

# Town of Leeds

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## Agenda Town of Leeds Town Council Wednesday, September 27, 2023

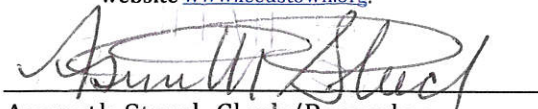
**PUBLIC NOTICE** is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, September 27, 2023, at 7:00 pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

### **Regular Meeting 7:00pm**

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
  - a. Tonight's Agenda
  - b. Meeting Minutes of Sept 13, 2023, Closed Executive Session
  - c. Meeting Minutes of Sept 13, 2023, Work Session
  - d. Meeting Minutes of Sept 13, 2023, Town Council Regular Meeting
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
7. Announcements:
  - a. Brian Hansen and Kohl Furley filed for their respective offices and were Un-opposed
  - b. Huntsman Senior Games Cycling event October 12, 2023
  - c. Update on Roads and Culverts for Valley and Vista, and Silver Reef and Oak Grove
  - e. Update on the Leeds Post office Status
  - f. Fall BLOOM Events update
8. Public Hearings: None
9. Action Items:
  - a. Discussion possible action regarding feasibility of local bands and musicians at Casa Tequilana
  - b. Action regarding Resolution 2023-03 to withdraw from the election for Town Council portion of the election ballot due to Candidates Furley & Hansen Un-opposed
10. Discussion Items:
  - a. Continued discussion regarding Wayfinding sign
  - b. Discussion regarding Tree Ordinance amendment
  - c. Establishment of a Farmers Market application
  - d. Discussion regarding responsible pet ownership and the need for individuals to clean up after their pets in the park
11. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
12. Staff Reports:
13. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
14. Adjournment

The Town of Leeds will provide 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 September 25, 2023 at these public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmm.utah.gov>, and the Town of Leeds website [www.leadstown.org](http://www.leadstown.org).

  
Aseneth Steed, Clerk/Recorder



## Town of Leeds

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

### PUBLIC NOTICE

#### TOWN OF LEEDS, UTAH 2023 MUNICIPAL ELECTION CANDIDATE FILINGS

The individuals listed below have filed as candidates for the following Municipal offices:

Kohl Furley, Councilmember (4 year term)

Brian Hansen, Councilmember (4 year term)

**Certificate of Posting**

The undersigned Clerk/Recorder does hereby certify that the above notice was posted September 19, 2023. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, & the Town of Leeds Website [www.leadstown.org](http://www.leadstown.org).

  
\_\_\_\_\_  
Aseneth Steed, Clerk/Recorder



**Services Performed For**  
 Town of Leeds  
 Valley Rd and Vista Ave  
 Leeds UT 84746

Invoice #	Date	PO/LD #
HAU922993	9/26/2023	

Accounts Receivable  
 1545 E Commerce Dr  
 St. George UT 84790

**Bill To**

Town of Leeds  
 Attn: Kohl Furley  
 218 N Main St  
 Leeds UT 84746

**Terms**  
 Due Upon Completion

**Adviser Information**  
 Jeff Poulton  
 Email: [jeff@holbrookasphalt.com](mailto:jeff@holbrookasphalt.com)  
 Phone: 435-229-2688

**Description**  
 2023 Type II Slurry

Item	Qty	UM	Rate	Total
<b>Type II Slurry (111,748 SF)</b> Sweep and clean Surface. Supply and Place a Type II Slurry seal surface @ 15-18 lbs per SQ. YD. No guarantee pavement preservation materials will adhere to areas saturated with motor oil. Type I, II and III Slurry applications are useful tools for pavement maintenance when used on the right surface, at the right time. However, there are some noticeable side effects that accompany this application. Vista Ave - 42,547 SF Valley Rd - 69,201 SF		LS		40,986.80

<b>Total</b>	<b>\$40,986.80</b>
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September 27, 2023

**RESOLUTION 2023-03:** A RESOLUTION OF THE LEEDS TOWN COUNCIL CANCELLING THE ELECTION FOR MUNICIPAL OFFICERS IN THE NOVEMBER 2023 ELECTION DUE TO FACT THE PRESENT SLATE OF CANDIDATES ARE UN-OPPOSED FOR THE EXISTING POSITIONS.

WHEREAS, under Section 20A-1-206 of the Utah Election Code, the Town Council as the municipal legislative body may pass no later than 20 days before the scheduled election a Resolution that cancels the election and certifies that each municipal officer candidate is unopposed and is considered elected to office.

WHEREAS, the following candidates filed for their respective offices and were un-opposed:

Kohl Furley, Council Member

~~Jodi McGregor, Council Member~~ (Non-resident)

Brian Hansen, Council Member

NOW THEREFORE, at a regular meeting of the legislative body of Leeds, Utah, duly called, noticed and held on the 27<sup>th</sup> day of September 2023, upon motion duly made and seconded, it is unanimously:

RESOLVED that the afore-mentioned candidates are elected to fill their respective offices beginning in January 2024.

PASSED AND ADOPTED by the Town Council of Leeds on this twenty-seventh day of September, 2023.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
<b>MAYOR: BILL HOSTER</b>				
<b>COUNCILMEMBER: DANIELLE STIRLING</b>	_____	_____	_____	_____
<b>COUNCILMEMBER: RON CUNDICK</b>	_____	_____	_____	_____
<b>COUNCILMEMBER: STEPHEN WILSON</b>	_____	_____	_____	_____
<b>COUNCILMEMBER: KOLE FURLEY</b>	_____	_____	_____	_____

\_\_\_\_\_  
Bill Hoster, Mayor,

ATTEST:  
  
\_\_\_\_\_  
Aseneth Steed , Clerk/Recorder

**ORDINANCE NO. 2000-2**  
**NUISANCE ORDINANCE**  
**(Take Pride In Leeds Ordinance)**

An ordinance of the Town of Leeds, Utah. Prohibiting the Maintaining or Causing of a Nuisance in the Town of Leeds. Controlling the Deposit of materials or Storage of materials on Public or Private Property. Controlling Conditions arising out of the use of property, where either the materials or conditions of use create a nuisance and interfere with the order and economy of the Town; and prescribing penalties for the violation of its provisions.

