

NOTICE AND AGENDA
Land Enhancement and Development Special District
Board of Trustees
Special Meeting

Notice Is Hereby Given that the Land Enhancement and Development Special District (“LEADS District”) Board of Trustees will Hold a Meeting on Tuesday, March 10, 2026, Via Zoom Meeting (Link Below) At 3:00 P.M.

1. Welcome and Call to Order
2. Consider Approval of the Pending Minutes from the Board Meeting held July 10, 2025
3. Change the Address of the LEADS District to 475 East Tabernacle Street, St George, Utah 84770.
4. Consideration of Resolution 2026-01 to Annex of the Avalon Skye Property, Located in Leeds, Utah into the LEADS District’s Boundaries, Authorizing the Plat and other Documents in Connection therewith; Authorizing the Publication of Notice of the Annexation and of this Resolution; and Related Matters.
5. Consideration of Resolution 2026-02 Creating the Silver Cliffs Commons Public Infrastructure District and Adopting the Governing Document
6. Consideration of Resolution 2026-03 Creating the Silver Cliffs Affordable Housing Public Infrastructure District and Adopting the Governing Document
7. Consideration of Resolution 2026-04 Creating the Silver Cliffs Commons Commercial Area Public Infrastructure District and Adopting the Governing Document
8. Updates
9. Adjourn

For any questions or needed accommodations call Brecken Anderson at 435-773-7476 or email SpecialDistrict.mgmt@gmail.com.

The public meeting will be held as an electronic meeting. If you wish to participate you can join via Zoom at:

Join Zoom Meeting:

<https://us06web.zoom.us/j/84978301945?pwd=kCclkfthYYE7ndCVxwglUTnUCmGmMZ.1>

Meeting ID: 849 7830 1945

Passcode: 736848

PENDING MINUTES
Grapevine Wash Local District
Board of Trustees
Special Meeting

**Grapevine Wash Local District Board of Trustees Held a Meeting on Thursday, July 10, 2025, Via
Zoom Meeting At 4:00 P.M.**

Members Present: Paul Morris, Dick Miller, and Mike Wagstaff

Public Present: Brecken Anderson, and Lauren Morris

- Welcome and Call to Order
 - 4:00pm Paul Morris starts the meeting
- Consider Approval of the Pending Minutes from the Board Meeting held July 7, 2025
 - Mike motions to approve the minutes
 - Dick Seconds
 - No Discussion

Paul	Yes Vote
Mike	Yes Vote
Dick	Yes Vote

- All are in favor
- Consideration of Resolution 2025-10 to Annex of the Following Property into the Grapevine Wash Local District's Boundaries, Authorizing the Plat and other Documents in Connection therewith; Authorizing the Publication of Notice of this Resolution; and Related Matters:
 - Silver Cliffs Annex (Annexation #2) - Approximately 10.03 Acres
 - Babylon Lands West (Annexation #3) - Approximately 78.42 Acres
 - Babylon Lands East (Annexation #4) - Approximately 80.74 Acres

Paul Morris explains the resolution and the areas of Annexation and reason

4:09pm Paul Morris shows the Resolution and explains it.

Mike motions to approve

Dick Seconds

No Discussion

Paul	Yes Vote
Mike	Yes Vote
Dick	Yes Vote

All are in favor

- Updates
 - No Updates
- Adjourn
 - Mike motions to approve
 - Dick Seconds
 - No Discussion

Paul	Yes Vote
Mike	Yes Vote

Dick	Yes Vote
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- All are in favor

PENDING

March 10, 2026

The Board of Trustees (the “Board”) of the Land Enhancement and Development Special District, held a special meeting on March 10, 2026, at the hour of 3:00 p.m., with the following members of the Board being present:

Paul Morris	Chair
Mike Wagstaff	Vice Chair/Treasurer
Davis Anderson	Trustee

Also present:

Brecken Anderson	District Clerk
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Absent:

none

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this March 10, 2026, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by _____ and seconded by _____, was adopted by the following vote:

