

# Town of Leeds

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## Agenda

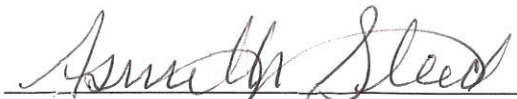
### Town of Leeds Town Council Wednesday, January 24, 2024

**PUBLIC NOTICE** is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, January 24, 2024, 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 January 14, 2024
  - b. Meeting Minutes of January 10, 2024
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person)
7. Monthly External Reports: LDWA/HVFSSD/County Sherriff's Office
8. Announcements:
  - a. Update on the 2024 County Fair project
8. Public Hearings: None
9. Action Items:
  - a. Resolution 2024-02, Appointing a representative to SW Mosquito Abatement & Control Board
  - b. Discussion and Action Regarding Election for Mayor pro tem
  - c. Discussion possible Action on B&B Conditional Use Permit, 281 Boulder Way-Ruth Ann Beardsley
10. Discussion Items:
  - a. Discussion Regarding Culverts and Ditches on Valley Road
  - b. Discussion Regarding Leeds 2024 Fourth of July order from Lantis Fireworks and Lasers
  - c. Discussion Regarding open positions for Beautification & Leeds Outreach Committee (BLOOM)
  - d. Discussion Following the Work Session Cemetery Dialogue
  - e. Discussion Regarding Results of Town Survey
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 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 January 22, 2024 at these public places being at **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmm.utah.gov>, and the **Town of Leeds website** [www.leadstown.org](http://www.leadstown.org).



Aseneth Steed, Clerk/Recorder

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TOWN OF LEEDS

RESOLUTION NO. 2024-02

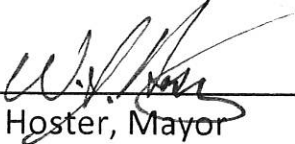
**A RESOLUTION DESIGNATING AND APPOINTING A REPRESENTATIVE FOR LEEDS, UTAH, TO THE SOUTHWEST MOSQUITO ABATEMENT & CONTROL BOARD OF TRUSTEES.**

**WHEREAS**, a coordinated response between municipalities and the District is necessary to adequately and efficiently address the problem of providing mosquito abatement services; and

**WHEREAS**, The Town of Leeds desires to make the appointment of an agent to represent the The Town at the Southwest Mosquito Abatement & Control District to attend meetings and make report to The Town the current information and activities of said District.

**THEREFORE, BE IT RESOLVED**, that Peter Mills shall be the representative of The Town of Leeds on the Southwest Mosquito Abatement District Board of Trustees for a four (4) year term.

This resolution was adopted and approved by majority vote at an open and public meeting on January 24, 2024.

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

Zone R-R-1

CATEGORY <u>1</u>	FEE <u>100.00</u>
(Non-refundable)	
DATE RECEIVED _____	
BY <u>Ruth Stead</u>	

## 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-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# #1-~~11~~ VVWE-2-14

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

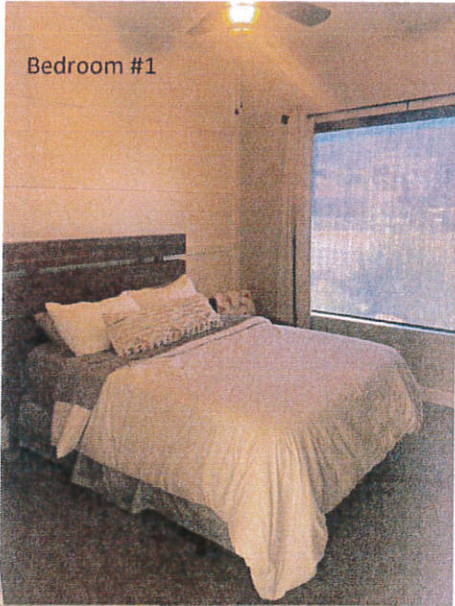
Attach a plot plan, drawn to scale, of the property involved showing the location of all existing buildings and plans and descriptions of the proposed use of the property with plans for all proposed buildings:

1. Prepare site plans/elevations.
2. Show existing/proposed buildings
3. Show parking/loading areas.
4. Include other pertinent information

