

# Town of Leeds

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## Agenda Town of Leeds Planning Commission Wednesday, July 5, 2023

**PUBLIC NOTICE** is hereby given that the Town of Leeds Planning Commission **PUBLIC MEETING** scheduled for Wednesday, July 5, 2023, at 7:00 P.M. This meeting will be held at Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

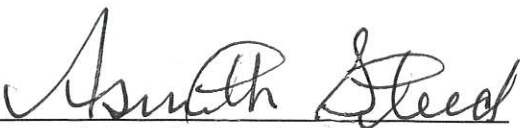
### Regular Meeting 7:00 pm

1. Call to Order/Roll Call
  - a. Oath of Office: Abby Studdert for Alternate position 1, Term ending June 30, 2028
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda: (These items will be a single motion unless removed at the request of the chairman or board Members)
  - a. Tonight's Agenda
  - b. Meeting Minutes of June, 7, 2023
6. Announcements:
  - a. Fourth of July event recap with Beatification of Leeds Outreach Committee (BLOOM)
  - b. Rocky Mountain Power's additional wildfire safety precautions may increase power outage and outage time. Plan ahead for back-up on electric medical devices
7. Public Hearing: None
8. Action Items:
  - a. Election of Planning Commission Chairman and Chairman Pro Tem
  - b. Discussion possible action regarding conceptual Pump Station, Aaron Anderson
  - c. Discussion possible action on Leeds Mark-it business application, Traci Fieldsted
  - d. Discussion possible action regarding Building permit, 524 Schinle Circle, Kelly Strock
  - e. Discussion possible action regarding septic permit at 679 El Dorado Court, Dennis Mertlich
9. Discussion Items:
  - a. Continued evaluation of consolidated fee schedule
10. Staff Reports
11. 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 July 3, 2023, at these public places being **Leeds Town Hall, Leeds Post Office**, the Utah Public Meeting Notice website <http://pmmutah.gov> and the Town of Leeds website [www.leedstown.org](http://www.leedstown.org).



Aseneth Steed, Clerk/Recorder

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## Wildfire safety precautions in place for your area

Due to elevated wildfire risk in your area, we are taking additional safety precautions. Among other measures, we may use protective devices on our lines with more sensitive settings that will de-energize power equipment when there is a short circuit detected.

A power outage is more likely to occur when these settings are utilized. For the 2023 wildfire season, based on elevated conditions in the region, we are using more sensitive protective settings in your area. As a result, if an outage occurs during the 2023 wildfire season, you may experience a longer-than-typical outage as our field personnel work to confirm that power can be safely turned back on. These measures are intended to promote public safety, and we appreciate your patience.

Our system is built to withstand extreme weather and other unforeseen issues; however, outages can happen. It is important to:

- Plan ahead and [be prepared year-round](#).
- Create a plan with your medical provider for appropriate back-up power if you have medical devices that rely on electricity in your house.
- [Review your contact information](#), so we can reach you if necessary.
- If an outage does occur, find restoration information on the [Rocky Mountain Power outage map](#).

We appreciate your patience and understanding. Providing safe, reliable service is our highest priority at Rocky Mountain Power. If you have questions, please call us anytime at **1-888-221-7070** or visit [RockyMountainPower.net/Ready](https://RockyMountainPower.net/Ready) for emergency preparedness and wildfire safety information.

## **Staff Report for the July 5, 2023, Planning Commission**

### **Subject: Business license for Leeds Mark-it**

#### History:

A Business License application has been received for the property located at 215 N Main under the name Leeds Mark-it, LLC. For RV Resort with Lots to rent for a daily or weekly rate. The application was submitted by Traci Fieldsted, with the State registration for the business under the name of Gay Egley. A power of attorney to Traci Fieldsted, authorizing her to act on behalf of Gay Egley, has been provided to the Town.