BE IT ORDAINED by the Council of the Town of Leeds, Utah, as follows:

- 00-2-1:        NUISANCES UNLAWFUL: It shall be unlawful for any person to maintain or permit to remain or be maintained upon his/her premises any nuisance as in this Chapter designated. Every nuisance shall be removed or abated as herein provided, and any person who shall be the author or keeper of a nuisance, or otherwise guilty of a violation of any of the provisions of this Chapter, shall be guilty of a misdemeanor.
- 00-2-2:        NUISANCES DESIGNATED:
- (1)        A nuisance is an offense against the order and economy of the Town and consists in committing an act or omitting to perform any act, which act or omission either:
    - (a)        Annoys, injures or endangers the comfort, repose, health, safety or use of property of three (3) or more persons, or
    - (b)        Offends public decency, or
    - (c)        Unlawfully interferes with, obstructs or renders dangerous for passage any stream, public street, park, highway or
    - (d)        In any way renders any person insecure in life.
  - (2)        An act which affects three (3) or more persons in any of the ways specified in this section is still a nuisance regardless of the extent of annoyance or whether damage inflicted on individuals is unequal.
  - (3)        If any condition designated herein as an offense against the order and economy of the Town is determined by the Fire District to constitute a fire hazard, or is determined by a police officer to constitute a safety hazard, or is determined by the State Division of Health to be a health hazard, there shall be a rebuttable presumption that such act or omission is within the designations of subparagraphs (a), (b), (c), or (d), above.

- 00-2-3 REFUSE IN PUBLIC STREETS AND OTHER PUBLIC AREAS: It shall be unlawful for any person intentionally or carelessly to throw, cast, put into, drop or leave in any street, gutter, sidewalk or public place any stones, gravel, sand, dirt, debris, garbage, leaves, lawn or tree clippings, paper material, handbills, ashes, rubbish of any kind, or any other item, material, or substance which shall either constitute a nuisance as designated herein, shall interfere with the free and unobstructed use and movement of either traffic or water on a public street or right-of-way in the opinion of a police officer, or shall constitute a fire hazard in the opinion of the Fire District.
- 00-2-4 OFFENSIVE CONDITION OR REFUSE ON PRIVATE PROPERTY: Whenever there shall be found on or about any lot or parcel of property, whether vacant or occupied, any garbage, refuse, junk, used materials and merchandise, effluvia, kitchen waste, trash, inoperable motor vehicles, broken machinery, or other unsightly or deleterious objects such as: old tin and iron cans and containers, old wood and paper boxes, scrap iron, wire, rope, cordage, bottles, bags and bagging, rubber and rubber tires, scrap automobile bodies and parts thereof, paper, wood shavings, and all used or castoff articles of material including scrap lumber, plaster, concrete, brick, cement, glass, other building materials, branches, leaves and yard trimmings, or conditions that are offensive to the order and economy of the Town as designated in Section 00-2-2, above, they shall be deemed a nuisance.
- 00-2-5 RANK AND NOXIOUS WEEDS ON PRIVATE PROPERTY: Whenever there shall be found on or about any parcel of property, whether vacant or occupied, any rank or noxious weeds, grass or other growth which constitute an existing or potential fire hazard, such growth shall be deemed a nuisance and shall be abated by the owner of the property. Any weed listed on the Washington County Weed Abatement list as a noxious weed shall be considered a nuisance for the purposes of this ordinance. Weed abatement compliance shall be accomplished by discing, plowing, county authorized spraying, or cutting weeds within four (4) inches of the ground or as directed by employees of Washington County Weed Abatement Department. Follow-up weed removal shall be conducted as necessary.
- 00-2-6 DEAD ANIMALS: REMOVAL: It is the responsibility of the owner or other person responsible for any domestic animal which dies to bury or otherwise dispose of it within two (2) days after death. If the person shall fail to do so within the time herein provided, such omission shall be deemed a nuisance. If the owner or other person responsible for such an animal cannot be found, it is the duty of the Animal Control Officer to bury the dead animal. In such event, the town shall be entitled to reimbursement from the owner of the dead animal.
- 00-2-7 INFESTATION: It shall be unlawful for any person to maintain a condition within the Town which unreasonably promotes or encourages the infestation or breeding of flies, mosquitos, rodents, or other forms of animal life which may be disease carriers or which otherwise constitutes a nuisance as designated in Section 00-2-2 above.

- 00-2-8 UNNECESSARY NOISES: It shall be unlawful for any person to make, continue, or cause to be made or continued any loud, unnecessary or unusual noises or any noise which annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others, within the limits of the Town. The following acts when prolonged, unusual and unnatural in their time, place and use, may be a detriment to the public health, comfort, convenience, safety, welfare and prosperity: horns, radios, stereos, loud speakers, yelling or shouting, exhausts, motor vehicles, drums or musical instruments, construction equipment, airplanes, or blasting (refer also to Leeds Animal Control Ordinance).
- 00-2-9 OFFICERS TO LOCATE NUISANCES: Police Officers, the Fire District, the Animal Control Officer, and any other officer charged or entrusted with the duty of enforcing those laws intended to protect the public health, safety and well-being shall have authority by themselves or by their agents to enter at reasonable times upon any lot or other premises, or any building or structure, in order to inspect and examine the same for the purpose of determining whether or not any conditions or nuisances exist which are prohibited by this Chapter.
- 00-2-10 NOTICE TO ABATE: The Town may send written notification to the owner or occupant of any property within the Town upon which a nuisance may be found, or it may notify such other person who causes or permits a nuisance to exist, advising that there is a nuisance, describing the same, and requiring the nuisance to be abated according to an abatement plan approved by the Leeds Town Council and described in the notification within five (5) days after receipt thereof, unless some other time is specified therein. However, failure to give notice as provided herein shall not relieve the author of a nuisance from the obligation to abate such nuisance, or from the penalty provided herein for the maintenance of that nuisance.
- 00-2-11 PENALTY FOR REFUSAL TO ABATE: Upon the failure, neglect or refusal of any person to abate a nuisance after written notice has been given, the Town is hereby authorized and empowered to order the disposal of the nuisance or to pay for disposing of the same. When the Town effects removal of a nuisance or pays for such removal, the actual cost thereof plus accrued interest at the rate of ten (10) percent per annum from the date of the completion of the work, shall be charged to the owner of the property on which the nuisance existed. The Town may cause a sworn statement to be recorded in the office of the County Recorder showing the cost and expense incurred for the work, the date the work was done, and the location of the property on which the work was done. Such recordation of sworn statement shall constitute a lien on the property and shall remain in full force and effect for the amount due in principal and interest, plus collection costs if any, until final payment has been made. A sworn statement recorded in accordance with the provisions hereof shall be prima facia evidence that all legal formalities have been complied with and that the work has been done properly and satisfactorily, and shall be full notice to every person concerned that the amount of the statement, plus interest, constitutes a charge against the property designated or described in the statement and that the same is due and collectible as provided by law.