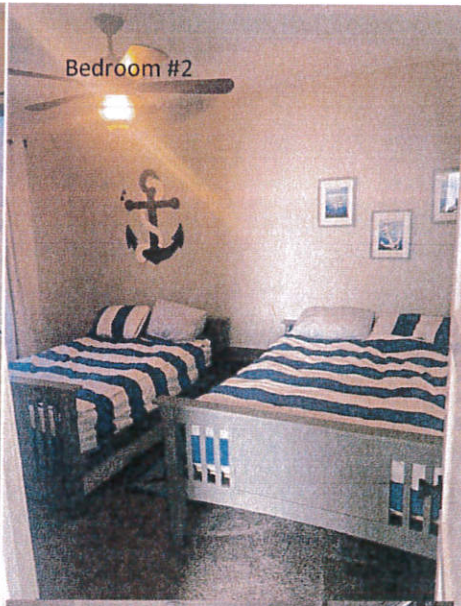
The applicant has the ability and intention to utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval; and the applicant understands that this CONDITIONAL USE PERMIT, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date 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.

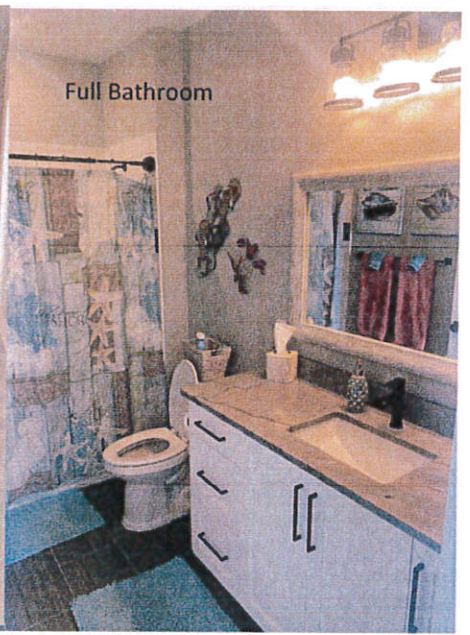




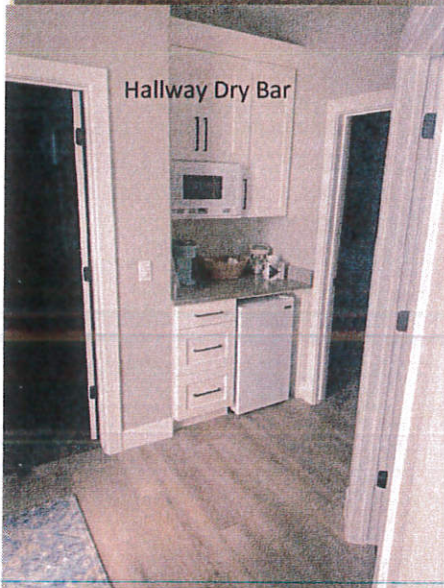
Bedroom #1



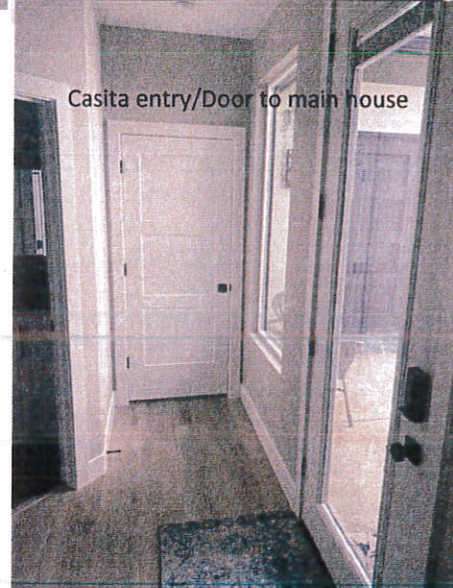
Bedroom #2



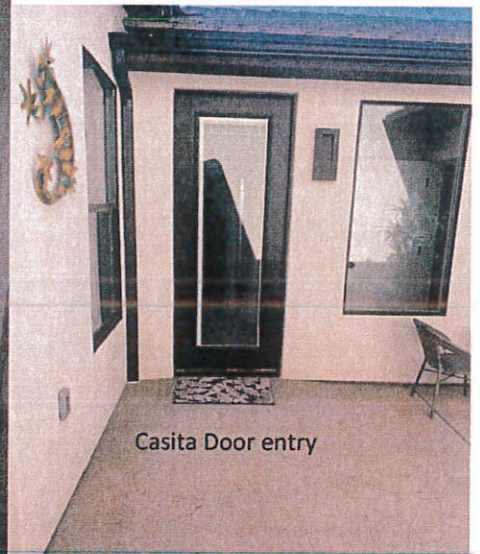
Full Bathroom



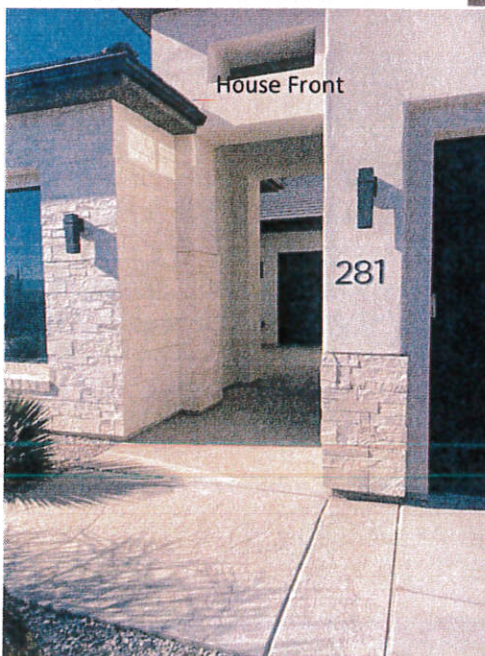
Hallway Dry Bar



Casita entry/Door to main house



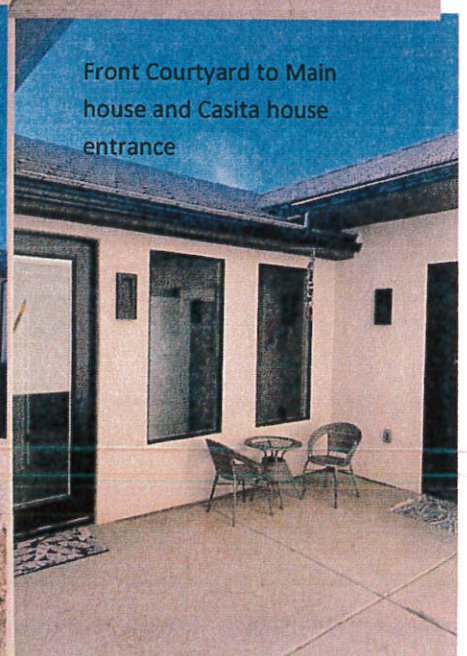
Casita Door entry



House Front



Off Street Parking



Front Courtyard to Main house and Casita house entrance



## 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

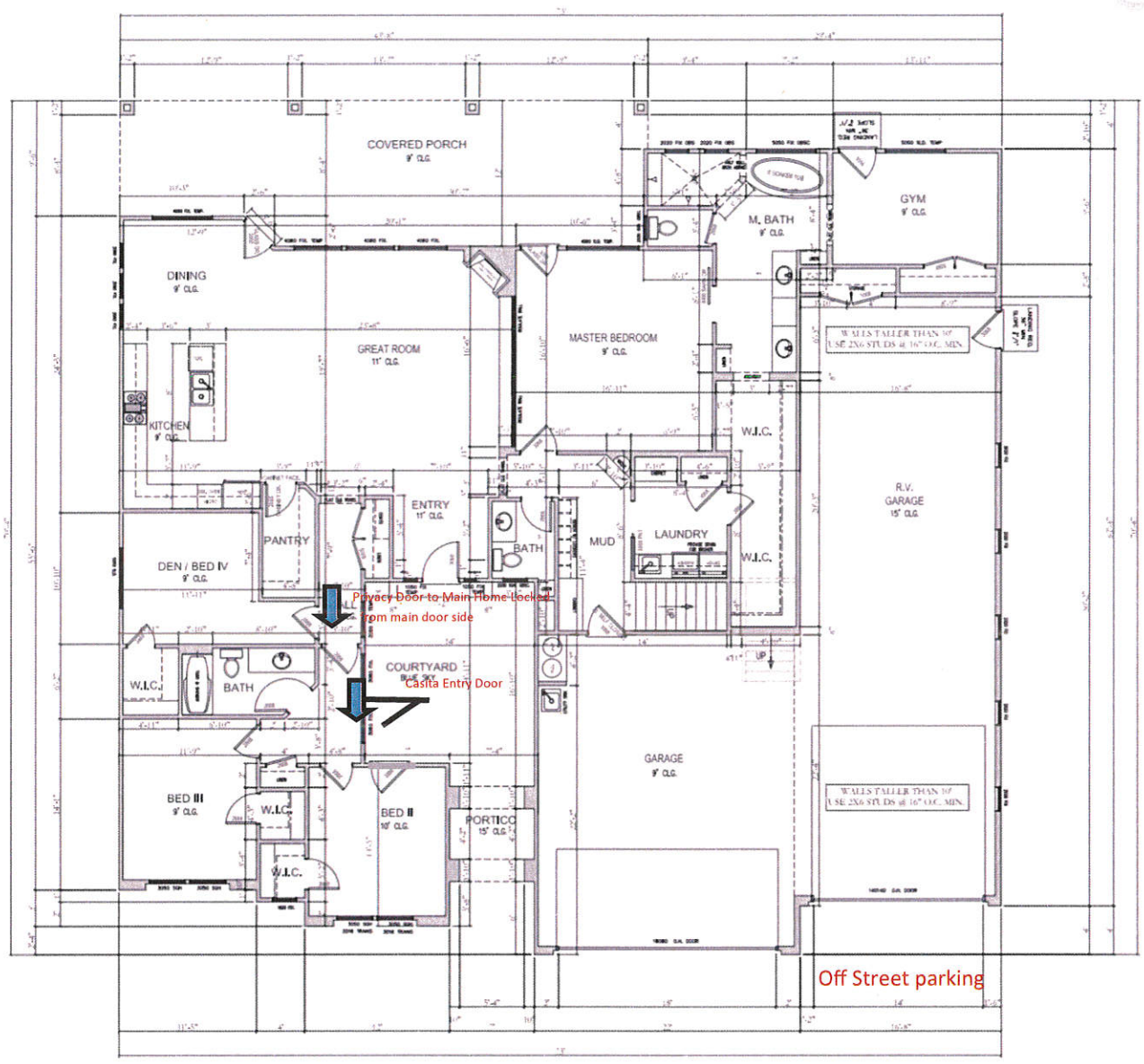
