

Town of Leeds

Agenda

Town of Leeds Town Council and Planning Commission Joint Work Meeting Tuesday, August 30, 2022

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council and Planning Commission will hold a **PUBLIC MEETING** on Tuesday, August 30, 2022, at 7:00 pm. The Town Council and Planning Commission will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Work Meeting 6:00pm

1. Call to Order/Roll Call
2. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes of July 13, 2022
3. Discussion Items:
 - a. Discussion Regarding Voluntary Annexation Request for Parcel 3151-A-1-HV, Zions Landing Development Group LLC
5. Adjournment

Interested persons may attend the public work meeting to be held in the Leeds Town Hall at 218 North Main Street Public comments will not be received or discussed during this session.

The Town of Leeds will make 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 August 29, 2022 at these public places being at **Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town of Leeds website www.leedstown.org.**



Aseneth Steed, Clerk/Recorder

September 6, 2022

Dear Affected Entities:

The Town of Leeds ("the City") hereby provides notice of the following:

1. A petition has been filed with the Town proposing the annexation of an area(s) to the Town of Leeds.
2. The Leeds Town Council received notice of certification of the annexation petition(s) from the Leeds Town Recorder, pursuant to U.C.A. 10-2-405(1)(a)(ii)(B), on August 12, 2022.
3. The area(s) proposed for annexation in the annexation petition(s) is described as follows:

a) Tax Parcel Number: 3151-A-HV	419.16 Acres
b) Tax Parcel Number: 3151-A-1-HV	<u>200.07 Acres</u>
Estimated Total Acres: 619.23 Acres	
4. The complete annexation petition(s) is available for inspection and copying at the office of the Leeds Town Recorder.
5. THE TOWN MAY GRANT THE PETITION(s) AND ANNEX THE AREA DESCRIBED IN THE PETITION(s) UNLESS, NO LATER THAN SEPTEMBER 26, 2022, A WRITTEN PROTEST TO THE ANNEXATION PETITION IS FILED WITH THE WASHINGTON COUNTY BOUNDARY COMMISSION AND A COPY OF THE PROTEST DELIVERED TO THE LEEDS TOWN RECORDER.
6. The address of the Washington County Boundary Commission is as follows: 197 East Tabernacle, St. George, Utah 84770.
7. A protest to the annexation petition may be filed with the Washington County Boundary Commission by the property owners if it (the protest) contains the signatures of the owners of the private real property that:
 - (i) is located in the unincorporated area within 2 miles of the area proposed for annexation:
 - (ii) covers at least 25% of the private land area located in the unincorporated areas within 2 miles of the area proposed for annexation; and
 - (iii) is equal in value to at least 15% of all real property located in the unincorporated area within 2 miles of the area proposed for annexation.

Sincerely,

Aseneth Steed
Town of Leeds Recorder
P.O. Box 460879
Leeds, Utah 84746

July 15, 2022

To: Honorable Mayor Bill Hoster
Town of Leeds, Utah
218 North Main Street
Leeds, Utah 84746

From: Korey R. Wright
The Wright Direction, LLC
PO Box 74
Nephi, UT 84648

RE: Voluntary Annexation Request

Dear Mayor Hoster,

As the Manager of Wright Direction LLC, owner of the below-referenced property, I would like you and the elected officials of Leeds City to consider this formal request for annexation. The property in question is located at Section 32 Township 40 South Range 13 West. The property is currently undeveloped. The size of the tract is approximately 420.57 acres, and it is a part of the Leeds Master Annexation Plan on the westside of Exit 27.

A) The tax evaluation data for this property is as follows:

1. Tax Parcel Number: 3151-A-HV
2. Owner(s) as listed on Deed:
Wright Direction LLC
389S 1300 W
Pleasant Grove, UT 84062
3. Approximate Tax Value: \$10,600,580

B) Enclosed, please find the following information:

1. Legal Description
2. Aerial Map

Any additional information may be obtained by contacting me via email wrightkorey@gmail.com or by phone (801) 368-9717.

