

Leeds Town

Quarterly Newsletter



JANUARY 2025

Mayor's Message

Welcome to 2025!

As we step into a new year, I am excited about the opportunities and progress ahead for the Town of Leeds. Alongside our shared optimism, I want to update you on some important changes and initiatives that will shape our community's future.

Restructuring the BLOOM Committee

After careful consideration, the Town has decided to dissolve the BLOOM committee. Originally established to focus on the beautification of Leeds, the committee evolved into an activities-focused group. Unfortunately, this shift brought challenges such as overburdened accounting, excessive formal procedures, and meeting minutes that detracted from its primary purpose.

To better serve our town's needs, we are forming two new committees:

1. Beautification Committee: This will be led by Councilwoman Peot and will focus solely on enhancing the aesthetic appeal of our town. If you have project ideas, wish to volunteer, or make donations, please contact Councilwoman Peot at mpeot@leedstown.org
2. Activities Committee: Managed by Councilwoman Stirling, this group will organize events and activities to bring our community together. If you wish to participate in any of the events - we need volunteers! Please contact Councilwoman Stirling at dstirling@leedstown.org.

These focused committees will allow us to streamline efforts and improve outcomes in both areas.

Councilman Cundick will remain on the Waste District Board. Councilman Furley is over roads and DTAC, while Mayor Hoster is on the Fire District Board, Dinosaur Museum Board, and DTEC board.

Transparency and Development

I want to address concerns and rumors about potential back-door deals with developers. The best way to stay informed and engaged is by attending our town council meetings. These meetings provide a transparent platform where all decisions are discussed openly. Your participation is vital in maintaining trust and ensuring the integrity of our town's development.

Water and Sewer Initiatives

The Town of Leeds is actively investigating our own water department. This system will retail water from the Washington Water Conservancy to properties unable to access services from the LDWA. It is important to note that these are two entirely separate systems, and no water lines will cross between them. If the town does not pursue retail water sales, the water district will, and the town will be without those revenues. To provide water to these properties, we must first ensure sewer infrastructure is in place. We are actively working with Ash Creek on an annexation agreement to address these needs for the affected areas.

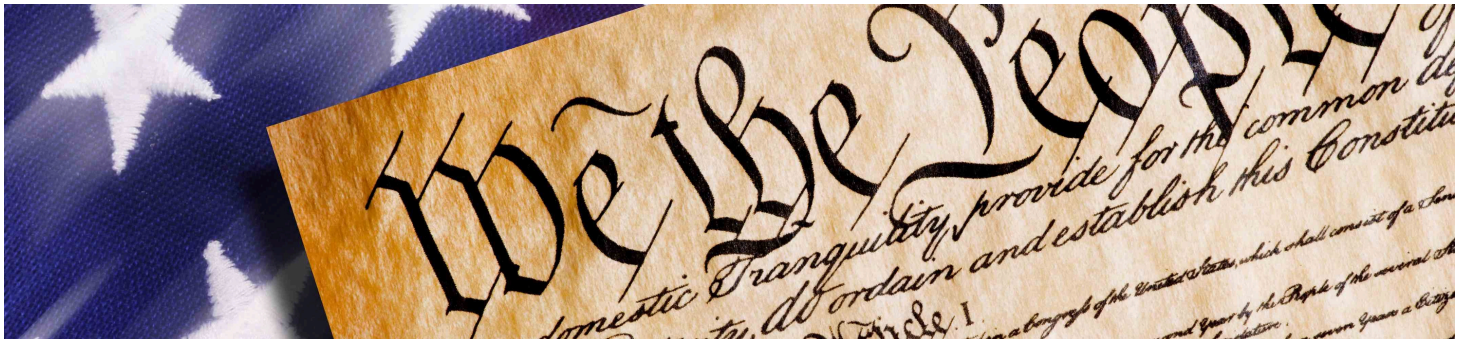
Expanding Staff Support

To better support our growing town, we plan to expand our staff by adding a deputy clerk and a code enforcement officer. These roles will help ensure efficient operations and improved services for all residents.

Thank you for your continued support and engagement as we move forward together. Let's make 2025 a year of managed growth, collaboration, and community pride.

Warm regards,
Bill Hoster
Mayor of Leeds

If you have announcements, advertisements, or anything of the town's importance to have published in this newsletter, please provide content to clerk@leedstown.org. All provided content is not guaranteed to be published, the town reserves the right to deny publishing any content at its sole discretion. All postings in this newsletter are free of charge to citizens of Leeds. Outside commercial or other advertisements may be assessed a fee. This newsletter is distributed electronically with limited print versions available once a quarter to the citizens of Leeds, UT.



Balancing Property Rights and Development

While the Constitution protects property owners, it also recognizes that the government has a role in regulating land use to promote public welfare, safety, and health. Striking this balance is often at the heart of legal disputes over property development.

Zoning and Land Use Regulations

Local governments use zoning laws to regulate property development and ensure orderly growth. These regulations can:

- Protect residential areas from industrial encroachment.
- Preserve environmental resources.
- Promote affordable housing and public infrastructure.