AYE:

NAY:

The resolution is as follows:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF TRUSTEES (THE “BOARD”) OF LAND ENHANCEMENT AND DEVELOPMENT SPECIAL DISTRICT (THE “DISTRICT”) TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 49.198 ACRES (ANNEXATION NO. 5) INTO THE DISTRICT; AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF THE NOTICE OF THIS ANNEXATION AND OF THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, a petition (the “Petition”) was filed with the District requesting and consenting to the annexation of approximately 49.198 acres pursuant to §17B-1-403(2)(c) of the Title 17B, Chapter 1 of the Utah Code, Limited Purpose Local Government Entities - Special Districts (the “Act”); and

WHEREAS, the Petition contain the consenting signatures of 100% of the surface property owners (hereafter the “Property Owners”) within the area proposed to be annexed; and

WHEREAS, there are no registered voters within the areas to be annexed;

WHEREAS, the areas to be annexed under this resolution are parcels of property located in the Town of Leeds (“Leeds”), as particularly described in the Petition attached as Exhibit B to this Resolution and is hereafter referred to as the “Property”; and

WHEREAS, with the filing of the Petition, the Act allows the District to annex the Property by adopting a resolution to annex the area, without giving notice to the Town of Leeds because Leeds does not provide to the Property the services to be provided by the District; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notice of Impending Boundary Action attached hereto as Exhibit C (the “Boundary Notice”) and Final Local Entity Plat for Annexation No. 5 (the “Annexation Plat”).

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and by officers of the Board directed toward the annexation of the Property, are hereby ratified, approved, and confirmed.

2. The Board has determined that the Petition complies with the requirements of the law and is hereby certified, as provided in § 17B-1-405(1)(b)(i) of the Act. The District Clerk shall send a written notification of the certification to the contract sponsor and provide the notice of the proposed annexation as provided in § 17B-1-413(2)(b) of the Act.

3. Pursuant to § 17B-1-414(1)(a) of the Act, the Property, which is particularly described and shown on the Annexation Plat, is hereby annexed into the District.

4. Notice of this Resolution may be published in substantially the following form:

NOTICE OF DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on March 10, 2026, the Board of Trustees (the “Board”) of the Land Enhancement and Development Special District (the “District”) adopted a resolution to annex the following particularly described property in Utah County, State of Utah:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 87°35'20 EAST, 1229.36 FEET ALONG THE SECTION LINE TO THE EAST BOUNDARY OF PARCEL NUMBER 3282-C-HV; THENCE ALONG SAID BOUNDARY IN THE FOLLOWING TWO COURSES: SOUTH 00°40'08 EAST, 524.28 FEET; THENCE NORTH 89 42:36 "EAST, 209.10 FEET TO THE WEST LINE OF SAID SECTION 8, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY LINE OF PARCEL NUMBER 3282-E-HV; THENCE ALONG SAID BOUNDARY LINE SOUTH 25'08 22 WEST, 918.42 FEET TO THE NORTH LINE OF SAID SECTION 8: THENCE NORTH 431106 WEST, 30.94 FEET TO A POINT ON THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 58 36 32 WEST; THENCE WESTERLY, 84.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97'01'15; THENCE SOUTH 112815" WEST, 233.23 FEET; THENCE SOUTH 02 1623 EAST, 71.20 FEET; THENCE SOUTH 25'46 01 WEST, 114.94 FEET; THENCE SOUTH 150617 WEST, 128.38 FEET; THENCE SOUTH 31'4253° WEST, 68.86 FEET; THENCE SOUTH 84'38'38" WEST, 431.69 FEET; THENCE NORTH 85'4033 WEST, 324.44 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE NORTH 01'1600 WEST, 1895.52 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.
CONTAINING.

Containing 49.198 acres more or less.