00-2-12 ADMINISTRATIVE CHARGE: In cases where the problems are subsequently abated by the Town, an administrative charge in the amount of itemized actual costs incurred by the Town pursuant to Town abatement procedures shall be levied on all property owners

who do not abate identified problems located on their property within the required time allotted them under this Ordinance.

00-2-13 EFFECTIVE DATE: An emergency is hereby declared, the preservation of peace, health and safety of Leeds and the inhabitants thereof so requiring. Immediately after its adoption, this ordinance shall be signed by the Mayor and Town Recorder and shall be recorded in the ordinance book kept for that purpose. This ordinance shall take effect immediately upon its passage and approval.

PASSED AND APPROVED BY THE COUNCIL OF THE TOWN OF LEEDS, UTAH,  
this 23 Day of May, 2000.

Ron Mosher  
Ron Mosher, Mayor

ATTEST:

Joy Stevens  
Joy Stevens, Town Recorder



**VOTE:**

5 Aye Votes

0 Nay Votes

0 Abstentions

Ordinance # 2000-02 is passed  rejected

  
Joy Stevens, Clerk/Recorder

**CERTIFICATE OF PUBLICATION OR POSTING:**

The undersigned, Clerk/Recorder of the Town of Leeds, hereby certifies that in accordance with the Statutes of the State, due notice was given; and the Open and Public Meetings Act, (52-4-6 UCA) was complied with, the foregoing Ordinance was duly posted by me at the Town Offices not less than 24 hours before the meeting at which it was heard, notice was given to the media; and the members of the Council and Town Attorney were provided copies of the agenda 24 hours prior to the meeting.

  
Joy Stevens, Clerk/Recorder

## Title: Foliage and Tree Maintenance Ordinance

### Section 1: Purpose and Intent

The purpose of this ordinance is to ensure the safety and accessibility of public streets and sidewalks within the town by regulating the maintenance of foliage and trees that encroach upon them. This ordinance aims to promote a safe and pleasant environment for pedestrians and motorists.

### Section 2: Definitions

- A. "Foliage" refers to any plants, shrubs, or vines.
- B. "Tree" refers to any woody perennial plant having a single main stem or trunk.
- C. "Street" refers to any public road, avenue, lane, or thoroughfare.
- D. "Sidewalk" refers to any paved or designated pedestrian walkway.

### Section 3: Responsibilities of Property Owners

- A. Property owners shall maintain any foliage or trees located on their property in such a manner that they do not obstruct or encroach upon public streets and sidewalks.
- B. Maintenance includes regular trimming, pruning, and removal of any vegetation that obstructs streets or sidewalks.
- C. Property owners shall be responsible for the cost of maintaining foliage and trees on their property to comply with this ordinance.

### Section 4: Prohibited Actions

- A. It is prohibited to allow foliage or tree branches to extend over streets or sidewalks in a manner that obstructs the normal flow of pedestrian or vehicular traffic.
- B. It is prohibited to allow dead or diseased trees or branches that pose a hazard to the public to remain on the property.

### Section 5: Maintenance Standards

- A. Foliage and trees shall be trimmed and pruned to maintain a minimum clearance height of 8-feet over sidewalks and 16 feet over streets.
- B. Property owners shall ensure that trimmed foliage and tree branches are properly disposed of in accordance with local regulations.

### Section 6: Enforcement

- A. The Town Ordinance Officer shall have the authority to inspect properties for compliance with this ordinance.

B. Property owners found in violation of this ordinance shall receive a written notice of violation, specifying the required corrective actions and a reasonable timeframe for compliance.

C. Failure to comply with the notice of violation may result in fines and penalties as determined by local law.

#### Section 7: Appeals

Property owners may appeal a notice of violation to the Town Hall within 10 - days of receiving the notice.

#### Section 8: Severability

If any section or provision of this ordinance is found to be invalid or unenforceable, the remaining sections and provisions shall remain in full force and effect.

#### Section 9: Effective Date

This ordinance shall take effect on:

\_\_\_\_\_, 2023

**ORDINANCE 2013-03  
STREET TREE ORDINANCE**

WHEREAS, the Town Council of the Town of Leeds, Utah, recognizes and attributes substantial economic, environmental and aesthetic value to the trees and other plantings within the community; and

WHEREAS, the Town Council determines it is in the best interests of the citizens and public that a plan be developed to standardize the planting and maintenance of trees within easements, in rights-of-way and all other public places within the Town; and

WHEREAS, the Town Council recognizes we live in an arid desert climate and encourages the planting of native species of trees and encourages water-conscious landscape management; and

NOW, THEREFORE, the Town Council of the Town of Leeds, Utah, hereby adopts, passes and publishes the following;

**AN ORDINANCE RELATING TO THE PLANNING, PLANTING, MAINTENANCE,  
RESTORATION, PROTECTION AND SURVIVAL OF DESIRABLE TREES LOCATED IN AND  
UPON PUBLIC AREAS AND RIGHTS-OF-WAY WITHIN TOWN OF LEEDS, WASHINGTON  
COUNTY, UTAH**

BE IT ORDAINED by the Town Council of the Town of Leeds, Utah, as follows:

**STREET TREES**

- 100: Purpose and Intent
- 101: Definitions
- 102: Designation of a Street Tree Advisory Board
- 103: Ordinance Administration
- 104: Street Tree Maintenance and Care by the Town
- 105: Street Tree Maintenance and Care by Citizens
- 106: Other Plantings
- 107: Street Trees in New Development
- 108: Street Trees in Previously Developed Areas
- 109: Care and Maintenance of Private Trees Affecting Public Property
- 110: Appeals

**100: PURPOSE AND INTENT**

- (1) **Purpose.** Leeds Town recognizes and attributes substantial economic, environmental and aesthetic value to the trees and other plantings within the community. It is in the best interests of the citizens and public that a plan be developed to standardize the planting and maintenance of trees within easements, in rights-of-way and all other public places within the Town.
- (2) **Intent.** It is the intent of the Leeds Town Council that the terms of this ordinance shall be construed as to promote:
  - (a) The planning, planting, maintenance, restoration, protection and survival of desirable trees within the Town; and,
  - (b) The protection of community residents from personal injury and property damage, and the protection of Leeds Town from property damage caused or threatened by the improper planting, maintenance, or removal of trees located in and upon public areas and rights-of-way within Leeds Town.

