

TOWN OF LEEDS

Ordinance No. 2008-13

AN ORDINANCE AMENDING THE LEEDS GENERAL PLAN DESIGNATION FOR APPROXIMATELY 400 ACRES OF PROPERTY LOCATED EAST OF THE TOWN BOUNDARY FROM ONE AND TWO ACRE RESIDENTIAL LOTS TO MIXED-USE ZONING.

WHEREAS, the Leeds General Plan adopted by Ordinance No. 04-05 in September 2004 (“General Plan”) currently designates the area shown on the attached map (“Property”) when and if annexed into the municipal boundaries of the Town of Leeds (“Town”), that its zoning designation and corresponding uses and densities be limited to residential dwellings at a ratio of one unit every one to two acres; and

WHEREAS, the current General Plan identifies goals such as preservation of natural resources and the importance of the natural environment as well as providing a diversity of housing types which may not be consistent with large lot development on the Property; and

WHEREAS, after many months of hearings, studies, public input regarding future growth in the Washington County area, the Vision Dixie 2035: Land-Use & Transportation Vision Plan (“Vision Dixie Plan”) was completed and adopted by Washington County through its County Commission; and

WHEREAS, the Vision Dixie Plan identified 10 principles and specifically designates property north of the town, for a Mixed-Use Town or Village Center; and

WHEREAS, in March 2008 the Town Council approved Resolution No. 2008-02 which adopted the goals and principals set forth in the Vision Dixie Plan and directed the Planning Commission to study and make recommendations to the Town Council regarding amending the General Plan to incorporate and reflect said goals and principals; and

WHEREAS, pursuant to that directive, the Town Planning Commission held a duly advertised public hearing regarding a request by the private land owners of the Property to amend the General Plan to designate the Property as appropriate for development as a mixed-use Town Center or Village Center in compliance with the Vision Dixie Plan, if and when it is annexed into the municipal boundaries of the Town; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH THAT

1. The General Plan be amended as follows:
 - a. The 10 principles identified in the Vision Dixie Plan are adopted as additional goals and policies and shall be added to the Land Use Goals and Policies listed on pages 24-26 of the General Plan with principal number 6 “Get Centered by Focusing Growth on Walkable, Mixed-Use Centers,” as explained on page 31 and 32 of the Vision Dixie Plan, being specifically applied to the Property;
 - b. Page 23, Figure 3 Future Land Use Map is amended to designate the Property as “Mixed Use Town Center or Village Center” as shown on the attached map;
2. The preferred zoning for the Property if it annexes into Leeds is Mixed-Use Zone (MXD);
3. This Ordinance supersedes or repeals the provision(s) of any ordinance(s) or resolution(s) or the General Plan that is/are inconsistent with the provisions of this Ordinance.
4. If any part of this Ordinance is held to be illegal, unconstitutional for any reason by a court of competent jurisdiction or is in conflict with Utah State Law the remainder shall not be affected thereby.

This Ordinance shall take effect the following calendar day upon adoption.

PASSED AND ADOPTED BY THE LEEDS TOWN COUNCIL ON THIS 10TH DAY OF DECEMBER 2008.

Trudy Law, Mayor
TOWN OF LEEDS

Attest:

Debbie Shakespeare, Town Clerk/Recorder