

ORDINANCE NO. 2025- [REDACTED]

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH BABYLON LANDS, LLC FOR A 35 ACRE MIXED-USE PROJECT ON PARCEL NO. L-2-D CONTINGENT ON THE OWNER EXECUTING THE AGREEMENT WITHIN TEN DAYS OR, IF NOT EXECUTED, APPROVING THE DISCONNECTION OF THE PARCEL FROM THE TOWN OF LEEDS

WHEREAS, the Town of Leeds (“Town”) rezoned real property owned by Babylon Lands, LLC (“Owner”) described and depicted as set forth in Exhibit A hereto (the “Property”) to mixed-use and the Mixed-Use Zone requires that a development agreement be executed that governs the development of the mixed-use project; and

WHEREAS, a draft of the development agreement is attached as Exhibit B (“Development Agreement”); and

WHEREAS, pursuant to Utah Code § 10-2-501, *et seq.*, on August 8, 2025, the Owner submitted a Request for Disconnection of the Property to the Town that satisfied the requirements of the law (“Disconnection Request”); and

WHEREAS, the Town properly advertised the Disconnection Request and held a public hearing on October 22, 2025, at which any persons who desired were given the opportunity to speak and submit documents regarding the Disconnection Request; and

WHEREAS, upon execution, the Development Agreement provides for the denial of the Disconnection Request by the Town; however, if the Owner has not executed the Development Agreement within ten (10) days of the adoption of this Ordinance then the Disconnection Request is approved as provided herein.

NOW THEREFORE, BE IT ORDAINED by the Town Council as follows:

1. **APPROVAL OF THE DEVELOPMENT AGREEMENT.** The Development Agreement set forth in Exhibit B is hereby approved, and upon its execution by the Town and the Owner the Disconnection Request is denied.
2. **APPROVAL OF DISCONNECTION REQUEST.** If the Owner has not executed the Development Agreement by November 22, 2025, then the Town Council hereby approves the Disconnection Request. The Town staff shall effectuate this Ordinance and satisfy the requirements of Utah Code §10-2-507, including filing the Pending Boundary Action and Final Local Entity Plat with the Lieutenant Governor’s office. The Owner has the obligation to prepare the documents and plat and assist in fulfilling the statutory requirements and the Owner shall bear all costs of completing the disconnection process.
3. **EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 12th day of November 2025.

LEEDS UTAH

Bill Hoster, Mayor

ATTEST:

Cari Bishop
Town Clerk

Mayor Hoster voted _____
Councilmember Sterling voted _____
Councilmember Cundick voted _____
Councilmember Peot voted _____
Councilmember Furley voted _____

Approved as to form:

Town Attorney

EXHIBIT A

PROPERTY

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, THENCE RUNNING NORTH 02°32'41" EAST ALONG THE SECTION LINE AND AN EXISTING FENCE LINE A DISTANCE OF 219.46 FEET; THENCE CONTINUING ALONG AN EXISTING FENCE LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 37°51'18" WEST 258.47 FEET TO A FENCE CORNER; 2) NORTH 61°10'06" EAST 638.40 FEET TO A FENCE CORNER; 3) SOUTH 84°40'12" EAST 574.82 FEET TO A FENCE CORNER; 4) NORTH 03°49'38" EAST 524.07 FEET TO A FOUND ILLEGIBLE REBAR AND CAP AND FENCE CORNER AND 5) NORTH 85°00'11" WEST 376.25 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 15, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) NORTH 52°00'35" EAST 932.77 FEET AND 2) NORTH 52°24'09" EAST 157.32 FEET; THENCE DEPARTING SAID RIGHT OF WAY AND RUNNING SOUTH 01°47'07" WEST 1,895.58 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SECTION 5, THENCE SOUTH 89°38'45" WEST ALONG THE SECTION LINE 1,443.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,538,986 SQUARE FEET OR 35.33 ACRES.

