

# Town of Leeds

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## Agenda Town of Leeds Planning Commission Wednesday, October 6, 2021

**PUBLIC NOTICE** is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** on Wednesday, October 6, 2021 at 7:00 P.M. This meeting will be held at Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

If you are interested in participating remotely via Zoom, please contact Town Hall at 879-2447 or email [Clerk@LeedsTown.org](mailto:Clerk@LeedsTown.org) for the Zoom details.

### **Regular Meeting 7:00 p.m.**

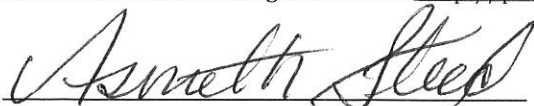
1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
  - a. Tonight's Agenda
  - b. Meeting Minutes from September 1, 2021
6. Announcements
  - a. Election Day, Tuesday, November 2, 2021. Leeds is Vote-By-Mail Only. Ballots must be postmarked by Monday, November 1, 2021
7. Public Hearings:
  - a. Ordinance 2021-04 Leeds, Utah Animal Control Ordinance
8. Action Items:
  - a. Revised Beach/Greenhalgh Lot Line Adjustment, Parcels L-HFM-1A and L-10-B
  - b. Election of Planning Commission Chairman Pro Tem
9. Discussion Items:
  - a. Discussion Regarding Ordinance 2021-04 Leeds, Utah Animal Control Ordinance
10. Staff Reports
11. Adjournment

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 October 4, 2021 at these public places being **Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmmutah.gov> and the Town of Leeds website [www.leedstown.org](http://www.leedstown.org)**



Aseneth Steed, Clerk/Recorder

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ORDINANCE 2021-04  
LEEDS, UTAH  
ANIMAL CONTROL  
ORDINANCE

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**This Ordinance completely replaces Ordinance 1998-01, 2005-03 Amended by ORD 2007-13, ORD 2008-10; ORD 2008-04, Section 13.2.4, together with the chart in Section 13.2.5 and the language in the \* to Section 13.2.5.**

An Ordinance of the Town of Leeds establishing the following as the Leeds Animal Control Ordinance within all Zoning Districts.

**1. Definitions as used in this Ordinance.**

- 1.1 "Abandonment" means placing or leaving an Animal in an environment where the Animal is separated from basic needs such as food, water, shelter or necessary medical attention, for a period longer than 24 hours. Abandonment includes failure to reclaim an Animal more than 72 hours beyond the time agreed upon with a kennel, grooming service, or similar facility.
- 1.2 "Aggressive Animal" means that while At Large, the Animal chases, or threatens a human in any way that would cause a reasonable person to be fearful.
- 1.3 "Animal" means birds, reptiles, and mammals other than the genus homo sapiens.
- 1.4 "Animal At Large" or "At Large" means an Animal that is 1) not on property owned or leased by the Animal' s Owner or caretaker, and 2) is not Under Restraint by the Owner, caretaker, or designee of the Owner or caretaker.
- 1.5 "Animal Control Officer" means any individual employed, contracted with, or appointed by the State of Utah, or any political subdivision thereof, for the purpose of aiding the enforcement of this ordinance relating to the licensure of Animals, control of Animals, or seizure and impoundment of Animals, and includes any state or local Law Enforcement Officer or other employee whose duties in whole or in part include assignments that involve the seizure and impoundment of any Animal.
- 1.6 "Animal Under Restraint" means any Animal under immediate physical control of its Owner or person having charge, care, custody, or control. A dog shall not be considered under control of the Owner unless on a leash or lead, confined within a vehicle, or under the immediate control of the Owner or caretaker at any time, or within the real property limits of the Owner or caretaker.
- 1.7 "Attack" means a threat to do physical harm causing a present fear of immediate harm, and it need not include actual physical contact.
- 1.8 "Bite" means an actual puncture, tear, or abrasion of the skin, inflicted by the teeth of an animal.
- 1.9 "Current Dog License" means a dog for which the license for the current year has been paid, or a dog for which the Tag provided for in this ordinance is verified by records of the Clerk/Recorder for the Town of Leeds.
- 1.10 "Dangerous Animal" means any Animal, including invertebrate species, that would be a hazard to public health and safety should the Animal escape. A Dangerous Animal also includes, but is not limited to: a) those Animals meeting the definition of a Vicious Animal; b) constrictor snakes in excess of ten feet in length; c) poisonous snakes; d) rabid Animals; and e) diseased Animals.