Seller #1 ID Code	Company or Corporation		
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### BUYER INFORMATION

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







av Boulder W

South Pine Rentals LLC  
PO Box 730  
Healds UT 84741

00779142 Bk 1884 Pg 0701  
RUSSELL SHIRTS & WASHINGTON CO RECORDER  
2002 AUG 30 14:18 PM FEE \$14.00 BY RS

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

VISTA VIEW ESTATES

This declaration is made August 20<sup>th</sup> 2002 for and in behalf of all present and future owners of lots contained in Vista View Estates located in Leeds, Utah according to official plot map to be placed on file with the Washington County Recorder in St. George, Utah.

We now therefore declare that all lots in the above described minor subdivision are subject to the following covenants, conditions and restrictions whether they be held, conveyed, encumbered, leased, used, occupied or improved.

PURPOSE

The purpose of these restrictions is to insure use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to establish a general plan of improvement, to enhance and protect the value of the property, and to maintain the desired quality of the community, and hereby to secure to each lot owner the full benefit and enjoyment of his/her home, with no greater restriction on the free and undisturbed use of his/her lot than is necessary to insure the same advantages to the other lot owners.

1. USE:

(a) Parcel 1, 2, 4, and 5 shall be used for no other purpose other than residential with no more than one house on each lot. These lots were designed and planned large enough to give maximum freedom to the owner in placing his/her home at whatever angle he/she desires. Therefore, no person shall subdivide any of these lots into smaller parcels.