**ORDINANCE 2013-03**  
**STREET TREE ORDINANCE**

**101: DEFINITIONS**

- (1) **Other Plants or Plantings.** Other Plants or Plantings shall mean any shrubs, grass or ground cover planted within street rights-of-way or easements or in proximity thereto.
- (2) **Parks and Recreation Director.** Parks and Recreation Director shall mean the person or designee responsible for maintenance of Street Trees.
- (3) **Responsible Developer.** Responsible Developer shall mean a Developer who has chosen to install Street Trees in a residential, commercial, mixed use, or multi-family development.
- (4) **Street Tree.** Street Tree shall mean any tree planted within the Town right-of-way on either side of all streets, lanes, trails or ways within the Town.
- (5) **Park Tree.** Park Tree shall mean any trees or other woody vegetation in public parks having individual names, and all areas owned by the Town, or areas to which the public has free access as a park.
- (6) **Street Tree Manual.** Street Tree Manual shall mean a manual prepared by the Street Tree Advisory Board and the Parks and Recreation Director, or designee, pursuant to this ordinance containing regulations and standards for the planting, maintenance, and removal of trees in and upon public areas and rights-of-way within the Town.
- (7) **Top or Topping.** Top or Topping shall mean the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree.
- (8) **Tree Trimming.** Tree Trimming shall mean the removal of plant parts to control growth and enhance performance or function in the landscape by developing and preserving tree structure and health. The removal of water sprouts, sucker growth, and hanging limbs is not considered tree trimming according to the provisions of this Chapter.

**102: DESIGNATION OF A STREET TREE ADVISORY BOARD**

- (1) **Street Tree Advisory Board.** A Street Tree Advisory Board shall be designated by the Mayor, in consultation with Town Staff and the Parks and Recreation Director, or designee. The Board shall consist of members of the community interested in promoting the benefit, growth and health of the urban forest. Board members should include, but not be limited to, persons with expertise in the field of urban forestry, Town Staff such as the Department of Public Works and any other appropriate Town personnel or Council Member.
- (2) **Assist The Town.** It shall be the responsibility of the Street Tree Advisory Board to study, investigate, counsel and assist the Parks and Recreation Director, or designee with the development of a plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees in parks, along streets and in other public areas. The Street Tree Advisory Board shall also assist the Town in the preparation and revision of its Street Tree Manual including recommendations on tree species, tree planting locations and other related matters. The Street Tree Advisory Board shall write and implement an annual community forestry work plan to qualify and be deemed a Tree Town USA.
- (3) **Recommendation.** The Street Tree Advisory Board, when requested by the Parks and Recreation Director, or designee, shall consider, investigate, make finding, report and recommend upon any special matter or question coming within the scope of its work.
- (4) **Officers.** The Street Tree Advisory Board shall choose its own officers, make its own rules and regulations and keep a journal of its proceedings.
- (5) **Service Without Pay.** All members of the Street Tree Advisory Board shall serve without pay.

**ORDINANCE 2013-03**  
**STREET TREE ORDINANCE**

**103: ORDINANCE ADMINISTRATION**

- (1) **Authority.** The Parks and Recreation Director, or designee shall be responsible for administering and enforcing the Street Tree Ordinance. If a Parks and Recreation Director has not been appointed, these responsibilities shall fall upon the Mayor or Mayor's designee. He or she shall:
  - (a) Have supervision of all trees planted or growing in public rights-of-way or Town-owned places within the Town.
  - (b) Supervise the planting, trimming, spraying, preservation and removal of Street Trees and other plants in public streets, in Town cemeteries and in Town parks to promote safety, protect Town utilities and preserve the beauty of such public places.
  - (c) Supervise the maintenance of Street Trees, Park Trees and Other Plants or Plantings consistent with the language of the Ordinance. See Section 104.
  - (d) Review all development applications for proper design and planting of Street Trees, Park Trees and Other Plants or Plantings in the new development.
- (2) **Desirable Street Tree List.** The Street Tree Advisory Board under the direction of the Parks and Recreation Director, or designee, shall prepare a "Suggested Street Tree List" containing the botanical and common names of all trees approved to be planted in streets, trails, parks or easements. The Street Tree Advisory Board shall also develop an undesirable Street Tree list containing the botanic and common names of all trees not approved to be planted in streets, trails, parks or easements. These lists may be revised from time to time by the Street Tree Advisory Board, to include other suitable or undesirable trees, or trees to be planted for evaluation purposes only. This list shall be included in the Street Tree Manual.
- (3) **Public Awareness.** The Parks and Recreation Director, or designee, shall make copies of the Street Tree Ordinance and the Street Tree Manual available to any interested persons, through the Town Hall and on the Town Website. Copies shall also be available electronically and one copy of the Street Tree Manual will be available in the Leeds Town Hall.

**104: STREET TREE MAINTENANCE AND CARE BY THE TOWN**

- (1) **Care and Maintenance.** The Street Tree Advisory Board under the direction of the Parks and Recreation Director, or designee, shall initiate and administer a program to encourage the planting, maintenance, care, removal and replacement of Street Trees, consistent with resources available.
- (2) **Standards.** All trees located within Town streets, parks, rights-of-way, landscape borders, or on Town-maintained property shall be maintained according to standards set by the Leeds Town Street Tree Manual.
- (3) **Town Tree Planting and Maintenance.** The Town shall have the right to plant, prune, maintain and remove Street Trees located within the public rights-of-way.
- (4) **Tree Replacement.** The Town may replace Street Trees or Other Plantings which have died or been removed for any reason, or plant additional Street Trees deemed appropriate and consistent with available resources.
- (5) **Tree Topping.** It shall be unlawful as a normal practice for any person, firm, or Town Department to top any street tree, park tree, or other tree on public property including but not limited to electrical, gas, telephone and cable companies. Trees damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical, may be exempted from this Ordinance at the determination of the Parks and Recreation Director, or designee.
- (6) **Debris Removal.** The person working on trees on a street, highway, or public area shall remove all debris from the rights-of-way by sunset of the same day, unless specifically authorized to do otherwise by the Parks and Recreation Director, or designee. The acceptable standard shall be a broom clean finish or better.