- 1.11 “Domestic Animal” means any Animal accustomed to living in or about the habitation of man and kept as pets for recreational or companionship purposes, including: birds; cats; dogs; pot bellied pigs (not for consumption), and rabbits. A Wild Animal shall not be considered a Domestic Animal under any circumstance.
- 1.12 “Exotic Animal” means any Animal whose native habitat is not indigenous to the continental United States, excluding Alaska, except tropical fish and birds. Constrictor snakes in excess of ten feet of length are defined as Dangerous Animals.
- 1.13 “Impound” or “Impoundment” means the seizure of any Animal or the taking into the control, custody or possession of any Animal by a Law Enforcement Officer and /or Animal Control Officer.
- 1.14 “Large Game Bird” means a large bird that is hunted in the wild for sport and/or food, and includes: wild geese; and wild turkey.
- 1.15 “Law Enforcement Officer” means any officer from the Washington County Sheriff’s Office, Utah Division of Wildlife Resources, Utah Highway Patrol, or any designees of these agencies.
- 1.16 “Leash” means any rope, leather strap, chain or other material being held in the hand of a person, and actually controlling the Animal to which it is attached.
- 1.17 “Licensed Dog” means a dog with a Current Dog License.
- 1.18 “Livestock Animal” means Animals kept as pets or for family food production or recreational purposes, including: cattle; chickens; ducks; game birds; geese; goats; horses; sheep; and turkeys. A Wild Animal shall not be considered a Livestock Animal under any circumstance.
- 1.19 “Owner” means any Person who is the legal owner, keeper, possessor, or the actual custodian of an animal. Ownership is conclusively established by a Person registering as owner on a license or other legal document, or being a Person claiming ownership and taking possession of an Animal.
- 1.20 “Person” shall mean any individual, firm, association, collective, co-op, company or corporation or similar entity.
- 1.21 “Public Nuisance” means an Animal that does any of the following: a) causes damage to the property of a Person other than its Owner or custodian; b) is a Vicious Animal or a Dangerous Animal as defined in this ordinance; c) defecates on any public sidewalk, street, park, building, or on any private property without the consent of the Owner of such private property (this does not apply if the Owner or custodian of such Animal shall immediately remove any such defecation to a proper trash receptacle), unsighted persons while relying on a guide dog shall be exempt from this provision; d) barks, whines, brays or howls, crows or makes other disturbing noises in an excessive, continuous, or untimely fashion; e) molests passers by, by threatening, nipping, chasing, jumping upon, lunging at fences, acting aggressively, etc.; f) Attacks Domestic Animals or Livestock Animals; g) otherwise acts so as to constitute a nuisance or public nuisance under the provisions of the Utah Code; h) is repeatedly an Animal At Large; i) repeatedly chases vehicles; j) is offensive or dangerous to the public health, safety, or welfare by virtue of the number and/or types of Animals kept or harbored; k) Attacks people, Domestic Animals or Livestock Animals, whether or not such Attack results in actual physical harm to the Person or Animal to whom or at which the Attack is directed; l) has been found by a court or by any other commission or board

lawfully established under Utah law, to be a public nuisance under any other provision(s) of Utah Law; m) cannot be restrained by normal restraints, such as standard Leashes, standard chains, or muzzles; n) cannot be effectively controlled by its Owner or handler; or o) otherwise violates any provision of this ordinance.

- 1.22 "Small Game Bird" means a small bird that is hunted in the wild for sport and/or food, and includes: grouse; pheasant; partridge; quail; snipe; dove; wild duck; and woodcock.
- 1.23 "Stray" means an Animal At Large.
- 1.24 "Tag" means a piece of metal or other durable material inscribed with a date and number which has been issued by the Town of Leeds, Washington County, or other dog licensing agency or authority.
- 1.25 "Unlicensed Dog" means a dog without a Current Dog License.
- 1.26 "Vicious Animal" means any Animal: a) With a known propensity, tendency, or disposition to Attack unprovoked, to cause injury to, or to otherwise endanger the safety of humans, Domestic Animals or Livestock Animals; or which is known to have Attacked or Bitten any human, Domestic Animal, or Livestock Animal at least once before; b) Which Attacks or has Attacked a human being, Domestic Animal, or Livestock Animal without provocation; c) Which is trained or used as a fighting Animal. Dogs owned or used by government entities in a law enforcement capacity shall not be considered Vicious Animals.
- 1.27 "Wild Animal" means any Animal of a species that in its natural life is usually untamed and undomesticated, including hybrids and Animals that, as a result of their natural or wild condition, cannot be vaccinated effectively for rabies. These Animals, however domesticated or tamed, shall include, but are not limited to: a) alligators and crocodiles; b) all bears (ursidae) including grizzly bears, brown bears, black bears, etc.; c) all felines (felidae) (excluding domesticated cats) including bobcat, cheetah, cougar, leopard, lynx, panther, mountain lion, tiger, wildcat, etc.; d) all canines (canida) (excluding domesticated dogs) including wolf, part wolf, fox, part fox, coyote, part coyote, dingo, etc.; e) porcupine; f) all subhuman primates; g) all raccoons (prosynnidae) including eastern raccoon, desert raccoon, ring-tailed cat, etc.; h) all skunks; i) venomous fish and piranha; j) venomous snakes and lizards; and k) all weasels (mustelidae) including weasels, martens, wolverines, ferrets, badgers, otters, ermine, mink, mongoose, etc.

