

TOWN OF LEEDS

ORDINANCE No. 2024-05

AN ORDINANCE REZONING A CERTAIN PORTION OF LEEDS, UTAH

Parcel No. L-3179-A-3-B-GW, L-3282-D-2-GW, L-3282-F-GW, L-3283-G-GW, L-3284-A-1-GW, L-3284-B-GW, L-3284-B-GW, L-3287-GW, L-3281-A, L-3281-GW, L-3289-GW, L-3285-GW, L-3286-GW zone. These parcels are generally known as Grapevine Development in Leeds, Utah.

The Applicant is Land Assist, LLC and the subdivision name is Silver Cliffs.

WHEREAS, the private property owner proposed that the Town Council of Leeds, Utah, rezone certain real property consisting of 369 acres, Parcel Nos. L-3179-A-3-B-GW, L-3282-D-2-GW, L-3282-F-GW, L-3283-G-GW, L-3284-A-1-GW, L-3284-B-GW, L-3284-B-GW, L-3287-GW, L-3281-A, L-3281-GW, L-3289-GW, L-3285-GW, L-3286-GW (the "Property") to a mix of residential R-1-10, R-1-20, and R-1-1 zones and a 35-acre commercial zone, as shown in Exhibit A attached to this ordinance, which will be part of the Silver Cliffs subdivision.

WHEREAS, the Leeds Planning Commission held a properly noticed public hearing on this matter on August 7, 2024, in which all interested parties were given the opportunity to speak regarding the zone change request;

WHEREAS, after extensive public input and discussion, the Planning Commission found that the requested zone change was appropriate for the Property, and unanimously recommended that the Property be rezoned with a reversion clause that if the proposed hotel resort group has not applied for site plan and conditional use approval on the 35-acre commercial zone within 6 months then that 35 acres commercial zone designation reverts back to the original underlying residential zone designations; and

WHEREAS, the Leeds Town Council has concluded that it is in the best interest of the citizens of Leeds, Utah that the zone change be accomplished as recommended by the Planning Commission, because it reduces the number of proposed lots that are allowed under the current zoning, it adds a commercial zone for a hotel resort use that will further reduce the impact while providing a significant revenue source to the Town, and it is in harmony and compatible with the surrounding area.

NOW, THEREFORE, the Town Council of Leeds, Utah ordains as follows:

Section 1. Repealer. Any provision of the Town of Leeds code found to be in conflict with this Ordinance is hereby repealed.

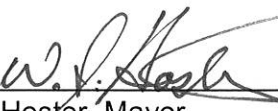
Section 2. Enactment. Applicant's request to rezone the Property to the zoning designations depicted in Exhibit A is approved. Parcel Nos. L-3285-GW and L-3286-GW that constitute the 35-acre commercial area (colored in blue in Exhibit A) shall revert back to the previous underlying zoning of R-1-20 and R-1-1 only in the event that a site plan application and conditional use permit application have not been submitted to the Town for the planned resort hotel by February 14, 2025.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect on the date executed below, and upon posting in the manner required by law.

APPROVED AND ADOPTED this 14th day of August, 2024.

LEEDS, WASHINGTON COUNTY, UTAH



Bill Hoster, Mayor

Councilmember Ron Cundick, voted **Yes**
Councilmember Kohl Furley, **Absent**
Councilmember Brian Hansen, **Absent**
Councilmember Danielle Stirling, voted **Yes**

ATTEST:



Michelle Rutherford
Town Clerk/Recorder

Approved as to Form:



Town Attorney