#### Current Situation:

The applicant, Traci Fieldsted, has submitted the Business License application but has not yet fulfilled all the requirements for processing the application. Staff has requested the submission of a site plan that should provide clear and detailed specifications, including the number of units, hours of operation, screening and fencing requirements, and security lighting information based off the fire inspection report. While the applicant has provided a site map with the application, no proof of the fire inspection has been provided at this time.



Previous License No. New

FILING FEE: \$50.00 (NON-REFUNDABLE)

Date PAID

Received by Assembly Sneed

RECEIVED JUN 20 2023

## TOWN OF LEEDS

# 2023 GENERAL BUSINESS LICENSE APPLICATION AND AGREEMENT OF TERMS

PLEASE REMEMBER THIS IS ONLY AN APPLICATION AND NOT A BUSINESS LICENSE. You will receive your business license from the Town Clerk/Recorder after all necessary information has been provided and is correct and verified.

Please check applicable box:  New  Renewal (Must still complete form)  Address change

Please check if you are NO LONGER IN BUSINESS:  Date Business was discontinued \_\_\_\_\_

### PLEASE PRINT CLEARLY

#### Business:

Name: Leeds MARK-IT

Street Address: 221 NORTH MAIN

Mailing Address: 215 N. MAIN

Business Phone: 801 368 8896 Fax Number: \_\_\_\_\_

E-mail Address: tFIELDSTEO@MSN.COM Website: LEEDSMARKIT.COM

#### Owner of Property:

Name: traci FIELDSTEO / Gay Egley

Address: 215 N. MAIN

Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_

#### Applicant:

Name: traci FIELDSTEO

Street Address: 215 N. MAIN

Mailing Address: 215 N. MAIN

Home Phone: 801 368 8896 Cell: \_\_\_\_\_

E-mail Address: tFIELDSTEO@MSN.COM



Description of business and what activity will take place:

RV RESORT WITH LOTS  
TO RENT FOR A DAILY OR WEEKLY RATE

Business is:  Corporation  Sole Proprietorship  Partnership  LLC

List all owners other than applicant. If a corporation, partnership, or LLC, list other officers, general partners or members. (\*If New Applicant, or if information has changed from previous year, attach copy of Articles of Incorporation or Articles of Organization & Certificate of Registration.)

TIM CORBETT - AGENT OF OWNERS

Date of commencing business in Leeds: 6-1-2023

Have you registered your business name with the State of Utah?  Yes  No (\*if new applicant, attach copy)

Federal Tax ID: 92-0412925 (\*If new applicant, attach copy of IRS form SS-4,)

Utah Sales Tax Number: NA (\*If new applicant, attach copy of Sale Tax License from Utah State Tax Commission)

Is this a food or food preparation business?  Yes  No (If yes, attach a copy of Permit to Operate and / or annual Health Permit from Southwest Utah Public Health Department.)

Is this business required to be licensed by the State?  Yes  No  
If yes, indicate type and number: \_\_\_\_\_ (Attach Copy of State License)

Average number of employees: 3 Days & hours of operation: M-Su 8am-7pm

Do you want your Business listed on the Leeds Town Website?  Yes  No



Description of business and what activity will take place:

RV RESORT WITH LOTS

to Rent for a Daily or Weekly Rate

Business is:  Corporation  Sole Proprietorship  Partnership  LLC

List all owners other than applicant. If a corporation, partnership, or LLC, list other officers, general partners or members. (\*If New Applicant, or if information has changed from previous year, attach copy of Articles of Incorporation or Articles of Organization & Certificate of Registration.)

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Is this business required to be licensed by the State?  Yes  No  
If yes, indicate type and number: \_\_\_\_\_ (Attach Copy of State License)

Average number of employees: 3 Days & hours of operation: M-Su 8AM-7PM

Do you want your Business listed on the Leeds Town Website?  Yes  No



**NOTICE:**

*Applicant's signature indicates agreement to conduct the business in compliance with listed uses, Zoning Ordinance and all Ordinances that are applicable to the type of business being conducted. Any operations exceeding or not in compliance with Town of Leeds Ordinances require application for a Conditional Use Permit and said Permit will not be issued without prior recommendation from Planning Commission and approval from Leeds Town Council per the Land Use Ordinance.*