(b) Parcel 3 if and/or when subdivided may adopt these Covenants, Conditions and Restrictions as outlined in this document. The developer shall adopt Covenants, Conditions and Restrictions of at least equal standards and shall have the right to set higher standards. Any house and/or structure built on parcel 3 as it is at this time shall follow the guidelines listed in points #2 through #13.

2. MINIMUM AREA. The minimum floor area of any residential dwelling constructed on any lot within this minor subdivision, exclusive of porches and garages shall be not less than 1,300 sq. feet on the main floor.

3. PROPERLY DISPOSING of concrete dumped while washing out concrete trucks and prevent these wash-outs from occurring on other property or along the road side.

4. NATURAL VEGETATION: Making every effort to minimize destruction to natural vegetation where a lawn is not being kept. This action will not only keep the area looking nice it will also prevent dust from blowing during strong winds.

5. FRONT OF HOME: All homes shall have an all stucco or brick front or a combination of stucco or siding with brick, stone or rock on a portion of the homes front.

6. ROOF: All homes shall have at least a 4/12 pitched roof with a change in the roof line on the front of the home. (Something like a dormer or a change in pitch so as to add character to the look of the homes.) All eaves shall over hang at least 12 inches. If someone wishes to build a southwest style home an exception for the roof requirement can be made by the architectural control committee.

7. DWELLING CONSTRUCTION: No mobile homes including doublewide shall be allowed. Plans for a modular home would have to be submitted to the architectural committee for approval or disapproval.

8. TRASH. The dumping of trash or garbage of any kind on any lot within the minor



subdivision or on any of the neighboring subdivision lots shall be prohibited.

9. **ARCHITECTURAL CONTROL.** No building shall be erected, placed or altered on any lot until construction plans and specifications and site plan showing the location of the structure and the grading of the lot have been approved by the Architectural Control Committee. Said committee, upon receipt of a set of house plans has a maximum of 15 days to submit their recommendations. In certain instances where a two story house could obstruct the view of the other homes, the Architectural Committee would have the right, to restrict the height of such a house to one story or to recommend placing the house on the lot at an angle or location where it will not obstruct the view of other homes in this subdivision.

10. **ARCHITECTURAL CONTROL COMMITTEE** shall consist of 3 persons who are owners of a lot or home in Vista View Estates or as out lined in section 12.

11. **THIS COVENANT IS BINDING** to all persons or other entities who now own or shall hereafter acquire any interest in any of the lots in said minor subdivision. Said covenants may be amended, changed or terminated in all or part by a vote of a majority of the then owners of the lots within Vista View Estates.

12. **THE DEVELOPER** shall have the right to appoint members of the Architectural Control Committee until such time as ninety percent (90%) of the lots in side development have been sold by the Developer. When ninety percent (90%) of all of the lots in said development have been sold by the Developer, a majority of the owners of lots in said development shall select and appoint members of the Architectural Control Committee, which Committee shall there after be vested with powers described herein and shall have jurisdiction over all of the property subject to these restrictions, covenants and conditions. The developer can vest the powers described herein to the architectural control committee of Silver Meadows Estates subdivision upon his/her discretion.

13. **ASSIGNMENT OF POWERS:** Any and all rights and powers of the Developer herein contained may be delegated, transferred or assigned wherever the term 'Developer' is used herein, it includes assigns or successors in interest of the Developer.

*Jared M. Westhoff*  
South Pine Rentals LLC.  
Jared M. Westhoff (Member/Manager)

*Jennifer P. Westhoff*  
South Pine Rentals LLC.  
Jennifer P. Westhoff (Member/Manager)

IN WITNESS WHEREOF, We have hereunto set our hands and seal this the 10 day of August 2002

State of Utah  
County of Washington  
On the 10 day of August 2002  
Personally appeared before me Jared Westhoff

PLEASE SEE NOTARY ACKNOWLEDGEMENT ATTACHED HERETO AND MADE A PART HEREOF.

