

Leeds Town

Quarterly Newsletter



JULY 2024

Northern Corridor for Southern Utah

In January 2021, the Trump administration approved the right-of-way for the Northern Corridor Highway, a 4.5-mile road that would bisect the NCA North of St. George and link Red Cliffs Parkway on the West with Washington Parkway Near I-15 on the East.

The project has encountered opposition from several environmental groups, including Conserve Southwest Utah, who have filed suits to cease the project.

Many associated with the groups currently reside near the location of the planned

route and claim they didn't realize the highway would actually come to fruition when they built their homes. Other opponents have opined the road will threaten the Mojave desert tortoise.

Proponents of the project say the roadway is needed to help create a new east-west corridor in the county that will help alleviate traffic congestion as Washington County continues to grow.

A new 45-day public comment period for the project resulted from the lawsuit settlement.

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Celebrating Liberty in Leeds

The Fourth of July festivities in Leeds are always a highlight for the town. This year is no exception.

The day begins with a 5K/1M Fun Run. Both routes start at the Town Park and meander through the town (7:00 am).

Following the fun run, the town's annual breakfast is served at the Town Park Pavilion (8:00 am). The annual breakfast fee is \$5 per person, or \$20 per family to cover the costs. At 9:45, we are anticipating a fly-over with F-35s!

The town's annual parade begins at 10:00 am, including our fire department, citizen entries, exotic cars and more. The parade route will be up and down Valley Road, due to the current construction on Main Street.

The Wells Fargo Museum will host an ice cream social at noon, where all are welcome to visit and socialize at the Cosmopolitan at no charge.

No Fourth of July celebration is complete without a fireworks show! This year, the town doubled the budget for fireworks to deliver an amazing spectacle.



A Special Thanks to the many who volunteer in making Leeds Amazing.

The 4th of July fly over was coordinated by Rex Ballou

Northern Corridor for Southern Utah

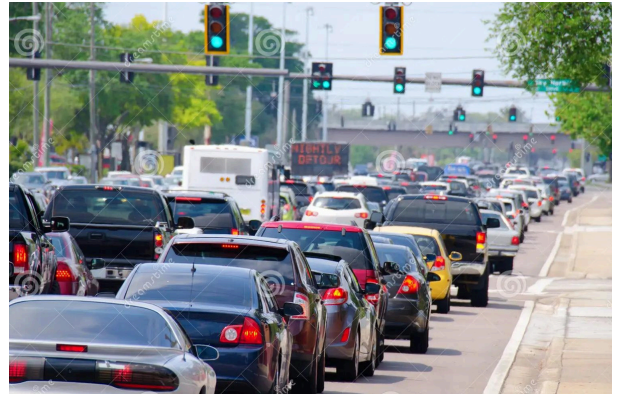
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“The Northern Corridor crossing a small portion of the Red Cliffs National Conservation was pre-approved by Congress and President Obama in 2009,” Washington County Commissioner Adam Snow said in a statement. “We have been studying, planning, and fighting for this highway for over fifteen years. The Northern Corridor is absolutely critical to our county. It must be built and it must be built the right way.”

Those opposed to the roadway say the BLM was only charged with considering the potential route through the national conservation area and have not allowed it due to concerns over the ecological damage they claim the road will create.

“There are better transportation options that exist that serve our growing community needs while protecting wildlife and the scenic values that make our area such a special place to live, work and raise our families,” Holly Snow Canada, executive director of the Conserve Southwest Utah, said.

The BLM and FWS will be hosting one in-person public meeting in St. George at a time and place yet to be determined.



Dennis Mertlich

Our town inspector, Dennis Mertlich, is hanging up his hat doing inspections, after 28 years of service; 9 different mayors and at least 12 different Clerks! Farewell Dennis and happy retirement!

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There is Light at the End of the Tunnel



The construction along Main Street in Leeds has left many simply frustrated, dirty, and most of all - LATE!

Fortunately, there is light at the end of the tunnel and construction should be wrapping up near the end of July. Crews must fill, test pressure and bacteria in the pipe, before paving the surface.