**ORDINANCE 2013-03**  
**STREET TREE ORDINANCE**

(7) **Town Authority.** The Town may condemn and remove, or order to be removed any tree, tree stump, shrub, or plant upon any of the public owned property within this Town where the same is dead, diseased or for any reason whatsoever deemed undesirable or unsafe by the Parks and Recreation Director, or designee.

**105: STREET TREE MAINTENANCE AND CARE BY CITIZENS**

- (1) **Planting.** Any person, firm, partnership, corporation or organization of any kind, must obtain written approval from the Parks and Recreation Director, or designee prior to planting a tree in any public right-of-way. Said approval shall specify with a drawing/plan the location and variety of trees to be planted.
- (2) **Trimming.** Any person, firm, partnership, corporation or organization of any kind, must obtain approval from the Parks and Recreation Director, or designee, prior to trimming any designated street tree. Approval is not required for removing sucker growth, watersprouts, minor limbs causing obstructions, or for removal of less than ten percent (10%) of the tree canopy.
- (3) **Adjacent Property Owners to Maintain Trees on Their Property.** Trees and other plantings on adjacent property shall not inappropriately overhang or encroach upon sidewalks, streets, public rights-of-way or other designated pedestrian ways, nor obstruct the view of traffic signs or any street intersection. Trees and other plantings that project over any street or access road that may be used for emergency purposes shall be trimmed to a safe height and shape. Adjacent property owners shall remove all dead, diseased, or dangerous trees; or broken or decayed limbs which constitute a menace to public safety, at their expense; or prune to eliminate encroachment on sidewalks and streets.
- (4) **Removing Stumps.** Any tree that shall be removed from any of the public streets or places within the Town, shall be removed below the surface of the ground so that the top of the stump shall not project above the level of the ground, unless permission to leave a projecting stump is granted by the Parks and Recreation Director, or designee.
- (5) **Abuse or Mutilation.** It shall be unlawful to injure Street Trees.
- (6) **Approval Required.** Any person, firm, partnership, corporation or organization of any kind, must obtain approval from the Parks and Recreation Director, or designee prior to removing any tree found upon any public street or on any Town-owned property within the Town. The Parks and Recreation Director, or designee, shall determine whether or not such tree must be retained, in order to preserve the intent and purpose of the Street Tree Plan. In making this determination the Parks and Recreation Director, or designee, shall consider the inconvenience or hardship which retention of the tree would cause the property owner, and consider also the condition, age, desirability of tree species and location. If the Parks and Recreation Director, or designee, finds that the tree may be removed without violating the Street Tree Plan, he may schedule the removal by Town personnel or by the property owner and in accordance with the Street Tree Manual.
- (7) **Considerations on Removing or Replacing a Street Tree.** In determining whether a tree may be removed and replaced, the Parks and Recreation Director, or designee, shall consider, among other things, the following:
  - (a) Whether the tree(s) pose a potential for safety problems despite a sound maintenance program;
  - (b) Whether the roots from adjacent park strip trees are interfering with wastewater lines or systems servicing the abutting property to the extent that the property owner requires frequent repair of said wastewater lines or systems;
  - (c) Whether the tree is dead, dying or incurably diseased;

**ORDINANCE 2013-03**  
**STREET TREE ORDINANCE**

- (d) Whether the tree is diseased and weakened by age, storm, fire or other injuries so as to pose a danger to persons, property, improvements or other trees;
  - (e) Whether the tree(s) is of an undesirable species;
  - (f) Whether the tree poses a hardship to the adjacent property owner such as, but not limited to, the cracking or raising of a garage floor or, in the case of a handicapped person, special circumstances exist which cause the location of the tree to become a hindrance for vehicle and handicapped access;
  - (g) Whether removal is necessary for construction of a street widening or other public improvement project, or necessary street or public improvement repair work.
- (8) **Exceptions.** Street Trees or other plantings which are required to be planted by a Responsible Developer, Town Crews or Town Contractor may be planted without approval, provided however, that such trees and plantings shall conform to such plans and specifications and shall be planted according to the Street Tree Manual.

**106: OTHER PLANTINGS**

- (1) **Considerations for Other Plantings.** The property owner is encouraged to plant in planting strips and easements various plantings such as lawn, ivy, various perennials or annuals, or shrubs not to exceed two feet (2') in height and which will not interfere with the functioning of any curb, gutter, sidewalk, water meter, fire hydrant, or other public facility, and will not interfere with or impair the growth of any approved street tree, and will not constitute a public nuisance.

**107: STREET TREES IN NEW DEVELOPMENT**

- (1) **Responsible Developers.** Where right-of-way park strip improvements require trees in accordance with an approved Development Plan/Agreement, the Responsible Developer shall install all Street Trees in accordance with approved development plans and shall bond with the Town for the street tree improvements. The bond will be sufficient to cover installation, maintenance and warranty of the trees for one year after planting.
- (2) **Street Tree Manual.** All Street Trees will be planted in accordance with the Street Tree Manual. Street Tree Plantings will be inspected by the Parks and Recreation Director, or designee.
- (3) **Planting Street Trees.** Street Trees will not be planted in planter strips in front of a home until development of the home along any street in a new development is at least eighty percent (80%) complete and the home is occupied.
- (4) **Watering Street Trees.** It will be the responsibility of the Responsible Developer to water and maintain Street Trees for the first year after planting. After that time, the property owner, or their agent, will be responsible.