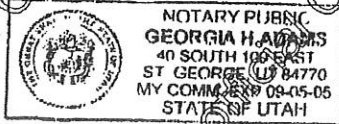
State of UTAH )  
 )  
 ) :ss  
County of WASHINGTON )

On the 30th day of AUGUST, A.D. 2002, personally appeared before me JARED M. WESTHOFF and JENNIFER P. WESTHOFF, MEMBERS/MANAGERS of SOUTH PINE RENTALS, LLC, a A UTAH LIMITED LIABILITY COMPANY, and known to me to be members or designated agents of the limited liability company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the limited liability company.

*Georgia H. Adams*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 09/05/2005

Residing at: ST. GEORGE, UTAH



Unofficial Copy





MAP

NAME VISTA VIEW ESTATES - AMENDED

UNITS 5 #2561 FILE 12

#L-VVWE-3

TOWN OF LEADS.

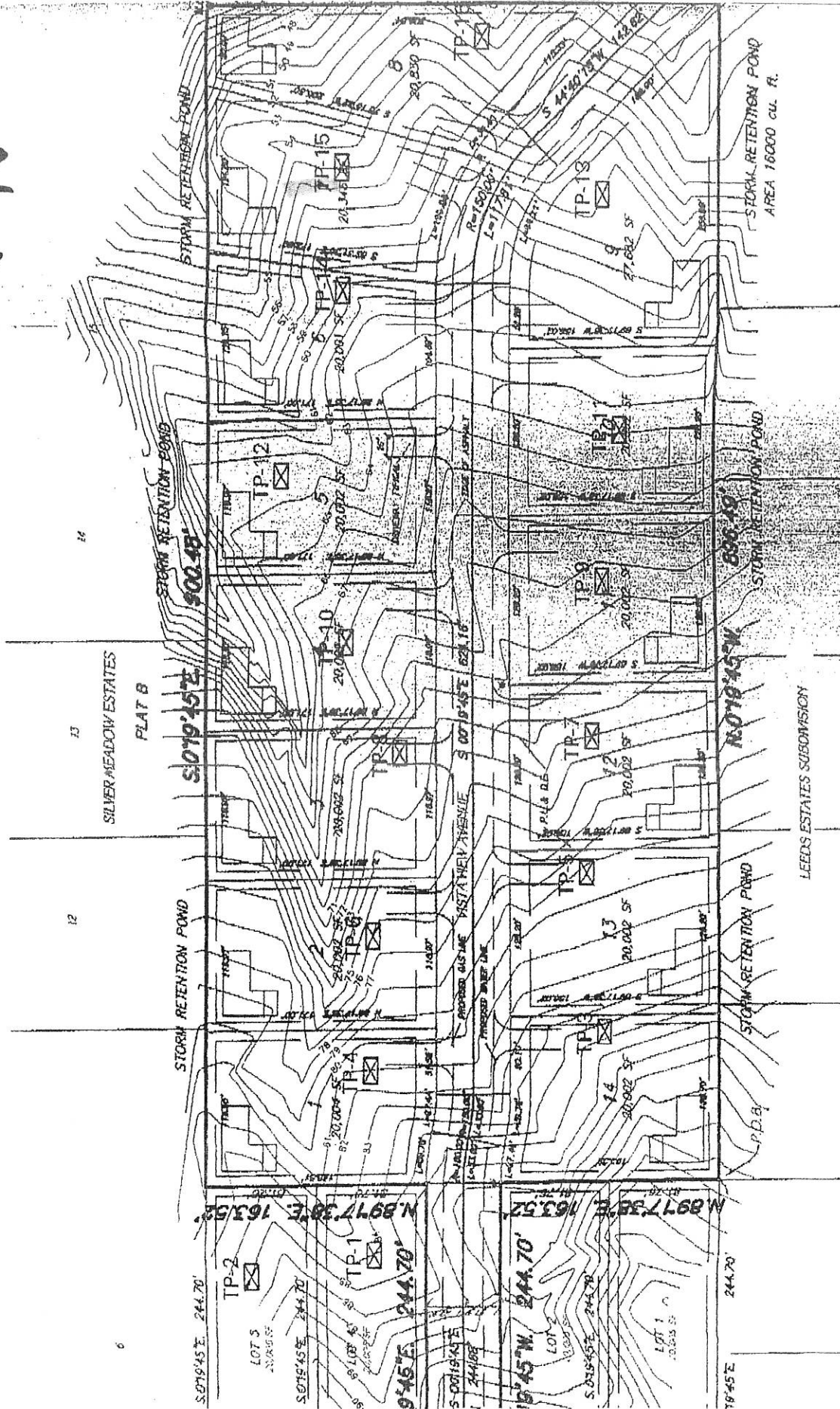
Parcel No. 1  
 Beginning at a point on the South line of "Vista Avenue", said point being S.89°23'00"W. 1334.16 feet along the section line and S.00°19'45"E. 1505.76 feet along the 1/16 line from the Northeast Corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence N.89°17'38"E. 81.76 feet along said "Vista Avenue"; thence S.00°19'45"E. 244.70 feet; thence S.89°17'38"W. 81.76 feet to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence N.00°19'45"W. 244.70 feet along said 1/16 line to the point of beginning, containing 20,005 sq. ft. more or less.