NOTICE IS FURTHER GIVEN that any person in interest may file an action in district court to contest the regularity, formality, or legality of the Resolution within 30 days after the first date of publication (hereafter the “30-Day Contest Period”). If the Resolution is not contested by filing an action in district court within the 30-Day Contest Period, no person may contest the regularity, formality, or legality of the Resolution after the expiration of the 30-Day-Contest Period.

5. The Board does hereby authorize the Chair or District Clerk to execute the Boundary Notice in substantially the form attached as Exhibit C, the Annexation Plats, and such other documents as shall be required to accomplish the actions contemplated herein

on behalf of the Board for submission to the Office of the Lieutenant Governor of the State of Utah.

6. Prior to certification of the annexation of the Property by the Office of the Lieutenant Governor of the State of Utah, the Board does hereby authorize any Board Member, the District General Counsel, or the District's surveyor, to make any corrections, deletions, or additions to the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or the provisions of the laws of the State of Utah or the United States.

7. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

8. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

9. This Resolution shall be effective upon passage by the Board of Trustees (hereafter the "Effective Date").

PASSED AND ADOPTED by the Board of Trustees of Land Enhancement and Development Special District effective as of the Effective Date set forth above.

LAND ENHANCEMENT AND
DEVELOPMENT SPECIAL DISTRICT

By: _____
Chair

ATTEST:

By: _____
District Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Brecken Anderson, the undersigned District Clerk of Land Enhancement and Development Special District (the “District”), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the “Board”) on March 10, 2026, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this March 10, 2026.

By: _____
District Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

EXHIBIT B

ANNEXATION PETITION

**PETITION TO ANNEX PROPERTY INTO
LAND ENHANCEMENT AND DEVELOPMENT SPECIAL DISTRICT**

TO: **LAND ENHANCEMENT AND DEVELOPMENT SPECIAL DISTRICT**, a Utah basic special district

FROM: **MOUNTAIN WEST DEVELOPMENT GROUP LLC**, a Nevada limited liability company (“**Petitioner**”)

DATE: March 9, 2026

This Petition to Annex Property into Land Enhancement and Development Special District (the “**District**”) is submitted in accordance with Title 17B, Chapter 1, Section 403(2)(c), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the annexation by the District of approximately 49 acres of property in Leeds Town, Washington County, Utah, the address as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

The undersigned Managers of the Petitioner are designated as sponsors, and the contact sponsor of this Petition is Steve Laski.

In support of this Petition, Petitioner affirmatively represents, acknowledges, and certifies the following matters:

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for Petitioner is provided on the signature page below;
4. Petitioner is the title owner of the Property as of the date of this Petition, and Petitioner will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the annexation final local entity plat, in which case the conveyance is permitted);
5. Petitioner petitions and consents to the District’s annexation of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. Petitioner certifies that to the best of Petitioner’s knowledge the Property is located within an area of Leeds Town in which the Town does not provide the services which are anticipated to be provided by the District, or the Town has declined to provide the services

which are anticipated to be provided by the District, and therefore no notice of the requested annexation will be provided to the Town under Utah Code §78B-1-406;

7. The Petitioner authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and
8. Petitioner acknowledges that the District intends to issue bonds and levy property tax and/or make assessments on all property within the District, specifically including the Property, and gives its consent to the same.

Each individual who signs on behalf of a trust or business entity represents that he or she has authority to do so and to petition for the annexation on behalf of the trust or business entity, and further represents that there is no legal impediment to the trust or business entity's signing this Petition.

The Petitioner, for itself and for its successors in title and assigns, hereby waives any and all rights for contesting, protesting, or challenging any actions taken by the District prior to the date of this Petition. The Petitioner further acknowledges and understands that the District is governed by a five (5) member board of trustees comprised of the current owners of property within the District, or the officers or agents of said property owners.

The Petitioner represents and certifies that it does not challenge the right of any current board member to hold his or her position or office.

This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

IN WITNESS WHEREOF, the Petitioner has executed this Petition as of the date indicated above.