DocuSigned by:

KOREY WRIGHT

B55279A273F9414...

Korey R. Wright
Manager, The Wright Direction LLC

Account 0161144Location

Account Number 0161144
Parcel Number 3151-A-HV
Tax District 47 - Hurricane Valley Fire SSD
Acres 420.57
Situs 1600 S MILLS LN , TOQUERVILLE
Legal S: 32 T: 40S R: 13W SEC 32 T40S R13W.

LESS: LAND IN CASA DEORO EST SUB

LESS: BEGINNING AT A POINT ON THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S88°44'28"E ALONG THE NORTH SECTION LINE OF SAID SECTION 32, 2638.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 32 THE FOLLOWING THREE (3) COURSES: THENCE S01°19'03"W 2634.83 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE S00°56'02"W 1322.72 FEET TO THE SOUTH 1/16TH CORNER OF SECTIONS 32, 33, THENCE S0°55'52"W 134.49 FEET; THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 16949.80 FEET AND A RADIAL BEARING OF N50°09'12"W, A DISTANCE OF 251.34 FEET, THROUGH A CENTRAL ANGLE OF 00°50'59" (LONG CHORD BEARS: S40°16'17"W 251.34 FEET); THENCE N50°47'28"W 2513.73 FEET; THENCE N01°01'55"E 335.62 FEET; THENCE N50°04'49"W 642.15 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 32; THENCE N01°13'34"E ALONG SAID SECTION LINE, 2004.66 FEET TO THE POINT OF BEGINNING.

Parent Accounts**Parent Parcels**

Child Accounts 1137465

Child Parcels 3151-A-1-HV

Sibling Accounts**Sibling Parcels**TransfersOwner

Name WRIGHT DIRECTION LLC
 389 S 1300 W
 PLEASANT GROVE, UT 84062

Value

Market (2022)	\$10,600,580
Taxable	\$5,601,348
Tax Area: 47	Tax Rate: 0.007051
Type	Actual Assessed Acres
Non	
Primary	\$3,144,900 \$3,144,900 3.000
Improved	
Ag Land	\$2,400,000 \$2,400,000 200.000
Farm	
Land	\$5,011,680 \$12,448 417.640
FAA	
Ag Land	
Improved	\$44,000 \$44,000 0.000

Entry NumberRecording Date

[00279167](#)

[07/23/1985 04:59:00 AM](#)

[B: 383 P: 88](#)

[00342826](#)

[01/12/1989 01:05:00 AM](#)

[B: 509 P: 332](#)

[00366797](#)

[06/14/1990 01:23:00 PM](#)

[B: 563 P: 684](#)

[00379084](#)

[02/15/1991 04:08:00 PM](#)

[B: 590 P: 723](#)

[00468102](#)

[05/23/1994 11:52:00 AM](#)

[B: 822 P: 318](#)

[20200076271](#)

[12/31/2020 08:30:55 AM](#)

[20200076272](#)

[12/31/2020 08:30:55 AM](#)

[20210000382](#)

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[20220015545](#)

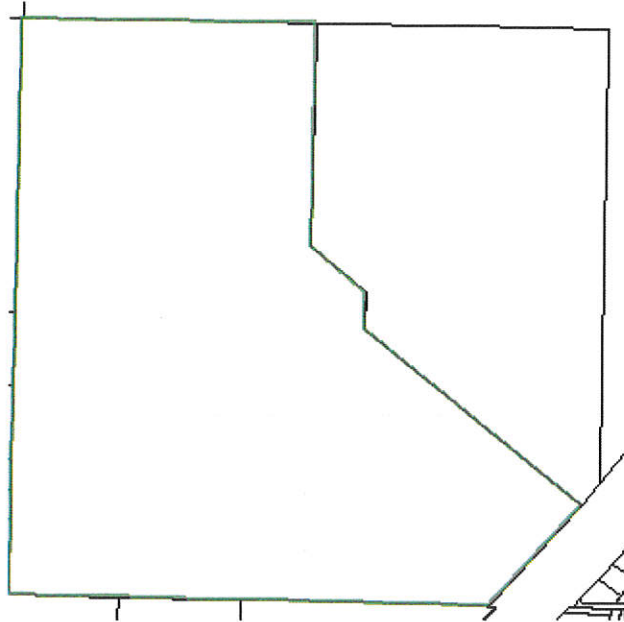
[03/17/2022 03:13:09 PM](#)