Property owners may challenge zoning decisions if they believe the regulations constitute a taking or violate due process rights. Courts typically evaluate whether the regulation serves a legitimate public purpose and whether it disproportionately burdens the property owner.

Environmental and Historical Preservation

Governments may restrict development to protect wetlands, forests, or historical sites. While these actions often serve the public good, they can lead to disputes over compensation or regulatory overreach.

Constitutional Rights

The 5th and 14th Amendments provide a framework for balancing private property rights with public needs. As communities grow and change, understanding these constitutional protections is vital for both property owners and policymakers. By adhering to these principles, governments and citizens can work together to promote development that respects individual rights and benefits the broader community.

SB 174 in Utah

This Senate Bill was passed by the Utah State Legislature in 2023 to manage how subdivisions are permitted in Utah. The definitions of dwellings within the subdivisions, timelines, and financial burdens were addressed to ensure developers are not delayed by elected officials trying to appease constituents, while also providing a means for municipalities to ensure proper procedure and compliance exists. The Town of Leeds will adopt a new ordinance to ensure SB 174 is followed. SB174 does not affect zoning.



Pickleball Courts Soon!

The Town has contracted to have pickleball courts constructed in the town park, North of the public restrooms.

The project will cost \$39,500, awarded to Triple D Concrete, using ARPA grant funds for the town.

Construction is anticipated to begin this winter.

New Codification Web Access

The Town of Leeds has contracted with civiclinQ, a professional online codification provider, to scan, load, manage, and sort all of the Town's ordinances, minutes, and resolutions. This project will take about 6-months. It will be a huge advancement for anyone searching public records of the Town.

The town's website and URL will remain the same (www.leadstown.org). There will be a link within the website redirecting users to the advanced search and codified content.

This task has been attempted for many years, facing many remaining obstacles - especially financial. In 2022, Mayor Hoster was able to get a working system online, but this has long outlived its intended life.

Using the remaining ARPA grant funds, the town was able to bid and secure these services with a professional agency. We're looking forward to the modern, easy-to-use system.

Annual Pet Vaccination Clinic

Saturday, January 25th 1-2pm at Town Hall

Dr. Bice from Desert Vet will administer vaccines to dogs and cats

Rabies \$15 Parvo \$18

Dog Licenses can be purchased during the clinic hours or regular business hours.

Bring proof of vaccination, photo of dog, and \$10 cash or check



Councilman Cundick Receives Recognition Award



Councilman Ron Cundick received an esteemed and prestigious award of recognition for his tireless years of dedication and service toward the Silver Reef Wells Fargo Museum.

Cundick was recognized at a County Commissioner Meeting where all Commissioner members expressed their sincere gratitude and admiration for Cundick's work keeping the museum open, finding grants to fund operations, and all of this as a volunteer.

Upon receiving the award, Cundick noted to the Commissioners that none of this would have been possible without the dedicated and tireless support of his dear wife Pat Cundick.

The thousands of hours spent by the Cundick's are very apparent to all who take the opportunity to visit this wonderful, historically preserved site - a cornerstone of the Town of Leeds.



Michelle Peot, New Town Council Member



Michelle Peot is the newest Town Council member for the Town of Leeds. Peot was voted in by a 3/3 vote from the Town Council to replace resigning member Brian Hansen. Hansen was only able to serve one of his four year term. Peot will serve in this seat until the next election in 2025.

Peot has been an involved and instrumental member of the town, attending multiple town council and planning commission meetings, and providing research for the council and commission members to review. Peot is also a new member of the LDWA board.

“We’re pleased and excited for Michelle Peot to join the town’s council,” said Mayor Hoster. “We believe she is truly dedicated to the people’s rights and will be a great asset.”

Michelle Peot’s town email is mpeot@leedstown.org

Annual Christmas Tree Lighting was a Huge Hit!

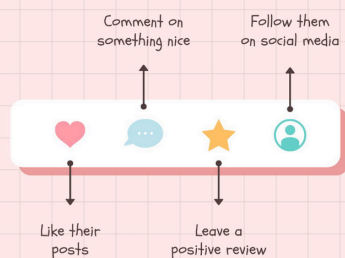
Many amazing volunteers brought to fruition one of the best tree lighting ceremonies the town has ever seen.

Danny Swenson, Doris McNally, Rhonda Mclaughlin, Michelle Rutherford, and many others from the community and the Church of Jesus Christ of Latter Day Saints helped orchestrate refreshments, singing, caroling, and an amazing tree lighting ceremony.

The night was warm as many of the town’s citizens participated, socialized and enjoyed the festivities. Young and old alike brought special entertainment, as well.



HOW TO HELP SUPPORT OUR SMALL BUSINESSES



Small businesses are the heart and soul of our town, adding character, diversity, and vibrancy to our community. From the friendly Trading Post to a local crafting one-of-a-kind goods and services, these businesses thrive when supported by us, their neighbors. As we approach a new season, let’s unite in showing our appreciation for the hard work and dedication of our local entrepreneurs.

Here are some simple yet impactful ways we can support our small businesses:

- Shop Local, Think Local
- Spread the Word
- Celebrate Local Events

Annual Business Licenses are due for renewal. Please visit Town Hall to renew Business Licenses. Applications are available on the town website. www.LeedsTown.org