(signature pages follow)

Made effective as of the date first set forth above.

**MOUNTAIN WEST DEVELOPMENT GROUP
LLC, a Nevada limited liability company**
782 S RIVER RD # 154
SAINT GEORGE, UT 84790



By: Steve Laski
Its: Manager
Phone #: 678-360-2950
Address: 1930 E View Point Dr
ST. George, Utah. 84790

Signed by:


By: Devin Anderson
Its: Manager
Phone #: 801-554-4961
Address: 4903 S Resolution Dr
Washington Utah 83780

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 87°35'20" EAST, 1229.36 FEET ALONG THE SECTION LINE TO THE EAST BOUNDARY OF PARCEL NUMBER 3282-C-HV; THENCE ALONG SAID BOUNDARY IN THE FOLLOWING TWO COURSES: SOUTH 00°40'08" EAST, 524.28 FEET; THENCE NORTH 89°42'36" EAST, 209.10 FEET TO THE WEST $\frac{1}{16}$ LINE OF SAID SECTION 8, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY LINE OF PARCEL NUMBER 3282-E-HV; THENCE ALONG SAID BOUNDARY LINE SOUTH 25°08'22" WEST, 918.42 FEET TO THE NORTH $\frac{1}{16}$ LINE OF SAID SECTION 8; THENCE NORTH 43°11'06" WEST, 30.94 FEET TO A POINT ON THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 58°36'32" WEST; THENCE WESTERLY, 84.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°01'15"; THENCE SOUTH 11°28'15" WEST, 233.23 FEET; THENCE SOUTH 02°16'23" EAST, 71.20 FEET; THENCE SOUTH 25°46'01" WEST, 114.94 FEET; THENCE SOUTH 15°06'17" WEST, 128.38 FEET; THENCE SOUTH 31°42'53" WEST, 68.86 FEET; THENCE SOUTH 84°38'38" WEST, 431.69 FEET; THENCE NORTH 85°40'33" WEST, 324.44 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE NORTH 01°16'00" WEST, 1895.52 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.
CONTAINING 49.198 ACRES MORE OR LESS.

