

**TOWN OF LEEDS
ORDINANCE 2026-04**

**AN ORDINANCE ADJUSTING THE MUNICIPAL BOUNDARIES OF THE
TOWN OF LEEDS BY PROPERTY DISCONNECTION**

WHEREAS, in February 2026, the Town Council of the Town of Leeds received a Petition for Disconnection from Silver Reef Investments, Holdings, LLC (“*SRIH*”), with a Joinder in Disconnection from Steve and Bonnie Matthews (the “*Matthews*”), to disconnect certain property under their ownership from the boundaries of the Town of Leeds; and

WHEREAS, on or about March 2, 2026, the Town Council received an additional request from Ray Crosby (“*Crosby*” and together with *SRIH* and the *Matthews*, the “*Petitioners*”) to join in the disconnection petition and disconnect certain property under their ownership from the boundaries of the Town of Leeds; and

WHEREAS, pursuant to Utah Code § 10-2-502.5, on March 25, 2026, the Town Council noticed and held a public hearing regarding the request for disconnection; and

WHEREAS, the Town Council discussed the proposed disconnection thereafter in its regular council meetings in April and May 2026; and

WHEREAS, the Town Council has serious concerns with certain environmental issues that will arise from any development of *SRIH*’s property; and

WHEREAS, *SRIH* and the Town were unable to come to an agreement on the mitigating measures that *SRIH* would implement in its development of its property; and

WHEREAS, the Town Council desires to avoid any liability relating to the development of the *SRIH*’s property, having received email notification on March 6, 2026 that the Utah Department of Environmental Quality (“*UDEQ*”) disagreed with the statement made by the property owner’s legal counsel that *UDEQ* has "the responsibility to make the required repairs or maintenance" if the Property Owner fails to comply with the Environmental Covenant and Site Management Plan requirements; and

WHEREAS, the Town Council, after considering the impact, has determined to grant the request for disconnection.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
TOWN OF LEEDS, AS FOLLOWS:**

SECTION 1: The Petitioners’ Petition for Disconnection and Joinders in Disconnection Petition are hereby granted and, pursuant to Utah Code § 10-2-502.5(4)(b), the property identified and described in Exhibit A shall be disconnected from Town of Leeds’s jurisdiction.

SECTION 2: This ordinance shall take effect immediately upon the Lieutenant Governor's issuance of a certificate of disconnection under Utah Code § 67-1a-6.5.

PASSED AND APPROVED this 10th day of June, 2026

BY VOTE:	YEA	NAY	ABSENT
MAYOR WAYNE PETERSON	_____	_____	_____
COUNCILMEMBER JEFF ALLEN	_____	_____	_____
COUNCILMEMBER KOHL FURLEY	_____	_____	_____
COUNCILMEMBER CHRISTINE HARVEY	_____	_____	_____
COUNCILMAN AARON PRICE	_____	_____	_____

TOWN OF LEEDS,
WASHINGTON COUNTY, UTAH

Wayne Peterson, Mayor

ATTEST:

Cari Bishop
Town Deputy Clerk

EXHIBIT A



Exhibit A

COMMENCING AT A FOUND ALPHA ENGINEERING REBAR AND CAP, ESTABLISHED BY THAT CERTAIN ALPHA ENGINEERING RECORD OF SURVEY, DOCUMENT NO. 6359-14, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, SAID MONUMENT LIES SOUTH 01°01'25" WEST A DISTANCE OF 426.25 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY CONVEYED IN DOCUMENT NO. 20190002775 SAID OFFICIAL RECORDS; RUNNING THENCE SOUTH 72°41'37" EAST ALONG SAID PROPERTY 67.49 FEET; THENCE SOUTH 00°27'26" WEST ALONG SAID PROPERTY 264.70 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN PROPERTY CONVEYED IN DOCUMENT NO. 20160019452 SAID OFFICIAL RECORDS, THENCE ALONG SAID PROPERTY SOUTH 88°40'20" EAST 606.71 FEET AND SOUTH 01°17'35" WEST 706.35 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY CONVEYED IN DOCUMENT NO. 20120002373 SAID OFFICIAL RECORDS, THENCE ALONG THE NORTH LINE SAID PROPERTY AND NORTH LINE OF THAT CERTAIN PROPERTY CONVEYED IN DOCUMENT NO. 00850310 SAID OFFICIAL RECORDS SOUTH 88°56'23" EAST 1346.30 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY CONVEYED IN DOCUMENT NO. 20130036079 SAID OFFICIAL RECORDS, THENCE NORTH 01°38'34" EAST ALONG THE WEST LINE SAID PROPERTY A DISTANCE OF 755.31 FEET TO THE SOUTHWEST CORNER OF HOWARD MINOR SUBDIVISION, DOCUMENT NO. 732491 SAID OFFICIAL RECORDS, THENCE SOUTH 88°24'24" EAST ALONG THE SOUTH LINE SAID HOWARD MINOR SUBDIVISION 65.98 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THAT CERTAIN THREE PARCEL MINOR SUBDIVISION CREATED BY RECORD OF SURVEY, DOCUMENT # 2947-99 SAID OFFICIAL RECORDS, THENCE ALONG THE WEST BOUNDARY OF SAID MINOR SUBDIVISION AND THE CENTERLINE OF AN IRRIGATION DITCH THE FOLLOWING NINE (9) COURSES AND DISTANCES: 1) SOUTH 19°41'24" EAST 71.98 FEET; 2) SOUTH 08°38'24" EAST 64.31 FEET; 3) SOUTH 29°16'26" EAST 64.08 FEET; 4) SOUTH 00°07'36" WEST 51.91 FEET; 5) SOUTH 07°08'04" WEST 55.92 FEET; 6) SOUTH 10°01'24" EAST 27.85 FEET; 7) SOUTH 26°22'24" EAST 37.18 FEET AND 9) SOUTH 38°13'24" EAST 91.47 FEET; TO THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY CONVEYED IN DOCUMENT NO. 20130033726 SAID OFFICIAL RECORDS, THENCE ALONG THE WEST LINE OF SAID PROPERTY AND CONTINUING ALONG THE CENTERLINE OF SAID IRRIGATION DITCH THE FOLLOWING NINE (9) COURSES AND DISTANCES: 1) SOUTH 54°23'13" EAST 28.90 FEET; 2) SOUTH 64°21'21" EAST 34.19 FEET; 3) SOUTH 42°44'13" EAST 27.84 FEET; 4) SOUTH 48°19'02" EAST 31.22 FEET; 5) SOUTH 16°56'04" EAST 67.68 FEET; 6) NORTH 83°27'41" EAST 41.75 FEET; 7) SOUTH 47°48'08" EAST 26.47 FEET; 8) SOUTH 10°36'21" WEST 25.16 FEET AND 9) SOUTH 56°26'51" EAST 20.71 FEET MORE OR LESS TO THE WEST LINE OF THAT CERTAIN PROPERTY CONVEYED IN DOCUMENT NO. 20160006590 SAID OFFICIAL RECORDS, THENCE ALONG SAID WEST LINE SOUTH 01°49'13" WEST 146.78 FEET TO THE SOUTHWEST CORNER SAID PROPERTY, THENCE SOUTH 88°56'23" EAST ALONG THE SOUTH LINE SAID PROPERTY AND THE EXTENSION THEREOF EASTERLY A DISTANCE OF 264.02 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY CONVEYED IN DOCUMENT NO. 20170012756 SAID OFFICIAL RECORDS, THENCE ALONG THE WEST LINE OF SAID PROPERTY AND THE WEST LINE OF THAT CERTAIN REAL PROPERTY CONVEYED IN DOCUMENT NO. 20180014107 SAID OFFICIAL RECORDS SOUTH 01°49'11" WEST 524.65 FEET; THENCE NORTH 86°48'47" EAST 168.86 FEET, THENCE SOUTH 03°24'13" EAST 65.05 FEET, MORE OR LESS TO THE NORTH