**FAILURE TO COMPLY WITH THE ABOVE CONDITIONS AND LEEDS ORDINANCES CAN RESULT IN SUSPENSION OR REVOCATION OF YOUR BUSINESS LICENSE AND IS A CLASS "B" MISDEMEANOR.**

**I HAVE READ AND UNDERSTAND, AM IN COMPLIANCE WITH AND WILL REMAIN IN COMPLIANCE WITH THE CONDITIONS OF THE LAND USE ORDINANCE 2008-04**

Print Name Traci Fieldsted

Traci Fieldsted  
Signature of Applicant

6-19-22  
Date

*I understand that falsifying any information on this form constitutes sufficient cause for rejection or revocation of my business license. I also understand that the Town of Leeds may require additional information as permitted by ordinance, and also agree to supply the requested additional information as part of this form.*

Authorized Representative

[Signature]  
Signature

6.1.23  
Date

*"Authorized Representative" shall mean: a) a responsible corporate officer, if the User is a corporation (i.e. a president, secretary-treasurer, or vice-president of the corporation, or the manager of one or more manufacturing, production or operation facilities, with authority to sign documents); b) a general partner or proprietor if the Industrial User is a partnership or proprietorship respectively; or c) a duly authorized representative (written authorization and written change of authorization are required) of the corporation, general partnership or proprietorship.*

***Applicant's signature indicates agreement to conduct the business in compliance with listed uses, Zoning Ordinance and all Ordinances that are applicable to the type of business being conducted.***

**Deadline for filing business license renewal is February 1, 2023. Beginning February 2, 2023, a late charge will be assessed.**

**BUSINESS LICENSE EXPIRES ON December 31, 2023**

**For Town Use Only**

Current Zoning: \_\_\_\_\_

\_\_\_\_\_  
Clerk / Recorder

\_\_\_\_\_  
Date

**For fire inspection, please contact the Hurricane Valley Fire District at 435-635-9562, 202 East State Street, Hurricane, Utah 84737**

## LEEDS MARK-IT, LLC

[Update this Business](#)

**Entity Number:** 13036926-0160

**Company Type:** LLC - Domestic

**Address:** 211 n main st Leeds, UT 84746

**State of Origin:**

**Registered Agent:** GAY S EGLEY

**Registered Agent Address:**

390 W 2050 S

Hurricane, UT 84737

[View Management Team](#)

**Status:** Active

[Purchase Certificate of Existence](#)

**Status:** Active  as of 09/16/2022

**Renew By:** 09/30/2023

**Status Description:** Current

The "Current" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.

**Employment Verification:** Not Registered with Verify Utah

[History](#)

[View Filed Documents](#)

**Registration Date:** 09/16/2022

**Last Renewed:** N/A

[Additional Information](#)

**NAICS Code:** 9999 **NAICS Title:** 9999-Nonclassifiable Establishment

[<< Back to Search Results](#)

**Business Name:**



## SILVER COUNTRY VILLAS, LLC

**Entity Number:** 11131084-0160

**Company Type:** LLC - Domestic

**Address:** 390 West 2050 South Hurricane, UT 84737

**State of Origin:**

**Registered Agent:** Gay S Egley

**Registered Agent Address:**

390 West 2050 South

Hurricane, UT 84737

[View Management Team](#)

**Status:** [Expired](#)

**Status:** Expired  as of 07/01/2020

**Status Description:** Failure to File Renewal

**Employment Verification:** [Not](#) Registered with Verify Utah

[History](#)

[View Filed Documents](#)

**Registration Date:** 01/15/2019

**Last Renewed:** N/A

[Additional Information](#)

**NAICS Code:** 5311 **NAICS Title:** 5311-Lessors of Real Estate

[<< Back to Search Results](#)

**Business Name:**



Previous License No. Closest

FILING FEE: \$50.00 (NON-REFUNDABLE)  
Date \_\_\_\_\_  
Received by \_\_\_\_\_

RECEIVED JUN 20 2023

## TOWN OF LEEDS

# 2023 GENERAL BUSINESS LICENSE APPLICATION AND AGREEMENT OF TERMS

PLEASE REMEMBER THIS IS ONLY AN APPLICATION AND NOT A BUSINESS LICENSE. You will receive your business license from the Town Clerk/Recorder after all necessary information has been provided and is correct and verified.