Tax

Images

Tax Year	Taxes
*2022	\$39,495.10
2021	\$18,278.18
* Estimated	

- [GIS](#)



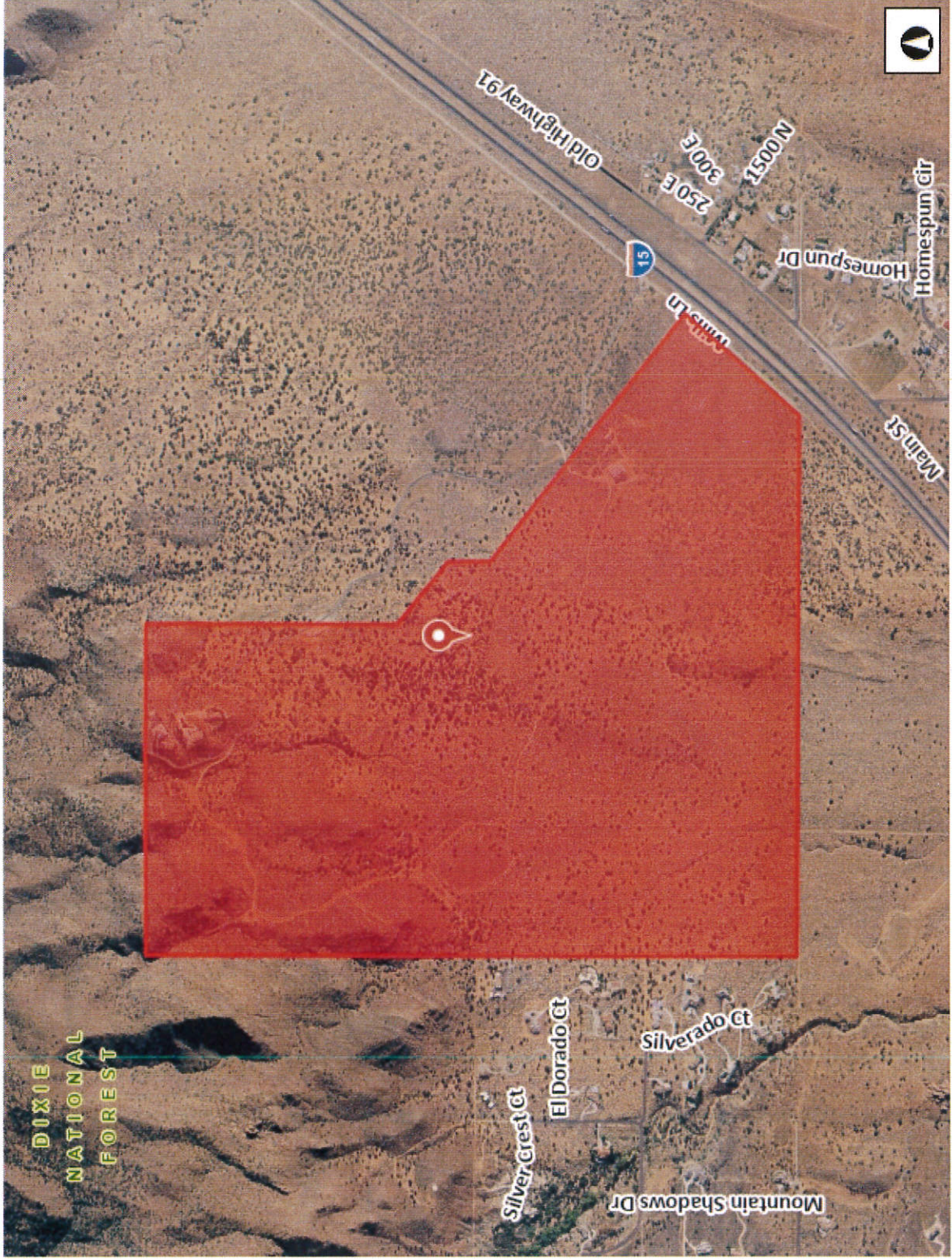


Wright Direction Parcel 3151-A-HV



Legend

Notes
420.57 Acres



3,009.3 1,504.66 3,009.3 Feet



WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



Town of Leeds

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

To: Mr. Frank Tusieseina, et al
Zions Landing Development Group, LLC
2901 West Bluegrass Blvd. Suite 200
Lehi, UT. 84043

Fr: Bill Hoster, Mayor
Leeds, Utah
218 N Main Street
Leeds, UT. 84746

Re: Receipt of Annexation Request June 28th, 2022

Dear Mr. Tusieseina,

Please be advised the Town of Leeds has received your Voluntary Annexation Request, for the property as described below, dated June 28th, 2022, and hereby accepts this request.

- Tax Parcel Number 3151-A-1-HV
- Owner(s) listed on Deed: Zions Landing Development Group LLC
2901 W. Bluegrass Blvd. Suite 200
Lehi, UT. 84043

The Town is looking forward to working with you and your organization to best meet the needs of all parties. We realize that time is of the essence and therefore, we are looking forward to meeting with you as soon as possible to outline timelines, expectations, resource allocations, and other matters important to facilitate this process.

Please feel free to reach out to me via email or phone, with any questions.

Warm Regards,
Bill Hoster, Mayor
Leeds, UT



Logo

Proposed Annexation Documents - Parcels 3151-A-1-HV and 3151-A-HV



From Reid Walkenhorst <Reid.Walkenhorst@washco.utah.gov>
To matt@alcgs.com <matt@alcgs.com>, <clerk@leedstown.org>