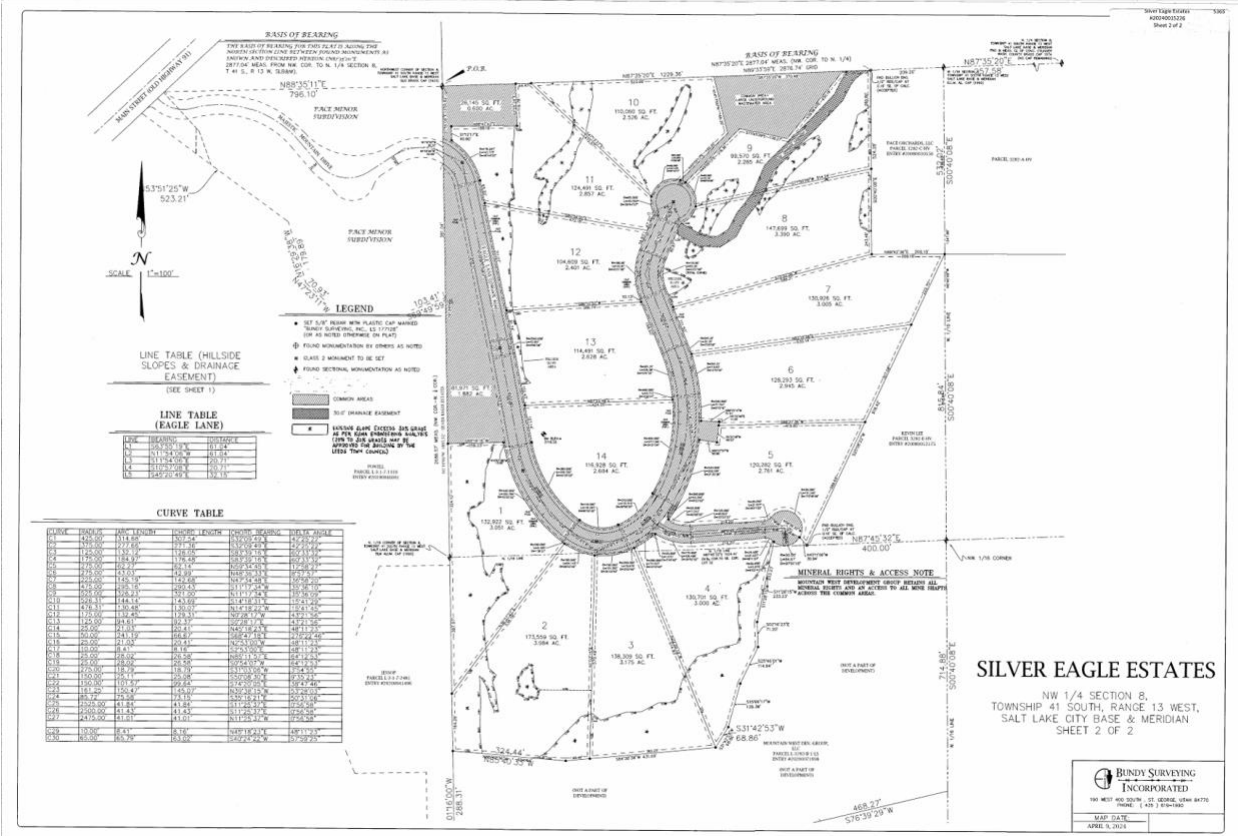


EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

Land Enhancement and Development Special District Annexation No. 5

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Land Enhancement and Development Special District (the “Board”), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17B-1-414(1) and other applicable provisions of Utah law, effective March 10, 2026, adopted a Resolution to Annex approximately 49.198 acres, a true and correct copy of which is attached as EXHIBIT “A” hereto and incorporated by this reference herein (the “Annexation Resolution”).

A copy of the Final Local Entity Plats satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Washington County Surveyor, is attached along with the legal description of the affected property, as EXHIBIT “B”, hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

DATED this 10th day of March 2026.

**LAND ENHANCEMENT AND DEVELOPMENT
SPECIAL DISTRICT**

Brecken Anderson, Board Clerk

EXHIBIT "A" TO NOTICE OF BOUNDARY ACTION

Copy of the Annexation Resolution

EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION

Legal Descriptions

Annexation No. 5

BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 87°35'20 EAST, 1229.36 FEET ALONG THE SECTION LINE TO THE EAST BOUNDARY OF PARCEL NUMBER 3282-C-HV; THENCE ALONG SAID BOUNDARY IN THE FOLLOWING TWO COURSES: SOUTH 00°40'08 EAST, 524.28 FEET; THENCE NORTH 89 42:36 "EAST, 209.10 FEET TO THE WEST LINE OF SAID SECTION 8, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY LINE OF PARCEL NUMBER 3282-E-HV; THENCE ALONG SAID BOUNDARY LINE SOUTH 25'08 22 WEST, 918.42 FEET TO THE NORTH LINE OF SAID SECTION 8: THENCE NORTH 431106 WEST, 30.94 FEET TO A POINT ON THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 58 36 32 WEST; THENCE WESTERLY, 84.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97'01'15; THENCE SOUTH 112815" WEST, 233.23 FEET; THENCE SOUTH 02 1623 EAST, 71.20 FEET; THENCE SOUTH 25'46 01 WEST, 114.94 FEET; THENCE SOUTH 150617 WEST, 128.38 FEET; THENCE SOUTH 31'4253° WEST, 68.86 FEET; THENCE SOUTH 84'38'38" WEST, 431.69 FEET; THENCE NORTH 85'4033 WEST, 324.44 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE NORTH 01'1600 WEST, 1895.52 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

Containing 49.198 acres more or less.

Final Local Entity Plats

[To be added when County Approves Plats]