Parcel No. 2  
 Beginning at a point on the South line of "Vista Avenue", said point being S.89°23'00"W. 1334.16 feet along the section line and S.00°19'45"E. 1505.76 feet along the 1/16 line and N.89°17'38"E. 163.52 feet along the South line of "Vista Avenue" from the Northeast Corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence S.00°19'45"E. 244.70 feet; thence S.89°17'38"W. 81.76 feet; thence N.00°19'45"W. 244.70 feet to the South line of "Vista Avenue" to the point of beginning, containing 20,005 sq. ft. more or less.

Parcel No. 3 VACATED  
 Beginning at a point S.89°23'00"W. 1334.16 feet along the section line and S.00°19'45"E. 1505.46 feet along the 1/16 line from the Northeast Corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence N.89°17'38"E. 163.52 ft; thence N.00°19'45"W. 244.70 feet to the south line of "Vista Avenue"; thence N.89°17'38"E. 165.00 feet along said south line of "Vista Avenue"; thence S.00°19'45"E. 244.70 feet; thence N.89°17'38"E. 163.52 feet to the West boundary line to the "Silver Meadow Estates - Plat "B" Subdivision thence S.00°19'45"E. 900.48 feet along said Subdivision boundary; thence S.89°17'30"W. 382.02 feet to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 7, said point being N.00°19'45"W. 44.50 feet along the 1/16 line from the Southwest corner of the Southeast 1/4 of the Northeast 1/4 said section 7; thence N.00°19'45"W. 896.49 feet along the 1/16 line to the point of beginning, containing 8.189 acres or 356,712 sq. ft. more or less.

Parcel No. 4  
 Beginning at a point on the South line of "Vista Avenue", said point being S.89°23'00"W. 1334.16 feet along the section line and S.00°19'45"E. 1505.76 feet along the 1/16 line and N.89°17'38"E. 300.28 feet along the South line of "Vista Avenue" from the Northeast corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence S.00°19'45"E. 244.70 feet; thence S.89°17'38"W. 81.76 feet; thence N.00°19'45"W. 244.70 feet to the south line of "Vista Avenue"; thence N.89°17'38"E. 81.76 feet along said south line of "Vista Avenue" to the point of beginning, containing 20,005 sq. ft. more or less.

Parcel No. 5  
 Beginning at a point on the South line of "Vista Avenue", said point being S.89°23'00"W. 1334.16 feet along the Section line and S.00°19'45"E. 1505.76 feet along the 1/16 line and N.89°17'38"E. 300.28 feet along the South line of "Vista Avenue" from the Northeast Corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence N.89°17'38"E. 81.76 feet to the West boundary line of "Silver Meadow Estates - Plat "B"; thence S.00°19'45"E. 244.70 feet along said subdivision boundary; thence S.89°17'38"W. 81.76 feet; thence N.00°19'45"W. 244.70 feet to the point of beginning, containing 20,005 sq. ft. more or less.



VISTA VIEW ESTATES,  
PHASE I  
LEEDS, UTAH



# TOWN OF LEEDS PUBLIC COMMENT SIGN IN SHEET

Click here to enter a date.

January 24, 2024

PLEASE PRINT NAME AND ADDRESS

1. *Lynn Potter*
  2. *Ruth Ann Beardship*
  3. *Chris Hawley*
  - 4.
  - 5.
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