The section between Harrisburg and Leeds, which resides in the County, should be paved the first week of July.

The enormous inconvenience, mess and stye should all be worth it, as Washington County Water Conservancy advances water preservation, utilizing the new Toquerville Dam, tied to Quail Creek.

The new system will allow transfer of water to any area in need. The new project was funded in part with a grant received from the State of Utah and the Federal infrastructure funding.

**LEEDS IS WHERE
LIBERTY LIVES!**



Featured food vender for Leeds' 4th of July celebration in the park. Come enjoy hamburgers, hot dogs, corn on the cob, tacos, tortas, and more.

6:30pm - 9:00pm

CASH, VENMO, CASHAPP, or ZELLE



UDOT leadership met with the members of the town council, Mayor and the town's legal council to discuss and review the flooding issues associated with Main Street.

UDOT owns Main Street in Leeds and has full responsibility for Main Street. As such, UDOT has been working with the town's leadership for nearly a decade trying to address and resolve the flooding issues which have been created from the curb and gutter above the homes on the East side of the street.

UDOT has committed to funding a full flood plane study of the town to determine what percentage of water flowing down Main Street is their responsibility and what part belongs to the town of Leeds.

After the study is completed, approximately September, the town and UDOT have committed to a follow up meeting wherein a funded plan to resolve the flooding issue will be determined; UDOT paying for their share and the town paying for its share.

The town has applied for a GO FEMA grant to help fund the town's share of the repairs. Recent inflation has seen severe spikes in labor and costs of materials. The project is expected to resolve the flooding issue permanently.

The option for using the abandoned 14" line down Main Street was not an option for UDOT, due to uncertainties about the pipe's integrity.

Grapevine Wash, What's Next?

Grapevine Wash is an area incorporated into Leeds, which is East on Babylon Road (900 North), North of the fire station.

The 373 acre development was incorporated into Leeds in 2009, when developers presented plans for a master plan development; including commercial, residential, and high-density housing.

The developers and Leeds officials solidified the details of the project and a final development agreement was approved. Leeds town management shifted after the agreement and turmoil soon ensued, resulting in the then Mayor Hyrum Lefler to step down. The town saw two more Mayors appointed through 2013, until Mayor Wayne Peterson was elected.

A lawsuit ensued between the developers and the town, noting the town was legally required to act on the final agreement by its May 16th, 2012 meeting, but failed to do so. A settlement was reached.

Since that time, Grapevine Wash has had two different owners. The current owners have retained the special services district designation (which allows them to nearly function as a municipality), while establishing bonds to fund the area's development with water, sewer, streets, gas, internet, and all infrastructure to enable nearly 800 new residential units with some commercial (a hotel, restaurant, shopping, etc.).

The developer has expressed wishes to begin "turning dirt" September of 2024. A traffic study performed several years prior indicates traffic could be facilitated on Main Street; however, the developer is in discussions with UDOT to help facilitate a developer funded interchange at mile marker 24, which is just east of 900 N (Babylon Road).

The developers must present their plans to the town's Planning Commission, receive approval there which will include a will-serve letter from the Washington Water Conservancy and Ashcreek Sewer District.

The town will also need to review an annexation agreement with WWC and Ashcreek to comply with jurisdiction laws, as well as approve additional issuance of building permits and zoning. **Nothing has been decided** - all steps must occur in sequence, which will include public hearings along the way.

The Town Council is well aware of the prior lawsuit, property rights, Special Service District rights, and those of the town's current citizens.

The developer has been very cognizant of the town's desires and has expressed wishes to work with the town in creating a development congruent with Leeds.

Attend Town Council Meetings for more.



Cemetery Progress

Bill Stone has coordinated a group of volunteers to help clean up weeds and debris in our cemetery. Efforts are on-going, but very noticeable. Mr. Stone and volunteers have hauled off several trailers full of weeds, mulched dead trees, and are nearly ready to begin laying a new irrigation system.

Additional efforts are being implemented to improve the parking lot and extend the cemetery through donations and land surrenders from the County.

Additional donations of excavation, landfill, and fencing should make it a beautiful makeover.