Please check applicable box:  New  Renewal (Must still complete form)  Address change

Please check if you are NO LONGER IN BUSINESS:  Date Business was discontinued 5-31-23

### PLEASE PRINT CLEARLY

#### Business:

Name: Silver Country Villas  
Street Address: 221 N. Main  
Mailing Address: 390 W. 2050 S. Hurricane, UT 84737  
Business Phone: 801-367-4153 Fax Number: \_\_\_\_\_  
E-mail Address: Guy Egley@icloud.com Website: \_\_\_\_\_

#### Owner of Property:

Name: Guy Egley  
Address: 390 W. 2050 S. Hurricane, UT 84737  
Home Phone: 435-635-2393 Business Phone: \_\_\_\_\_

#### Applicant:

Name: Guy Egley  
Street Address: 390 W. 2050 S. Hurricane, UT 84737  
Mailing Address: SAU  
Home Phone: 435-635-2393 Cell: 801-367-4153  
E-mail Address: Guy Egley@icloud.com

# LAND USE ORDINANCE 2008-04

## CHAPTER 16

### MOBILE HOME DISTRICT (M-H)

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#### **16.1. PURPOSE.**

To provide and protect areas for mobile home neighborhoods, while permitting limited establishment of public and quasi-public uses which serve the requirements of the neighborhood.

#### **16.2. PERMITTED USES.**

**6.2.1. Mobile home subdivision.**

**6.2.2. Mobile homes on individual lots not less than ten thousand (10,000) square feet, provided they are on permanent foundations.**

**16.2.3. Household pets.**

**16.2.4. Home garden.**

**16.2.5. Accessory uses and buildings customarily incidental to the permitted use.**

#### **16.3. CONDITIONAL USES.**

**16.3.1. Mobile home park.**

**16.3.2. Recreation vehicle park.**

**16.3.3. Home occupation.**

**16.3.4. Cemetery.**

**16.3.5. Church.**

**16.3.6. School.**

**16.3.7. Park or playground.**

**16.3.8. Public utilities, essential services.**

**16.8.3.** A soil feasibility analysis shall be submitted to and approved by the Southwest Utah Health Department prior to installation of a sewage system.

**16.9. MOBILE HOME PARK DEVELOPMENT STANDARDS.**

**16.9.1.** All mobile home parks shall meet the requirements of Chapter 11 (Mobile Home Park, Mobile Home Subdivision and Recreational Vehicle Park Development Standards) of this Ordinance.

**16.10. MOBILE HOME SUBDIVISION DEVELOPMENT STANDARDS.**

**16.10.1.** All mobile home subdivisions shall meet the requirements of Chapter 11 (Mobile Home Park, Mobile Home Subdivision and Recreational Vehicle Park Development Standards) of this Ordinance.

**16.11. RECREATIONAL VEHICLE OR TRAVEL TRAILER DEVELOPMENT STANDARDS.**

**16.11.1.** All recreational vehicle or travel trailer parks shall meet the requirements of Chapter 11 (Mobile Home Park, Mobile Home Subdivision and Recreational Vehicle Park Development Standards) of this Ordinance.

## Staff Report for the July 7, 2023 Planning Commission

Subject: Building Permit/Pool Permit Application at 524 Schinle Circle for Applicants: Kelly Strock and Steve (?)

### Summary:

This staff report provides an overview of the building permit and pool permit application submitted by Kelly Strock and Steve (?) for the property located at 524 Schinle Circle. The report outlines the history, current situation, concerns, and questions regarding the application, with the intention of seeking resolution through the Planning and Zoning department.