Cc Sinalei Tutagalevao <Sinalei.Tutagalevao@washco.utah.gov>, Scott Messel <Scott.Messel@washco.utah.gov>
Date 07.09.2022 09:54

- Leeds Annexation Certification Letter.pdf (~37 KB) Attachment A-Resident List Proposed Annexation Leeds.pdf (~84 KB)
- Attachment B-Notice of Proposed Annexation Leeds.pdf (~91 KB)
- Attachment C-Map-Annexation Exhibit Section 32, Township 40 South, Range 13 West.pdf (~89 KB)

Aseneth and Matt,

Please see attached documentation related to the proposed Annexation from Washington County to the Town of Leeds. Letters to residents will be mailed from our office today.

Thank You,



COMMUNITY DEVELOPMENT

Reid Walkenhorst
PLANNING & PERMITS SPECIALIST

📞 435.634.5701
✉ reid.walkenhorst@washco.utah.gov
197 East Tabernacle | St. George, UT 84770

Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)

[Not spam](#)

Forward notifications to:



Community Development

Scott Messel

Community Development Director

CERTIFICATION

I, Reid Walkenhorst, Planning and Permits Specialist, do hereby certify that Attachment A is a true and correct listing of the property owners of record in the Washington County Assessor's Office, who are within 300' of the property, described as a portion of Section 32, Township 40 South, Range 13 West. Tax ID Parcel 3151-A-1-HV, containing 200.07+/- acres and Tax ID Parcel 3151-A-HV, containing 419.16+/- acres; located within the Washington County Unincorporated area, to whom the notice contained in Attachment B and the map labeled Attachment C were mailed via the US Postal Service, postage pre-paid, on or about September 7, 2022.

