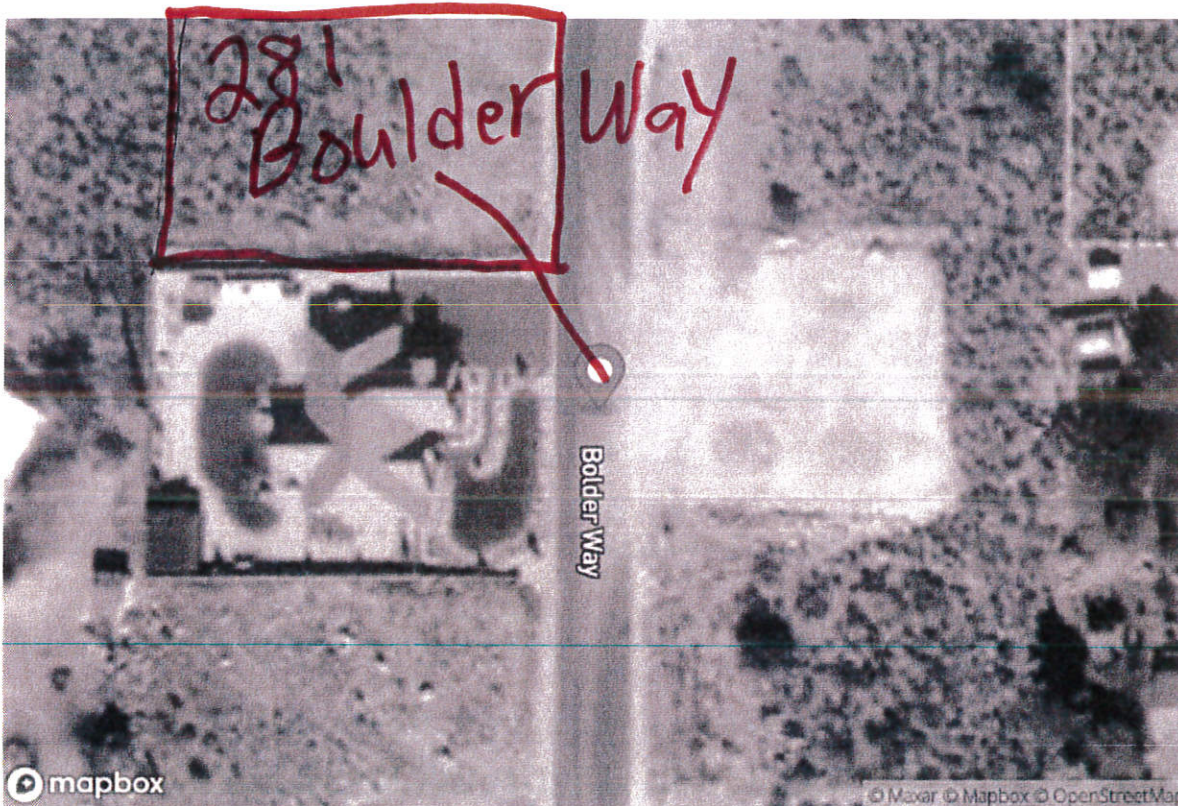
SELLER INFORMATION

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.



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

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: (or proof of VRBO or AirBnB compliance)

- 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: (or proof of VRBO or AirBnB 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.



The Tree Guy

674 North 125 West | La Verkin, Utah 84745
435-669-1046 | treeguybiz@gmail.com | www.stgeorgetreeguy.com

RECIPIENT:

Bill Hoster (Mayor)

Leeds, Utah 84746

Estimate #6724

Sent on 11/21/2023

Total \$1,550.00

Product/Service	Description	Qty.	Unit Price	Total
BUCKET WORK REMOVAL	Remove Two Italian cypress trees at the entrance to the Leeds Cemetery need bucket truck to safely piece down be careful of obstacles all around it fence leads Cemetery sign and wooden post cut down to as close to ground level as possible	2	\$625.00	\$1,250.00*
Stump Grind	Please note - stump grinding does not guarantee that regrowth will not occur. Remove stump and surface roots. Not liable for any water lines underneath stump. If any water lines are hit we can fix for additional cost. Stump grinding debris will be piled in holes to settle.	2	\$150.00	\$300.00

Total \$1,550.00

By signing this the customer agrees to having been shown and agreed to disclaimer attached. We can be called for touch-ups and small changes for the next 3 days. After that all work is final.

Signature: _____ Date: _____