## **2. Enforcement Authority**

- 2.1 Unless specifically prohibited by applicable Utah State law, all Law Enforcement Officers including Animal Control Officers, are authorized and empowered to apprehend and take with them and Impound any Animal found in violation of this ordinance. This includes licensable dogs for which no license has been procured in accordance with this ordinance, or any licensed or unlicensed dog(s) or Animal(s) for any other violation thereof. The provisions of this Section are in no way intended to preempt or restrict any other procedure authorized by Utah State Law.
- 2.2 In the enforcement of this ordinance, unless specifically prohibited by applicable Utah State law, any Law Enforcement Officer and/or Animal Control Officer is authorized to enter onto open premises, excluding dwellings of any person, to take possession of any Animal in violation of this

ordinance. Any Law Enforcement Officer, Animal Control, and/or official from the Humane Society, when in company of a Law Enforcement Officer or Animal Control Officer, when there is probable cause, may enter onto open premises to investigate any violation of this ordinance. The provisions of this Section are in no way intended to preempt or restrict Any Law Enforcement Officer and/or Animal Control Officer from using any means authorized by State or Federal law to investigate violations hereof and/or to take possession of any animal in violation of this ordinance.

2.3 Any Law Enforcement Officer may, without the aid of a warrant, enter privately owned property when exigent circumstances exist, unless specifically prohibited by applicable Utah State law. This includes, but is not limited to, investigation of a report of Vicious Animals, rabies, contagious animal diseases, and similar circumstances. This Section is not intended to preclude entry for any other reason or circumstances authorized by State or Federal laws.

2.4 A Law Enforcement Officer or Animal Control Officer is hereby authorized to enforce the provisions of this ordinance (known as the Leeds Animal Control Ordinance), and is empowered to issue citations related to acts in violation thereof. The provisions of this Section are in no way intended to preempt or restrict any other procedure authorized by Utah State law.

3. **Interference with Officer Prohibited.** It shall be unlawful for any Person to interfere with, molest, hinder, delay, obstruct or prevent any Law Enforcement Officer or any Animal Control Officer in the lawful discharge of his or her duties as herein prescribed. Any Person who shall hinder, molest, delay, interfere with, or obstruct a Law Enforcement Officer and/or an Animal Control Officer while engaging in capturing, securing or taking to an animal control shelter any Animal or Animals to be Impounded, or who shall break open or in any manner directly or indirectly aid, counsel, or advise the breaking open of any animal shelter or ambulance, wagon or other vehicle used for the collecting or conveying of any Animals to the shelter shall be deemed guilty of a class C misdemeanor.

4. **Retaking Animal Unlawfully.** It shall be unlawful for any Person to take any Animal out of the possession of a Person lawfully holding the same under provisions of this ordinance, either by stealth, force, fraud, or to intercept or hinder any Person lawfully taking up or attempting to take up such an Animal.

## 5. **Violation**

5.1 Any breach of the provisions of this ordinance either by failing to do those acts required herein or by doing any act prohibited herein (the "Initial Breach") shall be subject to an initial verbal and/or written warning ("Initial Warning"). An Initial Warning shall be accompanied with a copy of the provision of the violated ordinance, to provide an opportunity to become educated as to the requirements of the ordinance. Initial Warnings do not apply to Vicious Animals.

5.2 If a recipient of an Initial Warning fails to remedy the Initial Breach within a reasonable time thereafter, or commits an additional breach of the same provision, the Initial Breach and any subsequent breach shall constitute a violation.

5.3 Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such. Fines for violations of this ordinance shall be imposed according to the court fee schedule.

6. **Zoning Restrictions**

6.1 Leeds historically has been an agricultural, farming, and ranching community, in which the raising of Animals for family food production was a generally accepted practice. It is the intent of the Town of Leeds to maintain the historic expectation within a rural community like Leeds that the raising of Animals for family food production may continue, but within the guidelines set forth in this ordinance. Except as expressly set forth in this ordinance, nothing in this Section 6 shall affect the types and number of Animals permitted on lots zoned for other than residential or rural residential.

6.2 **LEEDS ANIMAL COMPLIANCE CHART FOR RESIDENTIAL AND RURAL RESIDENTIAL PROPERTIES.** The number of Animals that may be maintained on properties zoned Residential or Rural Residential shall be determined based on a point system. No parcel of property zoned Residential or Rural Residential may exceed one hundred (100) points per acre (or a fractional share thereof) based on the following or a proportionate combination thereof, considering the size of the parcel concerned (e.g., 0.25 acre x 100 = 25 animal points; 1.0 acres x 100 = 100 animal points; 2.5 acres x 100 = 250 animal points, etc.). This authorization for the keeping of Animals on properties zoned Residential or Rural Residential only applies to parcels and/or adjoining parcels on which the owner, or someone authorized by the owner, is residing.

| <b>AUTHORIZED ANIMALS:</b>                                                     | <b>Animal Points per Animal</b> |
|--------------------------------------------------------------------------------|---------------------------------|
| Small Game Birds, Pigeons, Chickens                                            | 2                               |
| Large Game Birds, Geese, Turkeys, Ducks, Rabbits                               | 3                               |
| Goats, Pot Bellied Pigs, Miniature Horses, Miniature Cattle, Miniature Donkeys | 5                               |
| Sheep, Pigs/Swine, Alpaca                                                      | 8                               |
| Ponies, Llamas                                                                 | 12                              |
| Donkeys, Mules, Jackasses, Cattle, Horses                                      | 20                              |

6.2.1 See sections 7.7.6 and 7.8 below for limitations on the number of dogs and/or cats authorized. This limitation applies to all property zones within the Town of Leeds and is not limited to Residential and/or Rural Residential zones.