**108: STREET TREES IN PREVIOUSLY DEVELOPED AREAS**

- (1) **Planting.** Planting of Street Trees in previously developed areas will be approved and supervised by the Parks and Recreation Director, or designee. Trees planted in these areas will be of suggested species where possible. Private Citizens may only plant Street Trees in these areas with the approval of the Parks and Recreation Director, or designee. Unapproved plantings may be removed by the Town at the owner's expense.
- (2) **Restrictions.** Planting of Street Trees in previously developed areas will generally occur according to the Suggested Tree Selection Lists found in the Street Tree Manual. Areas with planter strips too narrow may not receive new Street Trees, even if existing trees are removed.



**ORDINANCE 2013-03  
STREET TREE ORDINANCE**

**109: CARE AND MAINTENANCE OF PRIVATE TREES AFFECTING PUBLIC PROPERTY**

- (1) At a minimum, adjacent property owners will be required to maintain their park strips by watering Street Trees and removing fallen leaves and branches from the adjacent gutter.
- (2) The Town may remove, or suggest to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its presence is injurious to wastewater systems, electrical power lines, natural gas lines, water lines, or other public improvements, or is affected with any injurious fungus, insect, or other pest.
- (3) The Town shall have the authority to condemn and remove, or order to be removed any tree, tree stump, shrub, or plant upon private property when the Parks and Recreation Director, or designee, shall find such action necessary for public safety or to prevent the spread of disease or insects to public trees. Where no apparent emergency exists, the Parks and Recreation Director, or designee, shall give at least fifteen (15) days notice of the Town's intent to remove any Street Tree, to adjacent property owners.

**110: APPEALS.**


The decision of the Parks and Recreation Director, or designee, may be appealed by any person. The appeal shall be in writing, signed by the applicant with a statement of reasons supporting the appeal. The appeal shall be filed with the Parks and Recreation Board, or designee no later than the fifteenth (15th) calendar day following the decision of the Parks and Recreation Director, or designee. The Parks and Recreation Board, or designee, shall hear the appeal and render an opinion within forty-five (45) days after the appeal is filed.

Any person objecting to the decision rendered by the Parks and Recreation Board, or designee, may appeal to the Council, in writing, within thirty (30) days after the date of mailing of the decision to the applicant.

**ORDINANCE NUMBER 2013-03 PASSED AND WAS ADOPTED BY THE TOWN COUNCIL OF LEEDS, WASHINGTON COUNTY, STATE OF UTAH, ON THIS 13 DAY OF November 2013, AND BECOMES EFFECTIVE ON 13 DAY OF November 2013.**

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
MAYOR: ANGELA ROHR	✓	_____	_____	_____
COUNCILMAN: FRANK LOJKO	✓	_____	_____	_____
COUNCILMAN: WAYNE PETERSON	✓	_____	_____	_____
COUNCILMAN: JOE ALLEN	✓	_____	_____	_____
COUNCILMAN: NATE BLAKE	_____	_____	_____	✓

  
 \_\_\_\_\_  
 Angela Rohr, Mayor  
 TOWN OF LEEDS

**ATTEST:**

  
 \_\_\_\_\_  
 Kristi Barker, Deputy Clerk/Recorder

**Comparison Report** between Document 1 (ORDINANCE 2013-03 STREET TREE ORDINANCE) and Document 2 (Foliage and Tree Maintenance Ordinance):

**1. Title and Purpose:**

- Document 1 specifically addresses "Street Trees" and focuses on planning, planting, maintenance, restoration, protection, and survival of desirable trees in public areas and rights-of-way.
- Document 2 has a broader scope, addressing "Foliage and Tree Maintenance." Its purpose is to ensure the safety and accessibility of public streets and sidewalks by regulating the maintenance of foliage and trees that encroach upon them.

**2. Definitions:**

- Document 1 provides specific definitions related to street trees, park trees, and related terms.
- Document 2 offers definitions for terms like foliage, trees, streets, and sidewalks, which are more general and encompass a wider range of vegetation.

**3. Responsibilities of Property Owners:**

- Document 1 focuses on responsibilities related to street trees, both by the town and property owners.
- Document 2 emphasizes property owners' responsibilities for maintaining foliage and trees on their property to prevent obstruction of streets and sidewalks.

**4. Prohibited Actions:**

- Document 1 includes provisions about tree topping, debris removal, and tree removal for safety.
- Document 2 addresses the prohibition of allowing foliage or tree branches to obstruct traffic flow and the requirement to remove dead or diseased trees.

**5. Maintenance Standards:**

- Document 1 specifies maintenance standards for street trees, including guidelines for height and proper trimming.
- Document 2 sets maintenance standards for foliage and trees, with specific height clearances over sidewalks and streets.

**6. Enforcement and Appeals:**

- Document 1 outlines enforcement responsibilities, including the Street Tree Advisory Board.
- Document 2 designates a Town Ordinance Officer for enforcement and allows property owners to appeal notices of violation.

**7. Effective Date:**

- Document 1 lacks a specified effective date.
- Document 2 includes a blank space for the effective date to be filled in.

In summary, Document 1 (ORDINANCE 2013-03) is primarily concerned with the regulation and maintenance of street trees in a town, while Document 2 (Foliage and Tree Maintenance Ordinance) addresses a broader range of foliage and trees on private properties with a focus on preventing obstructions on public streets and sidewalks.



# Leeds Farmers Market Application: 2023

## MARKET RULES AND REQUIREMENTS

Please read before continuing to the application. All applications are due by [date]. Returning vendors receive the first right of refusal. All vendors applying after that date will automatically be put on the waitlist.

### 1. Membership Requirement

- All sellers involved must be current Leeds Farmers Market Committee members. Please make sure to renew your \$72 membership to take you through the end of the season.

### 2. Market Details

The Leeds Farmers Market, located at Leeds Town Park, Leeds Utah:

- will run ~~every Friday~~ <sup>1st and 3rd of the month</sup> and Saturday beginning July 28, 2023, and ending on October 28, 2023, from 8:00 am to 1:00 pm.
- or
- ~~will run every Saturday beginning August 5, 2023, and ending on October 14, 2023, from 8:00 am to 1:00 pm. Sellers will set up between 7:00 am and 7:45 am.~~

### 3. Booth Fees

- In order to participate, each seller must pay \$120.00 per season for each booth space at each market. This fee allows farmers to participate in any market days held during 2023, provided other terms of the agreement are complied with.
- Space preference will be given to full-season fruit and vegetable growers.
- Vendors may apply for week-to-week spaces for \$15.00 per day by contacting [ Event coordinator] at [ contact info]
- Full-season sellers who do not plan to participate continuously must notify Leeds Farmers Market Committee of the weekends they will be absent.
- Vendors participating in both markets will receive a 10% discount on their invoice.