Reid Walkenhorst
Planning and Permits Specialist

Washington County
197 East Tabernacle
St. George, UT 84770

MARTINI STEPHANIE TR
L-EDH-3-22
PO BOX 461205
LEEDS, UT 84746-1205

WRIGHT DIRECTION LLC
3170-F-HV
389 S 1300 W
PLEASANT GROVE, UT 84062

Washington County School District
121 West Tabernacle
St. George, UT 84770

BLEAK TERRY WILLARD & MARY JANE TRS
L-EDH-3-23
PO BOX 460875
LEEDS, UT 84746-0875

SHELTON MIKE TR
L-EDH-8
389 S 1300 W
PLEASANT GROVE, UT 84062

WRIGHT DIRECTION LLC
3151-A-1-HV
389 S 1300 W
PLEASANT GROVE, UT 84062

WRIGHT DIRECTION LLC
L-3170-D
389 S 1300 W
PLEASANT GROVE, UT 84062

DARTON THOMAS R & JULIA L
L-EDH-3-25
PO BOX 461274
LEEDS, UT 84746

MARK FIVE INV LLC
L-3170-G
8861 W SAHARA AVE STE 220
LAS VEGAS, NV 89117

Rocky Mountain Power
Attn: Annexations
P.O. Box 400
Portland, OR 97207-0400

PRINCE BEVERLEY TR
L-EDH-3-24
650 W 200 N
MIDWAY, UT 84049

WRIGHT DIRECTION LLC
3151-A-HV
389 S 1300 W
PLEASANT GROVE, UT 84062

ZUMWALT GLEN ALLEN & JUDITH ANN TRS
L-EDH-4
783 W EL DORADO CT
LEEDS, UT 84746

Leeds Domestic Water Users
Association
P.O. Box 460627
Leeds, UT 84746

HUNGER HOLE LLC
3185-A-1-HV
PO BOX 460546
LEEDS, UT 84746-0546

Washington County County Water
Conservation District
533 East Waterworks Drive
St. George, UT 84770

Southwest Mosquito Abatement and
Control District
1460 South Sandhill Drive
Washington, UT 84780

Washington County Solid Waste
District
325 Landfill Road
Washington, UT 84740

Ash Creek Special Service District
111 S. Main Street
Hurricane, UT 84745

WRIGHT DIRECTION LLC
3170-F-HV
389 S 1300 W
PLEASANT GROVE, UT 84062

GOODE JACKIE TR
L-3170-C
1630 E 2450 S UNIT 106
SAINT GEORGE, UT 84790-7062

WRIGHT DIRECTION LLC
L-3170-D
389 S 1300 W
PLEASANT GROVE, UT 84062

MARK FIVE INV LLC
L-3170-G
8861 W SAHARA AVE STE 220
LAS VEGAS, NV 89117

WRIGHT DIRECTION LLC
3151-A-HV
389 S 1300 W
PLEASANT GROVE, UT 84062

NOTE:
Labels for Tax I.D. #
L-3170-D

Note:
Labels for Tax ID #
3151-A HV
Buffer Distance: 300'

MARTINI STEPHANIE TR
L-EDH-3-22
PO BOX 461205
LEEDS, UT 84746-1205

WRIGHT DIRECTION LLC
3170-F-HV
389 S 1300 W
PLEASANT GROVE, UT 84062

BLEAK TERRY WILLARD & MARY JANE TRS
L-EDH-3-23
PO BOX 460875
LEEDS, UT 84746-0875

SHELTON MIKE TR
L-EDH-8
389 S 1300 W
PLEASANT GROVE, UT 84062

WRIGHT DIRECTION LLC
3151-A-1-HV
389 S 1300 W
PLEASANT GROVE, UT 84062

WRIGHT DIRECTION LLC
L-3170-D
389 S 1300 W
PLEASANT GROVE, UT 84062

DARTON THOMAS R & JULIA L
L-EDH-3-25
PO BOX 461274
LEEDS, UT 84746

MARK FIVE INV LLC
L-3170-G
8861 W SAHARA AVE STE 220
LAS VEGAS, NV 89117

PRINCE BEVERLEY TR
L-EDH-3-24
650 W 200 N
MIDWAY, UT 84049

WRIGHT DIRECTION LLC
3151-A-HV
389 S 1300 W
PLEASANT GROVE, UT 84062

ZUMWALT GLEN ALLEN & JUDITH ANN TRS
L-EDH-4
783 W EL DORADO CT
LEEDS, UT 84746

HUNGER HOLE LLC
3185-A-1-HV
PO BOX 460546
LEEDS, UT 84746-0546



September 7, 2022

ATTENTION: YOUR PROPERTY MAY BE AFFECTED BY A PROPOSED ANNEXATION FROM WASHINGTON COUNTY TO THE TOWN OF LEEDS.