PARCEL NO. L-2-D

IN SW1/4 SECTION 5 & SE1/4 SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MEXICAN
TOWN OF LEWIS, WASHINGTON COUNTY, UTAH

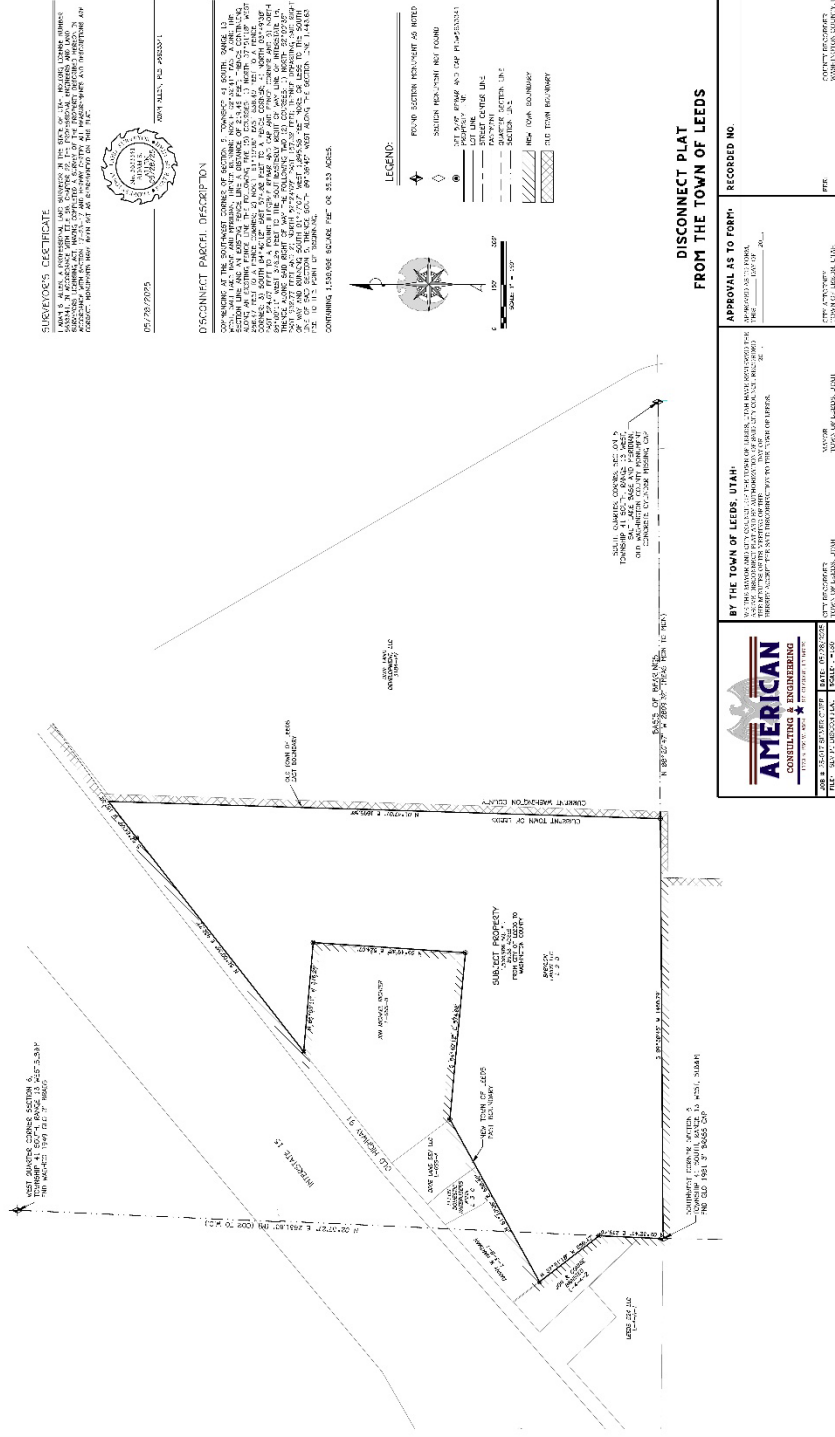


EXHIBIT B
DEVELOPMENT AGREEMENT