6.3 Conditional Use Permit. In order to own, possess, harbor or maintain Animals not listed in Section 6.2 above, or in excess of the authorized number of Animals set forth in Section 6.2 above, the property owner must obtain a Conditional Use Permit.

6.4 Pigs/Swine. All pens shall be cleaned regularly, a minimum of three (3) times per week. No mud bogs shall be allowed in the pens. All pens shall have drainage to keep water from pooling within the pen. Other conditions may be imposed by the planning commission and/or the Town Council relative to specific sites and/or conditional use applications.

- 6.5 Offspring. Offspring of Animals authorized under Section 6.2 above shall not be counted as part of the Animal Points until the offspring reaches the age of six (6) months.
- 6.6 Roosters. Notwithstanding anything in Section 6.2 to the contrary, not more than 1 rooster for every 20 chickens authorized under Section 6.2, may be owned, possessed, harbored or maintained; provided, however, that such rooster or roosters do not constitute or become a Public Nuisance.
- 6.5 Setbacks. For human health and safety, all Animal housing units must be located a minimum of thirty (30) feet away from the Owner's residence as well as any adjoining property residence.

**7. Conditions of Animal Ownership**

- 7.1 In addition to all other provisions of this ordinance, all Animal Owners or keepers shall comply with the following conditions of Animal ownership:
- 7.1.1 Animals shall be restrained or confined as required by law.
- 7.1.2 Animals shall be humanely treated at all times.
- 7.1.3 Vaccinations, licenses, and permits shall be obtained as required by law.
- 7.1.4 Animals shall be sufficiently cared for such that they are not abandoned under the definition of Abandonment in this ordinance.
- 7.1.5 All Animal Bites must be reported to a Law Enforcement Officer and/or an Animal Control Officer. The officer will make record of all Animal Bites according to police procedure.
- 7.1.6 Animal owners and keepers shall comply with all portions of this Section. Failure to do so constitutes a class C misdemeanor for each day of violation.
- 7.2 Wild, Dangerous, or Exotic Animals. The following provisions apply for Wild Animals, Dangerous Animals, and/or Exotic Animals:
- 7.2.1 It is unlawful for any Person to sell, offer for sale, barter, give away, keep, own, harbor, or purchase any Wild Animal, Dangerous Animal, and/or Exotic Animal, unless specifically authorized under Section 6.2 above. This does not apply to government agencies or otherwise as provided for by State or Federal regulations and/or State or Federal licenses.
- 7.2.2 The prohibitions of this Section of this ordinance shall not apply to a Person if such Person is otherwise licensed or permitted as provided in this ordinance or by State or Federal law, and provided that such Animals are restrained or confined in such manner as to prevent their escape and/or injury to the public.
- 7.3 Public Nuisance. The introduction, possession, or maintenance of any Animal or the allowing of any Animal to be in contravention of this ordinance is, in addition to being a misdemeanor, hereby declared to be a Public Nuisance. Authorized Law Enforcement Officers and public health officers are hereby authorized, directed, and empowered to summarily abate any such Public Nuisance

by any means reasonably necessary, including but not limited to the destruction of the Animal or Animals involved. It is a class C misdemeanor to own, possess, harbor, care for, or maintain any Animal that is a Public Nuisance. Each day shall be a separate violation.

7.3.1 Officer Discretion. An Animal meets the definition of Public Nuisance if it is determined by a Law Enforcement Officer and/or an Animal Control Officer in the exercise of the officer's reasonable judgment that: a) the Animal has engaged in one or more of the prohibited acts described in the definition of Public Nuisance in this ordinance; b) the Animal is offensive or dangerous to the public health, welfare and/or safety; c) by virtue of the number of Animals, those Animals are offensive or dangerous to the public health, welfare and/or safety; and/or d) by virtue of the conditions in which the Animals are maintained, those Animals are offensive or dangerous to the public health, welfare and/or safety.

7.3.2 Upon the trial of any offense under Section 7.3, the Court may upon conviction and in addition to the usual judgment of conviction, order the Officer or other authorized person of the Town to put the Animal to death or may order such other disposition of the Animal as will protect the inhabitants and Animals of the Town.

7.4 Vicious Animals. An Animal shall conclusively meet the definition of Vicious Animal if such Animal: a) Bites a Person on two or more occasions or on the first Bite causes serious bodily injury. Serious bodily injury is defined as an injury that involves a substantial risk of death, unconsciousness, extreme physical pain, protracted and obvious disfigurement, or protracted loss or impairment of the function of a bodily member, organ, or mental faculty; b) has Attacked Domestic Animals or Livestock Animals on two or more occasions; or c) has Bitten a human on the neck or stomach.