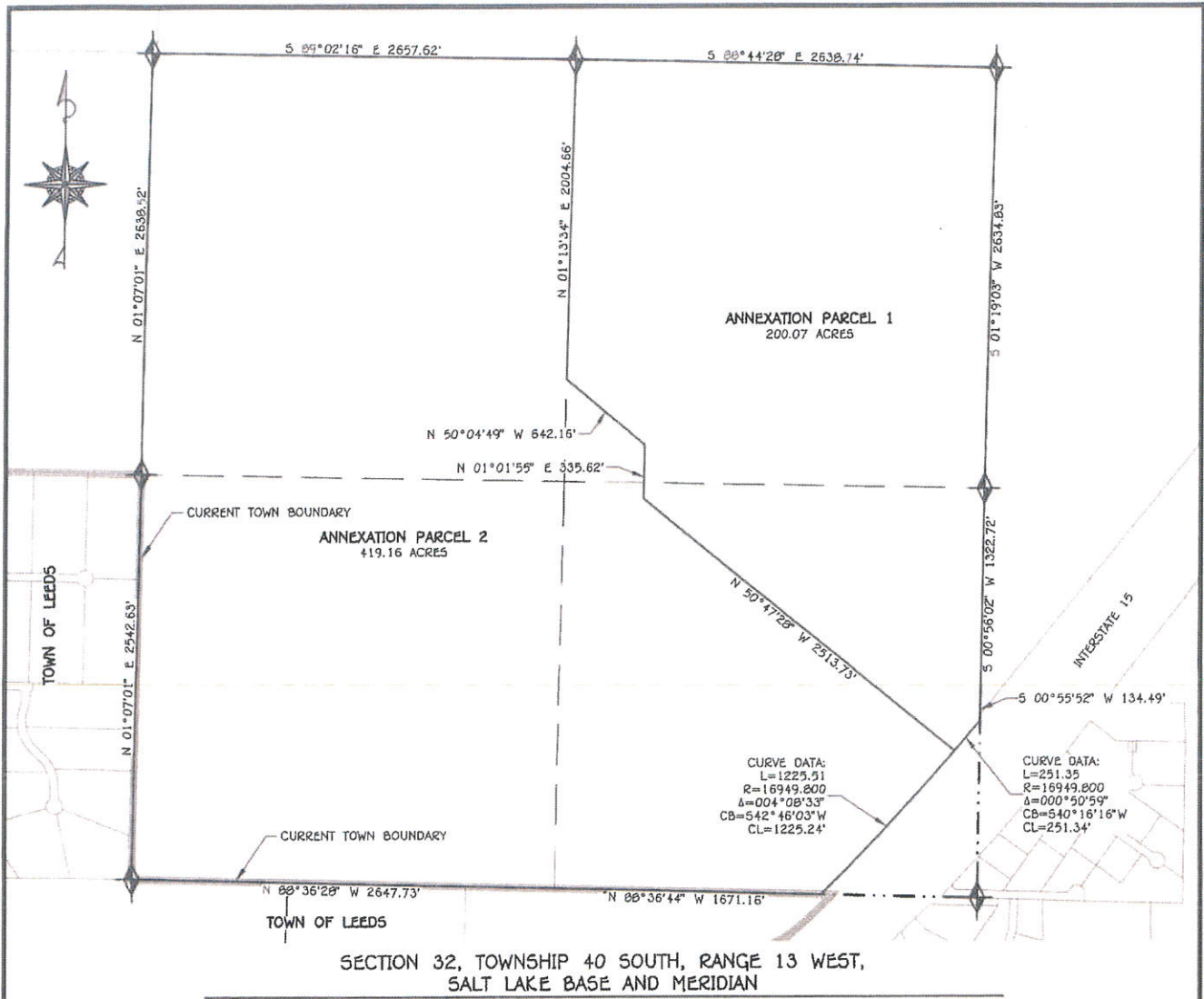
To Whom It May Concern,

Records show that you own property within an area that is intended to be noticed for a proposed annexation into the Town of Leeds or that is within 300 feet of that area. The property at issue currently is in the unincorporated area of Washington County. If your property is within 300 feet of the area proposed for annexation, you are entitled to receive this notice. You may be asked to sign a petition supporting the annexation. You may choose whether or not to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal to the clerk of the Town of Leeds clerk within 30 days after the Town of Leeds City receives notice that the petition has been certified. It is the intent of the property owners of Parcel 3151-A-1-HV, which is approximately 200.07 acres in size, and Parcel 3151-A-HV, which is approximately 419.16 acres in size, to annex into the Town of Leeds.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation. Once filed, the annexation petition will be available for inspection and copying at Leeds Town Hall, 218 North Main Street, Leeds, Utah. You may obtain more information on the proposed annexation by contacting:

Matt Loo
American Land Consulting
1173 South 250 West Suite-504
St. George, Utah 84770
matt@alcsg.com

Washington County Community Development
197 East Tabernacle St.
St. George, Utah 84770
435-634-5701



ANNEXATION PARCEL DESCRIPTIONS:

PARCEL 1:
BEGINNING AT A POINT ON THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S89°02'16"E 2,657.62' ALONG THE NORTH SECTION LINE OF SAID SECTION 32, 2,638.