

JANUARY
2024

LEEDS TOWN NEWSLETTER

Established 1869

Welcoming New Business to Leeds

Farmstead Manufacturing, based in Leeds, Utah, is in the process of expanding its commercial baking plant. This expansion will result in the plant growing from its current 1,000 square feet to a new size of 5,000 square feet. The company plans to utilize this additional space to support the growth of its wholesale, e-commerce, and catering operations.

The main products of Farmstead Manufacturing include croissants, donuts, Danishes, and pastries, which are marketed to cafes, hotels, and wholesalers across the state of Utah. The company was established about a decade ago by founders Chris Herrin, Li Hsun Sun, and Chris Conners.

Funding for the expansion project came from Advantage Capital, an investment firm that contributed \$1.75 million to the initiative. This investment was facilitated through the Utah Rural Jobs Act, a program designed to provide support to businesses in rural areas of the state.

According to Mr. Hsun, the chief operating officer of Farmstead Manufacturing, the company has experienced steady growth over the last couple of years. The financial support from Advantage Capital arrived at a crucial moment for the company as it embarks on a new phase of development. Mr. Hsun expressed the company's commitment to sustainable growth and its excitement about taking the next steps to achieve its business objectives.

The estimated completion date for the expansion is set for spring of 2024. The business intends to employ between 25 to 30 personnel.



Farmstead Manufacturing / Bakery expands operations in Leeds, Utah

Mayor's Message

Bill Hoster, Mayor

As we bid farewell to 2023 and welcome 2024, I want to take this moment to reflect on our journey together and look forward to the promise of some new beginnings.

2023 was a year of challenges and triumphs. We faced a wonderful spirit of community, celebrating each holiday season with decorations, social gatherings, and more.

A lot of controversies of new developments were discussed at Town Hall. The economy has turned for the worse, interest rates steadily climbed, and astronomical inflation hit every household, leaving those developments stalled. Some developments also faced legal challenges and are having to start the process over.

The town discussed the installation of a sewer line along Main Street, which was going to be funded by a Public Improvement District (PID); however, the town determined the long-term tax consequences to future residents was not favorable. The developers are in current discussions with Ash Creek to fund the pipeline, which could occur in 2024.

Silver Reef Drive, Oak Grove, Valley Rd,

and Vista Road all received new chip seal improvements. The chip seal for Silver Reef and Oak Grove were donated by the County, at my request. Valley Road flood drainage was completely revamped to accommodate the monsoon season floods.

A new flagpole was installed at the Town Hall because of several generous donations. The park restrooms received a plumbing upgrade with labor donations, and the town hired an Ordinance Officer to enforce the town's codes and ordinances.

Unfortunately, the old store property remains vacant with no news of progress. The town is now in talks with another property owner about expanding their commercial area, to accommodate a new store, with hopes of construction in 2024.

Main Street will be torn up this Spring, as the Water District installs a new pipeline, and the Toquerville Reservoir should be taking on water soon.

In 2024, Leeds will be the Washington County spotlight town for the County Fair, this summer. A group of volunteers has

(continued page 2)



January 3rd - Planning Commission
7:00 PM, Town Hall

January 10th - Town Council
7:00 PM, Town Hall

January 15th, Town Hall is closed.

January 25th - Town Council
7:00 PM, Town Hall

March 8th - Dumpster Day
(Cherry Lane)

Leeds Town Hall
218 North Main, Leeds, UT
PO Box 860478
P: 435-879-2447
Email: Clerk@leedstown.org

LEEDS TOWN NEWSLETTER

Mayor's Message

Continued from page 1

organized to make certain Leeds will shine! For the first time in years, we are going to re-implement a royalty pageant for Leeds youth.

Before becoming Mayor, I really wasn't aware of all that happens at town hall meetings, planning commission meetings, and County Commissioner meetings, which affect all of us - taxes, development, land use, spending, and more.

We have recently received inquiries from many citizens about items on the town council agendas, which is wonderful! Town council is truly where government is closest to the people - our involvement is essential if we wish to steer our neighborhoods, ordinances, and way of life.

Please join the Town Council in person or

via Zoom and stay informed about what's happening - it's very informative and well worth it. (sometimes, we have freshly baked cookies!)