7.4.1 Penalty. It is a class C misdemeanor to own, possess, care for, harbor or maintain a Vicious Animal. Each day shall be a separate violation. A Law Enforcement Officer upon probable cause that a violation of this ordinance has occurred may require the Owner or custodian of a Vicious Animal to deliver possession of the Animal to an Animal Control Officer. If after demand, the Owner or custodian fails or refuses to deliver possession of the Animal to an Animal Control Officer, an officer may request an order from a court of competent jurisdiction requiring the Owner or custodian to deliver possession of the Animal to an Animal Control Officer.

7.4.1.1 Defenses. The following shall be considered in mitigating the penalties or damages or in dismissing the charge: a) that the Animal was properly confined on the premises; b) that the Animal was deliberately or maliciously provoked; or c) that the Animal was acting in defense of its Owner or another person.

7.4.2 Vicious Animals May be Impounded. A Law Enforcement Officer may summarily impound a Stray Vicious Animal or which is an immediate danger to humans, Domestic Animals, or Livestock Animals. A Vicious Animal impounded without a court order shall be held not less than five days, after which it may be destroyed or otherwise disposed of as the animal shelter manager may direct.

7.4.3 Owners of Vicious Animals Impounded Shall Be Given Notice. If a Vicious Animal is impounded without the knowledge of the Owner or custodian, notice that the Animal has been impounded shall be given to the Owner or custodian of the Animal, if the same is known, by

attaching a notice to a door at the residence thereof, by mailing a notice thereto, or by other reasonable means.

7.4.4 Owner of a Vicious Animal May Contest Impoundment in Court. The Owner or custodian of an Animal impounded other than by a court order may contest the impounding by filing a notice with the proper court and serving the same on the animal shelter within five days after the impounding.

7.4.5 Vicious Animals May be Destroyed. If a Law Enforcement Officer cannot reasonably gain control of a Vicious Animal, the officer may summarily destroy the Animal.

7.4.6 Court May Order Destruction of a Vicious Animal. A Vicious Animal impounded by an order of court acting pursuant to this ordinance shall be destroyed or otherwise disposed of, as the court shall direct.

7.4.7 Any Person may kill or injure a Vicious Animal while it is Attacking or Biting a Person, Domestic Animal, or Livestock Animal, or while the Vicious Animal is being pursued immediately thereafter.

7.5 Dangerous or Aggressive Animals. An Animal shall conclusively meet the definition of Dangerous Animal if such Animal: a) Bites a human; b) Attacks a Domestic Animal or a Livestock Animal resulting in injury or death; and/or c) has violated any part of this Section two or more times before.

7.5.1 Penalty. Any Owner or keeper of a Dangerous Animal, knowing its propensities, who willfully allows it to Stray or who keeps it without ordinary care, is strictly liable for a class C misdemeanor, and if the Animal At Large or while not kept with ordinary care, causes injury to another Animal, to any human, or to property, is strictly liable for any damages or injury caused.

7.5.2 The Owner of an Aggressive Animal or Dangerous Animal shall not suffer or permit such Animal to go unconfined.

7.5.3 The Owner of an Aggressive Animal or Dangerous Animal shall not suffer or permit such Animal to go beyond the premises of such Owner unless such Animal is securely Leashed and muzzled or otherwise securely restrained and muzzled.

7.5.4 Defenses. The following shall be considered in mitigating the penalties or damages or in dismissing the charge: a) that the Animal was properly confined on the premises; b) that the Animal was deliberately or maliciously provoked; or c) that the Animal was acting in defense of its Owner or another person.

7.5.5 Upon the trial of any offense under Section 7.5, the Court may upon conviction and in addition to the usual judgment of conviction, order the Officer or other authorized person of the Town to put the Animal to death or may order such other disposition of the Animal as will protect the inhabitants and Animals of the Town.

7.5.6 Any Person may kill or injure a Dangerous Animal or Aggressive Animal while it is Attacking or Biting a Person, Domestic Animal, or Livestock Animal, or while the Dangerous or Aggressive Animal is being pursued immediately thereafter.

7.6 Attacking Animal. It shall be unlawful for the Owner or person having charge, care, custody, or control of any Animal to allow such Animal to Attack any Person, Domestic Animal or Livestock Animal.

7.6.1 Owner liability. The owner in violation of Section 7.6 shall be strictly liable for said violation. In addition to being subject to prosecution under 7.6, the Owner of such Animal shall also be liable for damages to any Person injured or the Owner of any Animal(s) injured or destroyed thereby.

7.6.2 Defenses. The following shall be considered in mitigating the penalties or damages or in dismissing the charge: a) that the Animal was properly confined on the premises; b) that the Animal was deliberately or maliciously provoked; and/or c) that the Animal was acting in defense of its Owner or another person.