### History:

In 2017, a fifth wheel RV trailer was placed on the property. Subsequently, a building permit for a metal shop/garage was issued in September 2017, subject to the contingencies outlined in the original permit (refer to terms of original permit LEE-17-07-017). The footing and foundation inspections have been successfully completed. However, no further progress has been made since then.

### Current Situation:

Presently, there have been no subsequent inspections or advancements made regarding the metal shop/garage. Additionally, the required replacement of the RV trailer has not been carried out in accordance with the original permit contingencies.

### New Request:

Kelly Strock and Steve (?) have submitted a request for a pool permit. Their objective is to avoid the expenses associated with hiring a crane to move the fiberglass pool over the yet-to-be-constructed main residence. However, it should be noted that the main residence has not yet been permitted or commenced.

### Concerns:

The primary concern lies in the fact that the main residence has not been permitted or started, and it is not in compliance with the original permit contingencies.

### Questions:

The following questions need to be addressed by the Planning Commission:

1. Should the pool permit be issued now or after the completion of the main residence?
2. Is the subject property categorized as R1 or RR2 zone?
3. Clarification regarding the side yard setback requirements for Kelly Strock and Steve (?) is needed.

TOWN OF LEEDS BUILDING PERMIT APPLICATION PERMIT NO. LEE 17-07-017

JOB ADDRESS: 524 Schinle Cir Leeds, UT 84746 ZONE: RR-2  
 LEGAL DESCRIPTION / SUBDIVISION: Silver Valley Estates LOT #: 15 PARCEL ID #: L SVES-45  
 OWNER NAME: Kelly Stroock  
 Mailing Address: P.O. Box 342 Washington UT 84780 Contact Phone: 435-922-9560  
 CONTRACTOR NAME: owner CONTRACTOR LICENSE #:  
 Mailing Address: Contact Phone:  
 ELECTRICAL CONTRACTOR: CONTRACTOR LICENSE #:  
 Mailing Address: Contact Phone:  
 PLUMBING CONTRACTOR: CONTRACTOR LICENSE #:  
 Mailing Address: Contact Phone:  
 CLASS OF WORK: New  Mfrd  Stick  Garage  Pool  Repair  Alteration  Addition  Move  Remove  Other   
 USE OF BUILDING: Residence  Storage  Other, specify: GARAGE/SHOP  
 SETBACKS FROM PROPERTY LINE (FEET): Front: 25' Rear: 15' Side: 15' Side: 15' # of Outbuildings: 2 LOT SIZE: 1 acre  
 COST OF CONSTRUCTION: \$ 20,000.00

NOTICE TO CONTRACTOR, AUTHORIZED AGENT, OWNER/BUILDER: SPECIAL PERMITS MUST BE OBTAINED TO CUT UP STREETS IN MAKING SEWER & WATER CONNECTIONS, DRIVEWAYS, CURBS, ETC. THIS PERMIT BECOMES NULL & VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR 180 DAY PERIOD AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

*[Signature]*  
 SIGNATURE OF CONTRACTOR, AUTHORIZED AGENT or OWNER ONLY IF OWNER BUILDER

NOTES / COMMENTS:  
GARAGE/SHOP BLD. IS ALLOWED FOR A PERIOD OF ONE YEAR AT WHICH TIME A NEW RESIDENCE WILL BE CONSTRUCTED AND THE TEMPORARY RESIDENCE REMOVED.  $\$382.25 \div 2 = \$191.00$  BLD. PERMIT FEE FOR GARAGE/SHOP IS REDUCED 50% DUE TO NO PLM, HVAC & GAS PIPE INSPECTIONS. FURNISH LEEDS TOWN WITH STEEL BLD. ENGINEERING.