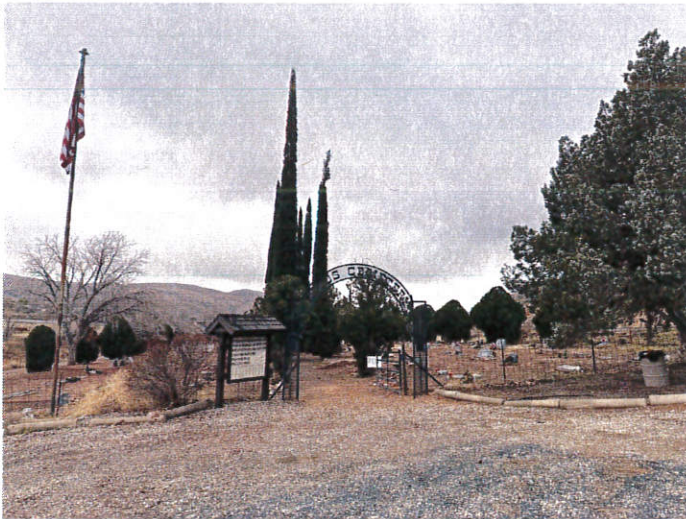
Leeds Town remains at a significant disadvantage because we do not have staff to handle the many facets other towns and cities have employees for. Aseneth, our clerk, has done a fantastic job holding things together, but she can only do so much. We must rely heavily upon volunteers. Linda Horsely donated hundreds of hours helping with bookkeeping, while the Bruley's and McNally's donated hours organizing our many events. Many have donated funds, while others help with cleanup activities.

The BLOOM committee, Fair spotlight committee, people involved with the cemetery clean up and town clean up, and more have been invaluable.

I'm at the midway point of being Mayor, so I'd like to hear from you about how I'm doing. I've created a survey using Google, where you can provide feedback. The link will be available at our town's website - leedstown.org

I'm learning every day how we can do things better, work with other government organizations, improve operations for the town, keep the peace, assist property owners, maintain safety, keep our rights, and much, much more. Your feedback will help me to understand what's important to you and areas where I can improve.

I've been very grateful to serve our community and am looking forward to an amazing 2024. HAPPY NEW YEAR!



Leeds Cemetery Update

Expansion, Sexton, and more

In December 2023, the Town of Leeds was able to expand the Leeds LDS Cemetery in cooperation with an adjacent property owner, the County, and diligent efforts by Danielle Stirling and Lori Hunsaker.

The expansion should allow almost fifty more plots.

Many donations were collected to install a new fence around the cemetery, as well.

Doris McNally has been appointed cemetery sexton, after her many hours identifying each of the existing graves, composing a reference book with historical insights, organizing volunteer cleanup activities, and more.

A very generous donation allowed us to remove the large dead trees at the entrance to the cemetery and install improved irrigation for existing vegetation.

Jean Beal 1940 - 2023



On December 16th, Jean Beal passed away, after a brief illness.

Jean married Alex Beal in 1961 and had four children. They have been residents of Leeds since the 1970's.

Jean and Alex opened and ran the well-respected Cosmopolitan Steakhouse in Silver Reef in the 1990's and 2000's.

Jean also worked as the town clerk for a period, serving with Mayor Trudy Law.

The Beal family has many deep roots in Leeds, as well as many friends, who will miss her deeply.

Jean's funeral services were held on December 22nd at the LDS Chapel, 75 N Main, and interment took place in the Silver Reef cemetery.

Yard Junk Ordinances

Vs. Private Property Rights



Leeds, UT: Residents of Leeds take pride in their community being clean, safe, and valued. As such, ordinances to ensure all residents comply have been in place for many years.

In Leeds Town Code, Chapter 4, section 4.27, it reads: Appearance of Property - no trash, rubbish, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential or commercial zone. No junk, debris, abandoned items, abandoned or dismantled automobiles or similar material shall be stored or allowed to remain on any lot in any residential zone. Violations are subject to the provisions of Section 1.15 penalties of Chapter 1 of this ordinance.

In sum, residents are required to keep their property clear of visible junk and debris - *items behind the structure of your home, etc, would not be visible and a violation.*

We try to always respect property rights in Leeds - all property rights. This means yours and your neighbors. It negatively effects your neighbor's property value and serenity when their neighbor has junk visible on their property.

Please make every attempt to help keep Leeds beautiful by maintaining the appearance of your property, keeping it clear of junk, debris, abandoned items, dismantled automobiles, or similar materials.

If you need any assistance in clearing debris, or are uncertain if you are in violation, please feel free to contact Town Hall for resources and assistance.

Thank you for your efforts to keep Leeds beautiful and safe for all citizens.

SITLA LANDS IN SILVER REEF

The latest updates

Land located on the East and West sides of Silver Reef Drive, located in Silver Reef, has been under review by the town's Planning Commission and Town Council, as public comment and subdivision reviews have been discussed and submitted, prior to the intended sale of the property.

Aaron Langston, SILTA Director, has been working closely with the town's citizens, Planning Commission, and Town Council to ensure the property currently owned by SITLA is properly prepared for private sale in the near future.