★ CONSULTING & ENGINEERING ★

LINE OF SILVER POINTE ESTATES SUBDIVISION, DOCUMENT NO. 20160023327 SAID OFFICIAL RECORDS, THENCE ALONG SAID SUBDIVISION THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) NORTH 83°21'54" EAST 168.97 FEET, 2) SOUTH 83°00'50" EAST 45.07 FEET, 3) NORTH 03°49'20" EAST 6.15 FEET, 4) NORTH 84°43'56" EAST 32.48 FEET, AND 5) EASTERLY ALONG A 452.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 05°16'04" EAST) THROUGH A CENTRAL ANGLE OF 25°32'28", A DISTANCE OF 201.49 FEET TO THE NORTH LINE OF THAT CERTAIN PROPERTY CONVEYED IN DOCUMENT NO. 20140002742 SAID OFFICIAL RECORDS, THENCE ALONG THE NORTH LINE SAID PROPERTY NORTH 62°38'21" EAST 158.93 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PROPERTY CONVEYED IN DOCUMENT NO. 20210010987 SAID OFFICIAL RECORDS; THENCE SOUTH 38°13'19" EAST ALONG THE WEST LINE OF SAID PROPERTY 553.83 FEET TO THE MOST SOUTHERLY CORNER OF SAID PROPERTY TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 15, UTAH DEPARTMENT OF TRANSPORTATION PROJECT NO. I-15-1(9)22, THENCE SOUTH 41°17'57" EAST ON A RANDOM LINE CROSSING SAID INTERSTATE 15 A DISTANCE OF 575.82 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE 15, THENCE RUNNING ALONG SAID RIGHT-OF-WAY AND FENCE LINE THE FOLLOWING EIGHTEEN (18) COURSES: 1) SOUTH 48°42'03" WEST ALONG SAID LINE 182.96 FEET 2) SOUTHWESTERLY ALONG A 2,954.79 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 38°33'07" WEST) THROUGH A CENTRAL ANGLE OF 04°08'44", A DISTANCE OF 213.79 FEET; 3) SOUTHWESTERLY ALONG A 2,954.79 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 34°52'21" WEST) THROUGH A CENTRAL ANGLE OF 06°51'46", A DISTANCE OF 353.92 FEET; 4) SOUTH 72°49'20" WEST 140.51 FEET; 5) SOUTH 72°54'17" WEST 110.84 FEET; 6) SOUTH 74°10'57" WEST 33.62 FEET; 7) NORTH 52°09'12" WEST 11.66 FEET; 8) SOUTH 66°25'52" WEST 10.69 FEET; 9) SOUTH 05°15'16" EAST 10.33 FEET; 10) SOUTH 73°09'06" WEST 47.56 FEET; 11) SOUTH 86°51'26" WEST 9.16 FEET; 12) SOUTH 21°06'39" WEST 17.14 FEET; 13) SOUTH 27°04'25" WEST 54.53 FEET; 14) SOUTH 63°50'07" WEST 13.21 FEET; 15) SOUTH 68°45'14" WEST 67.52 FEET; 16) SOUTH 71°37'32" WEST 109.30 FEET; 17) SOUTH 73°11'19" WEST 92.03 FEET AND 18) SOUTH 73°42'06" WEST 279.84 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY FENCE AND CROSSING INTERSTATE 15 ON A RANDOM LINE NORTH 00°58'49" EAST A DISTANCE OF 252.07 FEET TO THE NORTH RIGHT-OF-WAY LINE SAID INTERSTATE 15; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 74°05'59" WEST 296.34 FEET MORE OR LESS TO THE MOST SOUTHEASTERLY CORNER OF THAT CERTAIN PROPERTY CONVEYED IN DOCUMENT NO. 20100019147 SAID OFFICIAL RECORDS, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND SAID PROPERTY, THENCE SOUTH 73°34'23" WEST 318.33 FEET, AND 7) WESTERLY ALONG A 2,954.93 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 18°46'47" EAST) THROUGH A CENTRAL ANGLE OF 01°46'54", A DISTANCE OF 91.88 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG SAID PROPERTY THE FOLLOWING THIRTEEN (13) COURSES: 1) SOUTH 76°55'16" WEST 383.40 FEET, 2) NORTH 02°37'44" WEST 88.46 FEET, 3) NORTH 79°06'16" WEST 1,125.47 FEET, 4) NORTH 41°36'51" WEST 716.13 FEET, 5) SOUTH 87°21'01" WEST 22.65 FEET, 6) NORTH 63°11'12" WEST 603.87 FEET, 7) NORTH 17°37'18" EAST 301.04 FEET, 8) NORTH 71°13'40" WEST 533.40 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN PROPERTY CONVEYED IN DOCUMENT NO. 20080015630 SAID OFFICIAL RECORDS, 9) NORTH 17°09'42" EAST ALONG SAID EASTERLY LINE 1,491.63 FEET, 10) NORTH 63°56'15" WEST ALONG SAID EASTERLY LINE 407.40 FEET, 11) LEAVING SAID PROPERTY CONVEYED IN DOCUMENT NO. 20080015630 AND RUNNING NORTH 64°31'26" WEST 184.54 FEET, 12) NORTH 17°27'34" EAST 389.00 FEET, 13) SOUTH 64°31'26" EAST 600.00 FEET, AND 14) SOUTH 72°32'26" EAST 448.44 FEET TO THE POINT OF BEGINNING.



CONTAINING 9,365,368 SQUARE FEET OR 215.00 ACRES