### 4. Display and Boundaries

- All sellers agree to keep displays and vehicles within prescribed boundaries of the space they rent.
- All sellers must provide their own equipment and staff for their booth.

### 5. Fair Business Practices

- All sellers must abide by fair business practices in keeping with the good name of the Town of Leeds.

### 6. Product Requirements

- This market is a food-only market. No non-food product applications will be considered (with the exception of the South Jordan market).

- All sellers must bring high-quality products for sale, grown in Utah.
- Sales tax requirements apply based on the nature of the products sold.
- No brokers are allowed.

**7. Compliance and Cancellation**

- Leeds Farmers Market reserves the right to cancel the agreement of any seller in violation of these guidelines.
- All sellers are expected to keep their area clean and free from debris.
- Food products must be displayed at least 6" off the ground.
- Vendors offering food samples must have a Salt Lake County food handler’s permit.
- Vendors selling prepackaged foods must register with the Utah Dept of Ag & Food.

**8. Liability and Insurance**

- Leeds Farmers Market is not liable for any injury, theft, or damage to buyers, sellers, or their property.
- Sellers must have sufficient liability insurance to cover their exposure at the markets.

**9. Liability for Products**

- Sellers assume full liability for the products they market or sell.

**10. Compliance with Laws**

- Sellers must adhere to all laws, ordinances, and regulations of the State of Utah, Washington County, and Town of Leeds.

**11. Sales Tax Responsibility**

- Required sales tax collections and remittances are the sole responsibility of the grower.

**12. Artisan Vendors**

- Certain artisan vendors at Leeds Farmers Market will be accepted on a case-by-case basis, with a direct connection.

**Contact Information**

- Contact [ Committee or Event Coordinator] with any questions: email | phone

**Vendor Information**

**Business Name:**

- (required) \_\_\_\_\_

**Contact Person:**

- (required) \_\_\_\_\_

**Business Description:**

- (required) \_\_\_\_\_

**Email Address:**

- (required) \_\_\_\_\_

**Billing Street Address:**

- (required) \_\_\_\_\_

**Mailing Address (if different from billing address):**

**City:**

- (required) \_\_\_\_\_

**Zip Code:**

- (required) \_\_\_\_\_

**Cell Phone Number:**

- (required) \_\_\_\_\_

**Instagram/Threads Link:**

**Choose Market(s) (Vendors participating in both receive a 10% discount on their invoice):**

- (required) \_\_\_\_\_

**Category:**

- (required) \_\_\_\_\_
- Farmer
- Value-Added Vendor (any food products that are not fruits or vegetables)
- Artisan ( ONLY, case by case approval basis)

**Stalls:**

- Please only select the sections that apply to you. If you are paying for your membership now, only select the sections that say NOT a member.
- (required) \_\_\_\_\_
- Would You Like To Pay Your Membership Dues With This Application? If you are not currently a Leeds armers market member, this IS required:
  - Yes
  - No
  - For current LFM members:
    - How Many Stalls Would You Like? (Selection Does Not Guarantee Spot) SELECT N/A if you are not a current member:
    - (Select All)

- One
- Two
- Three
- Four
- For NON LFM members:
  - How Many Stalls Would You Like? (Selection Does Not Guarantee Spot) Select N/A if you are a current UFBF member:
    - One
    - Two
    - Three
    - Not attending South Jordan
    - N/A

**List of produce to be sold (write n/a if not applicable):**

- (required) \_\_\_\_\_

**List of value-added products to be sold (if applicable, granted on a case-by-case basis):**

**Artisan products (permission granted on a case-by-case basis):**

**Permit and Image Uploads**

**Certificate of Liability Insurance (IF YOU DON'T HAVE A CURRENT POLICY UPLOAD YOUR OLD POLICY AND SEND ME A COPY OF 2023 ONCE IT'S RENEWED):**

- (required)

**Food Handlers Permit (For Value Added Products Only):**

**Dept of Agriculture and Food Certification (For Value Added Products Only ):**

**Dept of Agriculture and Food Certification (For Value Added Products Only ):**

I have read and accept the above terms and conditions:

(required) Yes  No

Price Estimate: \$192.00

[Submit Application](#)

SAMPLE



**TOWN OF LEEDS  
ORDINANCE NUMBER 2016-05**

**Amended and Restated Commercial District  
Chapter 17 of the Land Use Ordinance**

**AN ORDINANCE AMENDING CHAPTER 17 OF THE LEEDS, UTAH, LAND USE ORDINANCE  
2015-04**

**WHEREAS**, the Town Council has reviewed Chapter 17 (Commercial District) of the Town of Leeds, Utah, Land Use Ordinance 2015-04 and determined that it is advisable, and in the best interests of the Town and its residents, to revise and amend the provision of such chapter of the Leeds, Utah, Land Use Ordinance 2015-04; and

**WHEREAS**, the Planning Commission of the Town of Leeds has held a Public Hearing on the 6<sup>th</sup> day of July, 2016; and discussed the amendments to the Land Use Ordinance, Chapter 17, Commercial District; and

**WHEREAS**, the Planning Commission recommended to the Town Council approval of the amendments to the Land Use Ordinance, Chapter 17, Commercial District, on the 6<sup>th</sup> day of July, 2016.


**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH THAT THE COMMERCIAL DISTRICT ORDINANCE, TO BE CODIFIED AS CHAPTER 17 OF THE LAND USE ORDINANCE IS HEREBY AMENDED, THIS 13<sup>th</sup> DAY OF JULY, 2016, AS SET FORTH ON THE ATTACHMENT HERETO.**

The remaining sections of the Land Use Ordinance, Chapter 17, Commercial District not affected by this Ordinance remain unchanged.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ANGELA ROHR	x	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

**ORDINANCE 2016-05-** was adopted on July 13, 2016 and became effective on 14<sup>th</sup> day of July, 2016.

Signed:   
Mayor, Wayne Peterson

Attest:   
Clerk/Recorder, Kristi Barker

- 17.2.16. Tire sales and service.
- 17.2.17. Grocery store.
- 17.2.18. Pharmacy.
- 17.2.19. Restaurant and/or cafe.
- 17.2.20. Ice cream store.
- 17.2.21. Variety store.
- 17.2.22. Hardware store.
- 17.2.23. Office supply.
- 17.2.24. Shoe store.
- 17.2.25. Sign Sales.
- 17.2.26. Florist Shop.
- 17.2.27. Furniture sales and repair.
- 17.2.28. Fruit and/or vegetable stand.
- 17.2.29. Electric and/or plumbing shop.
- 17.2.30. Clothing and accessories store.
- 17.2.31. Bank or financial institution.
- 17.2.32. Travel agency.
- 17.2.33. New and used book store.
- 17.2.34. Manufacturing and sale of confectionary goods.