"Once the Trust sells the property (just the 30 acres west of Silver Reef Road, which excludes the Common Area A and Christy Mill site area) then the buyer would have to work directly with the Town for anything they want to do in that 30 acre parcel - so the Town would have 100% control on what happens on that parcel. In addition, because those 30 acres are part of this plat, the buyer would also have to have approval from SITLA," said Langston, after final proposal to the Town Council.

The properties will be posted by SITLA prior to sale, for at least 30-days. Property to the West of Silver Reef Road accompanies many relics and preservation concerns. As noted by Langston, any development will have to be presented by the developer/buyer and negotiated directly with the Town of Leeds.



No further action is anticipated between SITLA and the Town of Leeds, prior to the public posting of bids by SITLA. SITLA is required to publicly post the bid for selling to the highest bidder.

Created in 1994, the Utah School and Institutional Trust Lands Administration (SITLA), manages the State's 3.4 million acres of trust lands. Unlike public lands, trust lands are not held in the public trust, rather, they are held in trust for 12 beneficiaries, defined and designated by Congress at statehood, to generate revenue for the Permanent School Funds.

Brian Hansen, Newest Town Council Member for Leeds, Furley Retains Seat.

November 2023, Brian Hansen, write-in candidate for Town Council, was the only candidate on the ballot and as such, has been elected to the open seat, vacated by Stephen Wilson, on the Leeds Town Council.

Hansen's term is for four-years, beginning January 2024. Kohl Furley, appointed to the Council in 2023, was elected by default to retain his seat for another four years.



Brian Hansen, Town Councilman

LEEDS TOWN NEWSLETTER

Volunteers Needed

The 2024 Washington County Fair will be held April 12-20, 2024. Leeds has been named the "Spotlight City" for the fair. We are excited about this special opportunity to showcase Leeds and tell all why it is such a great town!

Leeds will be featured in a community display, highlighting our unique characteristics, selecting a Grand Marshal to lead the parade, perhaps include a float, and writing up historical information with photos for the County Fair Book.

To prepare for all of this, we will need the help of our talented residents to research, design, and build an exhibit that talks about our town. There will be a planning meeting on Monday, January 9th, at 4:30 pm, at the Town Hall for all who would like to help. We hope to see many of you at the meeting. If you have any questions, please contact the Clerk, Aseneth, at 435-879-2447.

Casa Tequilana Mexican Cuisine Going Strong!

Casa Tequilana Mexican Cuisine remains a destination for those seeking original, authentic, Mexican food - prepared from "grandma's recipes".

The owners started their venture right before COVID and timing couldn't have been worse. With support from the local community and determination from the owners, this little restaurant has been a huge hit! Many will travel to Leeds, just to enjoy the exquisite, authentic, and innovative flavors.



Located at 545 N Main St. in Leeds, Utah, the parking lot is often full of locals and visitors from all over. After a short end-of-the-year break, the owners will open the first week of January, 2024.

Mainly Pizza Delivers Best Pizza in Leeds!

Mainly Pizza, located at 545 N Main St. Leeds, Ut, is a small family-owned restaurant known to deliver excellent service and delicious pizza.

The owners are dedicated to bringing that cozy pizza place experience with many delicious side-dishes and beverages.

Open only Thursdays through Sunday, noon to 8:00 pm, this destination will not disappoint.

Order by phone for pick up 435-216-7081 or order online at www.toastab.com/mainly-pizza



SILVER REEF MUSEUM WILL HOST SMITHSONIAN EXHIBIT



The Silver Reef Museum has been selected as the Southern Utah Host for the Smithsonian Traveling Exhibit, "Crossroads: Change in Rural America," which will be in Leeds from March 9th to April 28th, 2024.

This is a special exhibit prepared by the Smithsonian Institution for display throughout the United States. It is being featured in eight towns in Utah for about 8-weeks each. We need volunteers to: set up and take down the exhibit; welcome visitors to the exhibit; and to serve as docents to tell about the exhibit. Training will be provided.

Hosting this world-class exhibit is a feather in the caps of Leeds and Washington County! We will have visitors from near and far and need you to help to make sure they feel welcome and informed.

We hope many Leeds residents can spend a few hours volunteering during these few weeks. Scheduling is very flexible. All interested should contact Tom Stirling at the museum, 435-879-2254, email museum@silverreef.org, or call Bobbi Wanker, 435-216-2651.

Leeds Trading Post is a Unique Stop for a Taste of Leeds.

A magnificent stop, located at 545 N Main St. Leeds, UT, just 5-minutes North of Quail Creek Lake, Red Cliffs, and the Sai, visitors will find souvenirs, tasty ice cream, and delicious locally baked goods.

Owned by a local Leeds family, Leeds Trading Post has become a favorite stop for locals and visitors.

Open from 10:00 am to 6:00 pm, the Trading Post is a great stop.