7.6.3 Upon the trial of any offense under Section 7.6, the Court may upon conviction and in addition to the usual judgment of conviction, order the Officer or other authorized person of the Town to put the Animal to death or may order such other disposition of the Animal as will protect the inhabitants and Animals of the Town.

7.6.4 Any Person may kill or injure an Attacking Animal while it is Attacking or Biting a Person, Domestic Animal, or Livestock Animal, or while the Attacking Animal is being pursued immediately thereafter.

7.7 Dogs.

7.7.1 All dogs must be licensed each calendar year.

7.7.2 Any Person Owning, possessing or harboring any dog shall obtain a license for such dog within thirty (30) days after the dog reaches the age of six (6) months, or in the case of a dog over six (6) months, within five (5) business days of acquisition of the dog.

7.7.3 A license application must be submitted annually to the Town of Leeds Office utilizing a standard form which requests name, address, telephone number of applicant, breed, sex, color, age of the dog, and rabies information. The application shall be accompanied by the prescribed license fee and by a valid rabies vaccination certificate. Rabies vaccination shall be current and given by a licensed veterinarian. A photo of the dog must accompany the application.

7.7.4 License fees and other animal control fees are set by resolution and may be changed from time to time by resolution.

7.7.5 The license shall be effective from the date of purchase through the end of December of the same calendar year. A renewal license must be purchased between January 1 and January 31. After that date, a late fee shall be imposed, per the fee schedule.

7.7.6 Any Person having more than 4 dogs shall require a Conditional Use Permit.

7.7.7 Any Owner or Person having charge, care, custody or control of any female dog in heat shall, in addition to restraining such dog from running At Large, take care to confine the dog so as

to prevent it from attracting by scent, or coming into contact with, other dogs except for planned breeding.

7.8 Cats. Any Person having more than 6 cats shall require a Conditional Use Permit.

7.9 Abandonment.

7.9.1 It shall be unlawful for any Person to Abandon or turn out At Large any sick, diseased, or disabled Animal. Should an Animal be rendered useless by reason of sickness or other disability, the Animal may be put down by a veterinarian and its carcass disposed of in such manner as to create no nuisance or hazard to health.

7.9.2 It shall be unlawful for any Person to Abandon or cease caring for the needs of any pet or other Animal which has been in that Person's care or keeping.

## 8. **Cruelty to Animals**

8.1 Cruelty to Animals is a Class C misdemeanor. A Person commits cruelty to an Animal if the Person intentionally or knowingly:

8.1.1 Fails to provide any Animal in the Person's custody or care with adequate food, drink, care and/or shelter;

8.1.2 Abandons an Animal;

8.1.3 Carries or confines any Animal in or upon a vehicle in a cruel or inhumane manner, including but not limited to carrying or confining such Animal without adequate ventilation or for an unusual length of time.

8.1.4 Wrongfully kills, maims, disfigures, tortures, mutilates, burns, scales, over-drives, overworks, or otherwise cruelly sets upon any Animal. Each offense shall constitute a separate violation. Nothing in this Section shall apply to the branding of Livestock Animals.

8.1.5 Makes accessible to any Animal, with intent to cause harm or death, any substance that has in any manner been treated or prepared with any harmful or poisonous substance. This provision shall not be interpreted so as to prohibit the use of poisonous substances for the control of vermin in furtherance of the public health, when applied in such a manner as to reasonably prevent access by other Animals.

8.1.6 Causes any Animal, to fight with another Animal or creature of like kind for amusement, gain, sport or wager; or causes any Animal to fight with a different kind of Animal or creature for amusement, gain, sport or wager.

8.1.7 Fails to provide any Animal with reasonable square footage in such Animal's pen, enclosure, run or similar space as is generally accepted as necessary for the health and safety of said Animal and taking into consideration the number of Animals in said pen, enclosure, run or similar space.

9. **Other Unlawful Acts**

- 9.1 It shall be unlawful for any Person to intentionally exhibit any stud, horse, bull or other Animal indecently, for the purpose of providing entertainment or viewing to any Person.

10. **Lost or Stray Animals**

- 10.1 Whenever an Animal is found which appears to be lost or Strayed, it shall be the duty of the finder to notify a Law Enforcement Officer or Animal Control Officer within twenty-four hours.
- 10.2 A Person may contact the Town of Leeds with the license tag number and a description of a 'found' dog. The Town official will contact the Owner and inform them of the location of the Animal.
- 10.3 Any Animal turned over to a Law Enforcement Officer or Animal Control Officer will have a picture and identifying information about the Animal placed on the public bulletin boards at the Town Hall and the Post Office. All efforts will be made by the Officials to locate the Owner of the Animal.
- 10.4 Any Animals turned over to a Law Enforcement Officer may be Impounded. The Owner will be required to pay all impound fees and citations prior to recovery of the Animal.