BUILDING INSPECTOR / OFFICE USE ONLY

SQ. FOOTAGE:		Occupancy Group:	Division:	Special Approvals	Req'd.	Rec'd.
Level 1: _____	Outldg: _____	<u>U</u>		Planning		
Level 2: _____	Basement: _____	# of Dwelling Units:	# of Stories: <u>1</u>	Zoning		
Level 3: _____	Other: _____	Maximum Occupancy Load: <u>10</u>		Health Department		
Garage/SHOP: <u>1,500<sup>sq</sup></u>		Fire Sprinklers Required:		Fire Department		
TOTAL SQ. FOOTAGE: <u>1,500<sup>sq</sup></u>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Soil Report		
TYPE OF CONSTRUCTION: <u>VB</u>		Off-Street Parking:		Water		
		Covered <input type="checkbox"/> Uncovered <input type="checkbox"/>		Septic/Sewer		
IMPACT FEES:		BLDG PERMIT FEE:		Flood Plain		
PARKS: \$ _____		*SURCHARGE:		Right-of-Way		
SAFETY: \$ _____		*(1% of Building Permit Fee) \$ <u>191</u>		City Engineer		
		PLAN CHECK FEE: \$ _____		Other - Specify		
2. TOTAL IMPACT: \$ _____		1. TOTAL BLDG: \$ <u>19291</u>		TOTAL TO: <u>LASSD</u>		
				.2% (.002) of Cost of Construction \$		
				TOTAL TO: <u>TOWN OF LEEDS</u>		
				← TOTAL OF 1 AND 2: \$ <u>19291</u>		
APPLICATION APPROVED BY BUILDING INSPECTOR			Date: <u>27 July 2017</u>			PLAN CHECK OKAY BY: _____
PAYMENT RECEIVED BY CLERK/RECORDER OR TREASURER			Date: <u>9-13-17</u>			

\*1% SURCHARGE - STATE DEPARTMENT OF COMMERCE, DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSING



## Town of Leeds

218 North Main Street  
PO Box 460879  
Leeds, UT 84746-0879  
Phone: 435-879-2447  
Fax: 435-879-6905

### PROFESSION STATEMENT FOR STAFF-INITIATED ZONE CHANGE


State of Utah County of Washington Town of Leeds

I, Kelly Strock, the owner of the property identified by Parcel Number L-SVES-1-15, located at 524 S Schinle Circle, Leeds, UT 84746, do hereby request a staff-initiated Zone change for the aforementioned property.


The current zoning status of Parcel L-SVES-1-15 is R-R-2. The purpose of this zone change request is to bring the existing lot into zone compliance by changing its status to R-R-1. This zone change is deemed necessary to align the property's zoning designation with that of the surrounding lots and to enable me, Kelly Strock, as the property owner, to proceed with acquiring a building permit.

The proposed zone change to R-R-1 is consistent with the zoning status of the adjacent lots and is in accordance with the Town of Leeds zoning regulations and policies.

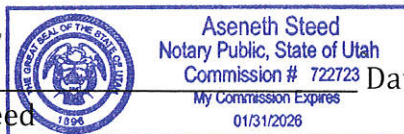
By attesting to this Profession Statement, I affirm that the information provided herein is accurate and complete to the best of my knowledge.