**Other uses recommended by the Planning Commission to the Town Council to be a use that is in harmony with the intent and purpose of the zone, and therefore should be allowed in the Commercial zone.**

**17.3. CONDITIONAL USES. See also section 17.7**

- 17.3.1. Animal hospital, small animals only, providing that all activity be conducted within a completely enclosed building.

**17.3.2 ATV Rentals**

**17.3.3.** Automobile repair and storage, including paint, body and fender, brake, muffler and transmission work, provided it all be conducted within an enclosed building. The storage is only on a temporary basis not to exceed six (6) months.

**17.3.4. Gunsmith.**

**17.3.5. Hotels and motels.**

**17.3.6. Limited non-polluting manufacturing.**

**17.3.7. Rental agency for home and garden tools.**

**17.3.8. Second-hand store.**

**17.3.9. Storage rental units.**

**17.3.10. Propane station at service station only.**

**17.3.11. Public utilities.**

**17.3.12. Hospital.**

**17.3.13. Service station.**

**17.3.14. Uninhabited accessory building.**

This building is not to be used to store retail merchandise or hazardous chemicals and must be less than five hundred (500) square feet in area and not more than twelve feet in height.

**17.3.15 Adult Oriented Business** in accordance with Land Use Ordinance 7.9.2.1

**Other uses similar to the above uses and recommended by the Planning Commission to the Town Council to be a use that is in harmony with the intent and purpose of the zone, and therefore should be considered as a conditional use in the Commercial zone.**

**17.4. DEVELOPMENT STANDARDS.**

**17.4.1. Height Requirements.**

No building or structure shall be erected to a height greater than thirty-five (35 ) feet without a conditional use permit and only then if the structure is more than 100 feet from the nearest residential zone.

**17.4.2. Minimum area, width, and yard setback regulations.**

District	Area	Width	Front	Side	Rear
C	10,000 sq. ft.	*	25 feet	10 feet	10 feet

\* The width requirement varies depending on the placement of the buildings. In a mall type setting, the minimum width is zero, as many of the buildings will not be facing the street. In a single business setting the minimum width requirement is 85 feet.

- 17.4.3.** Several of the businesses listed as permitted uses and/or those listed as conditional uses (providing the use is approved) may be combined into a mall type setting. Only compatible businesses can be grouped together into a mall setting. In a mall setting, the setback requirements may change based on the number of business units, size of lot, available parking, and location.
- 17.4.4.** Site Plan: Must meet the requirements of the Commercial Site Development Plan Chapter (Chapter 26).
- 17.4.5.** Landscape Standards: Leeds Town encourages water-wise landscaping (xeriscaping) and the following landscape requirement is intended to promote town beautification and water conservation. The minimum landscape requirement consists of a landscape strip outside of the street right-of-way along the front of the property. The landscape strip shall have an average width of 10', but no less than 6' at the narrowest point. The driveway area may be excluded from the landscape area calculation for the purpose of determining the minimum required landscape area. The Town Council may approve an alternate landscape location if the applicant can demonstrate that the front of the property is not feasible to be landscaped. Also, along Main Street the Town Council may allow up to one-half of the landscape area to be located within the street right-of-way, provided that written permission for such is obtained from the Utah Dept. of Transportation (UDOT).
  - 17.4.5.1.** At least one-half (50%) of the required landscape area shall be covered with live foliage consisting of shrubs, trees, or ground cover. Landscape areas shall be provided with a permanent, automatic irrigation system. The landscape area and irrigation system shall be maintained in good condition.
  - 17.4.5.2.** The landscape requirement applies to all new development within the commercial zone, and the remodeling or expansion of existing development where there is an increase in the building's floor area by 50% or more.
  - 17.4.5.3.** Landscape definition: Any combination of living plants, such as trees, shrubs, flowers, grass, or other plants that are generally not considered to be weeds or noxious plants, along with non-vegetative ground cover such as rock or stone.

**17.5. CONDITIONAL USE EVALUATION CRITERIA.**

**17.5.1.** Conditional use evaluation criteria are contained in various Leeds Ordinances depending on the subject, and general criteria relating to a specific use can be found in Chapter 7 of this Ordinance. All criteria must be complied with to obtain a conditional use permit plus any additional conditions the Planning Commission or Town Council apply.

**17.5.2.** Businesses that produce heavy passenger car or truck traffic shall be required to have a complete traffic study performed by a professional specializing in traffic studies to determine if the amount and time of the heavy traffic would have a detrimental effect to the health, safety, and welfare of the Leeds residents, the Town or the neighborhood in general.

**17.6. SIGNS.**

See Sign Ordinance, Chapter 22.

**17.7. PROCEDURE TO OBTAIN CONDITIONAL USE AUTHORIZATION.**

See Chapter 7, Conditional Uses for requirements, criteria, and procedures.

**17.8. LIGHTING.**

All lighting must comply with the Leeds Lighting Ordinance.

**17.9. PARKING.**

Compliance with parking requirements in Chapter 6 is mandatory.

**17.10. SPECIAL PROVISIONS.**

**17.10.1.** All material and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight-obscuring fence or wall of not less than six (6) feet in height and no material or merchandise shall be stored to a height of more than the height of the enclosing fence or wall. Where commercial development abuts residential property the commercial property developer shall provide a 6' tall solid masonry wall along the property line separating the commercial and residential properties. Where the elevation of the property changes significantly, the Town Council may approve or require a fence taller than six feet (6') to provide a visual screen or buffer for lights, noise, or related impacts. Within a front setback area along a public street the Town Council may require a wall up to 4 feet in height.