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 32 THE FOLLOWING THREE (3) COURSES: THENCE S01°19'03"W 2,634.83 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE S00°56'02"W 1,322.72 FEET TO THE SOUTH 1/16TH CORNER OF SECTIONS 32 & 33; THENCE S00°55'52"W 134.49 FEET; THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 16,949.80 FEET AND A RADIAL BEARING OF N50°09'12"W, A DISTANCE OF 251.34 FEET, THROUGH A CENTRAL ANGLE OF 00°50'59" (LONG CHORD BEARS: S40°16'17"W 251.34 FEET); THENCE S04°47'28"E 2,513.73 FEET; THENCE N01°01'55"E 335.62 FEET; THENCE N50°04'49"W 642.15 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 32; THENCE N01°13'34"E ALONG SAID SECTION LINE 2,004.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 200.073 ACRES

PARCEL 2:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°02'16"E ALONG THE NORTH SECTION LINE 2,657.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE S01°13'34"W ALONG THE QUARTER SECTION LINE 2,004.66 FEET; THENCE S50°04'49"E 642.15 FEET; THENCE S01°01'55"W 335.62 FEET; THENCE S50°47'28"E 2,513.73 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 16,949.80 FEET AND A RADIAL BEARING OF N49°18'14"W, A DISTANCE OF 1,225.50 FEET, THROUGH A CENTRAL ANGLE OF 04°08'33" (LONG CHORD BEARS: S42°46'03"W 1,225.24 FEET); THENCE N88°36'33"W 4,318.85 FEET; THENCE N01°07'01"E 2,542.63 FEET; THENCE N01°07'01"E 2,638.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 419.167 ACRES



1043 EAST 3740 SOUTH, WASHINGTON, UT 84780

SECTION 32, ANNEXATION EXHIBIT

SEC. 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SLB&M
TOWN OF LEEDS, COUNTY OF WASHINGTON, STATE OF UTAH

C:\Dropbox\ALCSG\JOBS\2022\22-012 Zions ARC\Drawings\2022-09-05-Annexation Exhibit.dwg

DATE: 09/05/2022

JOB #: 22-012

FILE: ANNEX.DWG

SHEET

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SHEETS