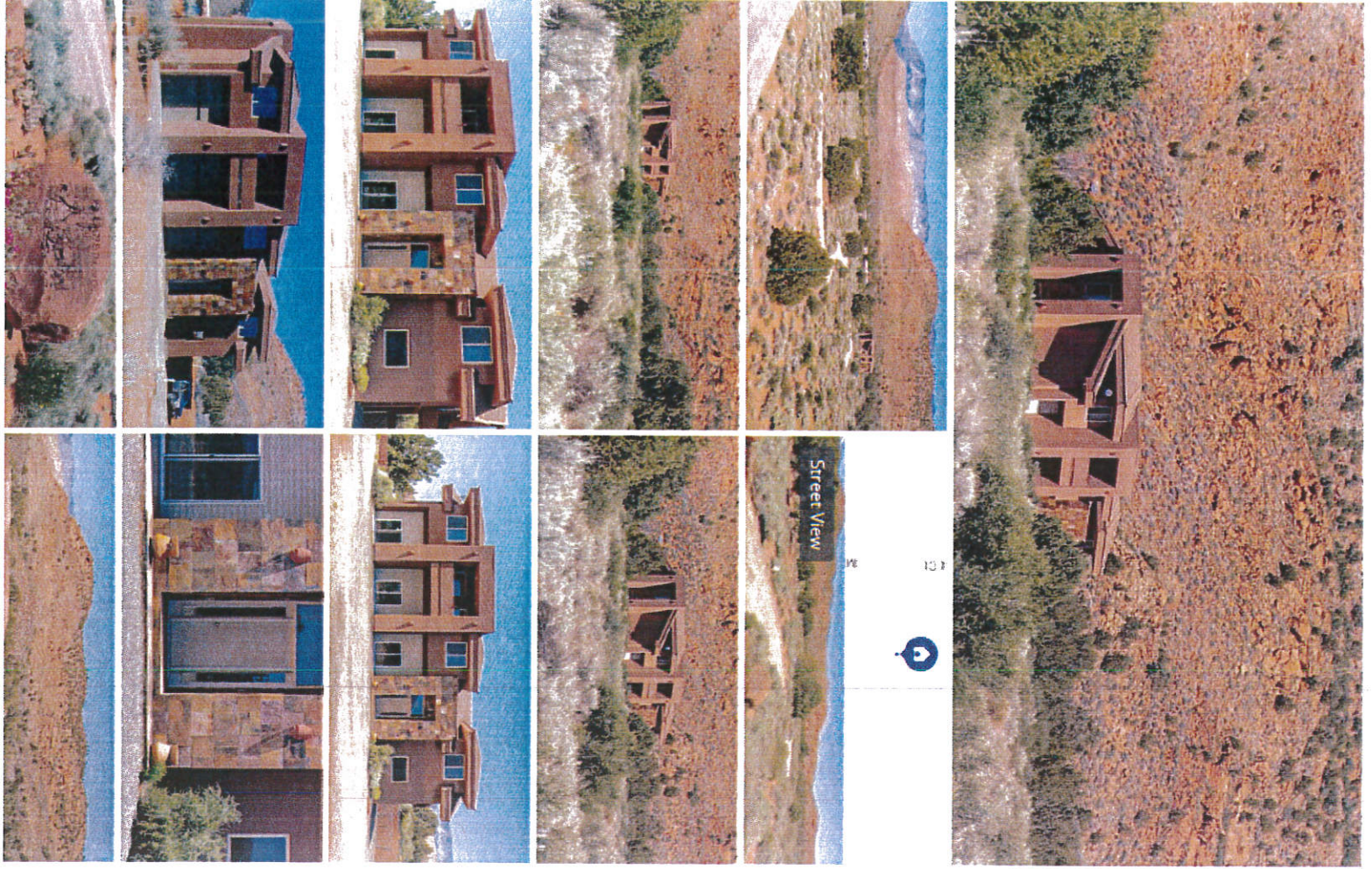
Owner's Signature:  Date: 7-31-23

We, the undersigned Town Planner and Clerk/Recorder for the Town of Leeds, attest to the authenticity of this Profession Statement and affirm that it has been duly reviewed at the July 5, 2023 Planning Commission Meeting and processed in accordance with the applicable town procedures and regulations of the Planning Commission July 5, 2023 record.

Town Planner's Signature:  Date: 8/2/23  
Scott Messel

Clerk's Signature:  Date: 1-31-2026  
Aseneth Steed





[Edit](#)
[Save](#)
[Share](#)
[More](#)

2 bd 3 ba 4,968 sqft

679 W El Dorado Ct, Leeds, UT 84746

● **Off market** Zestimate®: None ? Rent Zestimate®: **\$4,986**  
 2022 assessed: **\$732,300**

**Est. refi payment: \$4,398/mo** **Refinance your loan**

[Home value](#)
[Owner tools](#)
[Home details](#)
[Neighborhood details](#)

**ZILLOW HOME LOANS**



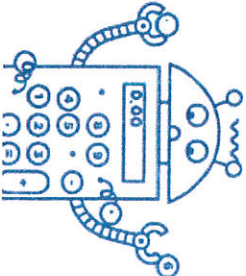
**Get pre-qualified for a loan**  
 At Zillow Home Loans, we can pre-qualify you in as little as 3 minutes with no impact to your credit score.