11. **Impounding – Animals to Be Impounded**

- 11.1 Law Enforcement Officers or Animal Control Officers may place all Animals that they take into custody in a designated Animal Impound facility.
- 11.1 The following Animals may be taken into custody and Impounded by the Officer without the filing of a complaint:
- 11.1.1 Any Animal being kept or maintained contrary to the provisions of this ordinance;
- 11.1.2 Any Animal At Large contrary to the provisions of this ordinance;
- 11.1.3 Any Animal required by this ordinance to be licensed and is not licensed; any Animal not wearing a tag shall be presumed to be unlicensed for the purposes of this ordinance;
- 11.1.4 Any sick or injured Animal whose Owner cannot be located;
- 11.1.5 Any Abandoned animal;
- 11.1.6 Animals that are not vaccinated for rabies in accordance with the requirements of this ordinance;
- 11.1.7 Any Animal to be held for quarantine;
- 11.1.8 Any Vicious Animal, Dangerous Animal, or Attacking Animal not properly confined;
- 11.1.9 Any Animal not having proof of rabies which bites a person shall be Impounded and quarantined for a period of not less than ten (10) days; and/or

11.1.10 Any Animal constituting a Public Nuisance.

12. **Impound Procedure.** Any Animal impounded will be taken to a recognized animal control facility. Records will be kept, fees will be charged, and disposition of Animals will be in accordance with the policies of that shelter. Animal Owners shall be responsible for all fees charged by the Impound facility as well as administrative fees charged by the Town of Leeds.
13. **Animals Running At Large.** It is prohibited for the Owner or custodian of any Animal other than domestic cats, to allow such Animals (including fowl) at any time to run At Large. The Owner or Person charged with responsibility for an Animal found running At Large shall be strictly liable for a violation of this subsection, regardless of the precautions taken to prevent the escape of the Animal and regardless of whether or not the Owner or Person charged with responsibility for the Animal knows that the Animal is running at large.
14. **Animals on Unenclosed Premises.** It shall be unlawful for any Person to chain, stake out, or tether any Animal on any unenclosed premise in such a manner that the Animal may go beyond the property line and enter an adjoining property, unless such Person has permission of the Owner of the adjoining property.
15. **Rabies Control**
  - 15.1 Report of Bites. All Persons Bitten and the parents or guardians of minor children Bitten by a dog, cat, skunk, fox, bat, coyote, bobcat, or other Animal known to constitute a serious threat of rabies shall notify the County Health Department immediately thereafter. Physicians treating such Bites and other persons having the knowledge of such Bites shall also be required to make such notification.
  - 15.2 Report of Suspected Rabid Animals. Any Person who observes or has knowledge of an Animal which shows symptoms of rabies or which acts in a manner which would lead to a reasonable suspicion that it may have rabies shall notify the County Health Department and comply with appropriate laws and regulations regarding suspected cases of rabies as directed by the County Health Department.
  - 15.2 Quarantined for Ten Days of Biting or Suspected Rabid Animals. Upon the reasonable order of a public health officer, a Biting or suspected rabid Animal or an Animal suspected of other contagious diseases (e.g., avian flu), the Animal shall be quarantined at the Owner's expense if owned, in strict confinement under proper care and under the observation of a licensed veterinarian in an animal shelter, veterinary hospital, or other adequate facility in a manner approved by the County Health Department.
  - 15.3 Examination of Head. Any Biting or suspected rabid Animal or bat may be humanely euthanized immediately by the County Health Department, and such Animals undamaged and properly packaged and properly refrigerated head may be delivered promptly to an approved medical facility having the capability of performing the fluorescent antibody test to demonstrate the presence of rabies.

- 15.4 Domesticated Animals. The provisions of this Section notwithstanding, if the Biting or suspected contagious rabid Animal is of the domesticated variety that is owned or obviously could have an Owner, said Animal shall be confined for a period of ten days to allow time for an attempt to locate an Owner unless the county veterinarian or other licensed veterinarian shall reasonably deem it necessary to sacrifice the Animal for the purpose of laboratory examination.



## Town Council Staff Report

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### Lot Line Adjustment October 6, 2021

Applicant/Owner: Beach & Greenhalgh  
Zone: R-R-1 (Rural Residential 1 acre minimum lot size)

#### Description:

The Harold Furrow Minor Subdivision was approved in 2009. The Greenhalgh's are the current owners of the lot; which is Parcel L-HFW-1-A. The Beach's own Parcel L-10-B, which is located north of the Greenhalgh's property. The Planning Commission reviewed a proposed lot line adjustment in June of this year. Some adjustments have been made since then to bring the parcels into zoning compliance. The Beach's will incorporate the .33 acres that is described as Land Transfer Area 1 into L-10-B. The area described as Land Transfer Area 2, which is .13 acres in size, will be added to Parcel L-HFM-1A. This exchange of land will give street frontage to Parcel L-10-B and is a better configuration for both parcels. Both parcels meet the minimum lot size requirement of the R-R-1 zone. Parcel L-10-B will be 5.16 acres in size and Parcel L-HFM-1A will be 1.01 acres in size. Utah State code 10-9a-608-2 states "that a public hearing is not required if the petition seeks to adjust the lot lines of adjoining lots or between a lot or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition".