[Start now](#)

An equal housing lender. NMLS #10297

**Home value**

We don't have enough information to calculate a Zestimate for this home.



Zestimate range  
**Unavailable**



Last 30-day change  
**Unavailable**



Zestimate  
**\$ --**





[Edit](#)
[Save](#)
[Share](#)
[More](#)

2 bd 3 ba 4,968 sqft

679 W El Dorado Ct, Leeds, UT 84746

**Off market** Zestimate®: None ? Rent Zestimate®: \$4,986  
 2022 assessed: **\$732,300**

Est. refi payment: \$4,398/mo **Refinance your loan**

[Home value](#)
[Owner tools](#)
[Home details](#)
[Neighborhood details](#)

**ZILLOW HOME LOANS**



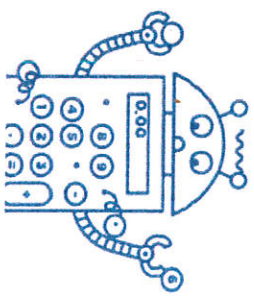
**Get pre-qualified for a loan**  
 At Zillow Home Loans, we can pre-qualify you in as little as 3 minutes with no impact to your credit score.

[Start now](#)

An equal housing lender. NMLS # 10269

**Home value**

We don't have enough information to calculate a Zestimate for this home.



Zestimate range  
**Unavailable**



Last 30-day change  
**Unavailable**



Zestimate  
**\$ --**



SOUTHWEST UTAH  
**PUBLIC HEALTH**  
 DEPARTMENT  
Prevent • Promote • Protect

620 South 400 East, Suite 400, ST. GEORGE, UTAH 84770 - (435) 986-2580  
 260 East DL Sargent Drive, CEDAR CITY, UTAH 84721 - (435) 865-5180  
 445 North Main St, KANAB, UTAH 84741 - (435) 644-2537  
 609 North Main St, PANGUITCH, UTAH 84759 - (435) 676-8800  
 75 West 1175 North, BEAVER, UTAH 84713 - (435) 865-5180

WWW.SWUHEALTH.ORG

## SEPTIC SYSTEM PERMIT

**This is NOT a building permit: Building permits MUST be obtained from the appropriate local authority prior to any construction.**

PERMIT # 137936

NAME Jeff & LeAnne Allen  
 PLAN APPROVED BY Shallen Sterner DATE 06/26/2023  
 FEES PAID \$575.00 REC'D BY Shallen Sterner  
 WATER SUPPLY Leeds Domestic Water Users

ADDRESS	<u>679 EL DORADO CT LOT 2 LEEDS, UT 84746</u>	
LOT/SUBDIVISION	<u>2/EI Dorado Hills</u>	
TAX ID NUMBER	<u>L-EDH-2</u>	CITY <u>LEEDS</u>
BEDROOMS	<u>6</u>	BASEMENT <u>Yes</u>
PERC RATE	<u>0.00</u> minutes/inch	TANK SIZE <u>1750</u> gallons
LOADING RATE	<u>0.70</u> gallons/day	
ABSORPTION AREA	<u>900</u> square feet	

Additional Information: \_\_\_\_\_

**PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE.**

**Sketch of septic system as installed:**

Inspection Date \_\_\_\_\_ APPROVED  REJECTED

Environmental Health Scientist \_\_\_\_\_

COMMENTS \_\_\_\_\_

## PERMIT MUST BE POSTED ON-SITE

Unless other arrangements are made prior to installation, system must be installed according to approved plans or final approval may be withheld. After construction and installation of the system, but prior to covering or usage, an on-site inspection by Health Department staff is required before final approval. Inspection arrangements are the responsibility of the owner or contractor and must be made in advance by calling the local Health Department office.