#### Recommendation:

The Planning Commission reviewed the lot line adjustment in the June 2, 2021 Planning Commission meeting and recommends that the Town Council approve the lot line adjustment based on the following finding:

1. The proposed lot line adjustment meets the applicable State and Town.
2. The proposed lot line adjustment improves the configuration of both lots.
3. The newly configured parcels meet the 1 acre minimum lot size required in the R-R-1 (Rural Residential 1 acre minimum lot size) zone.

Attachment 1: Map  
Attachment 2: Harold Furrow Minor Subdivision  
Attachment 3: Lot Line Adjustment



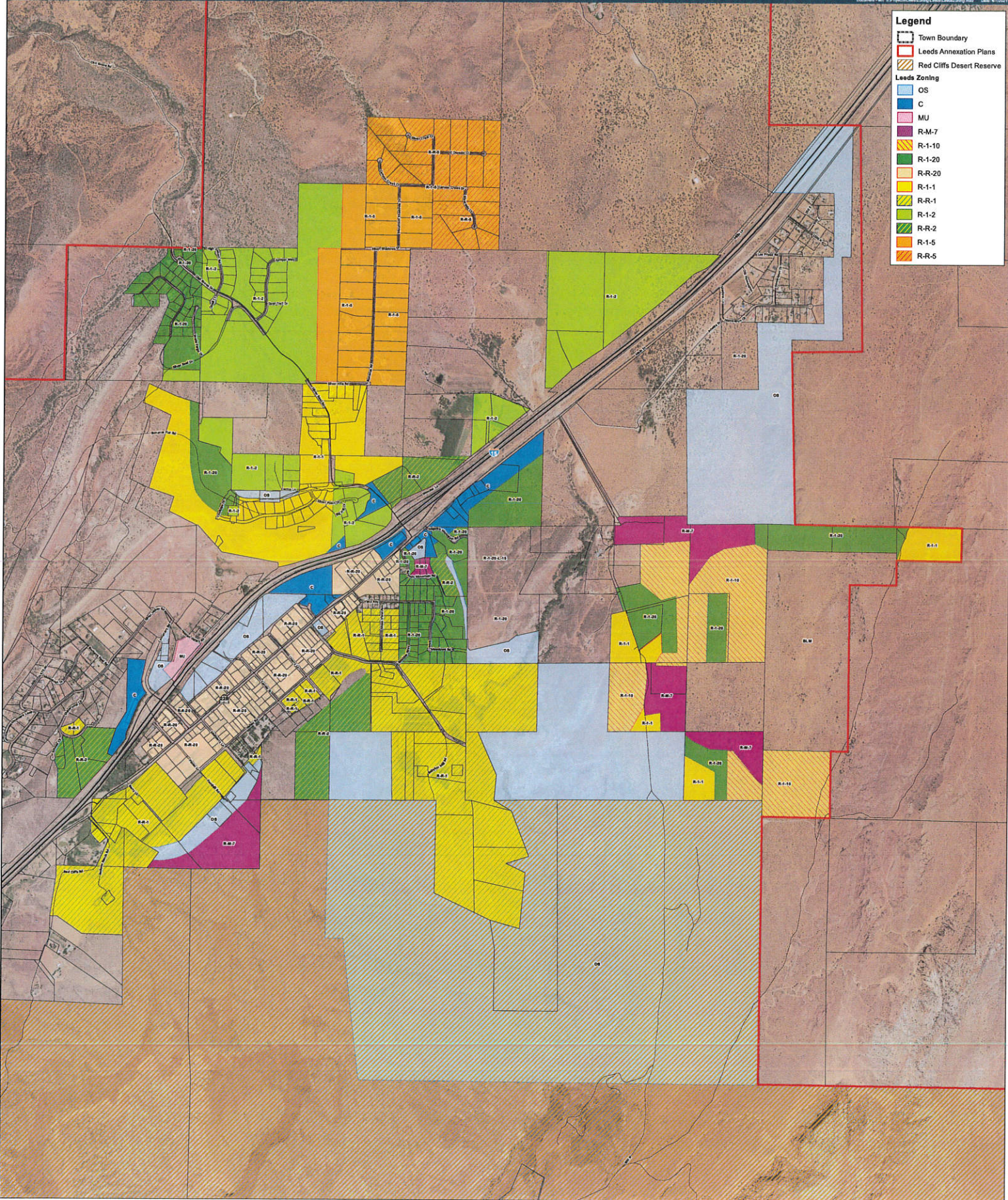
# Town of Leeds Zoning

0 0.25 0.5 Miles



Document Path: Z:\Projects\GIS\Zoning\Leeds\LeedsZoning.mxd Date: 4/10/2017

- Legend**
- Town Boundary
  - Leeds Annexation Plans
  - Red Cliffs Desert Reserve
  - Leeds Zoning**
  - OS
  - C
  - MU
  - R-M-7
  - R-1-10
  - R-1-20
  - R-R-20
  - R-1-1
  - R-R-1
  - R-1-2
  - R-R-2
  - R-1-5
  - R-R-5



LAND TRANSFER DESCRIPTION AREA 1

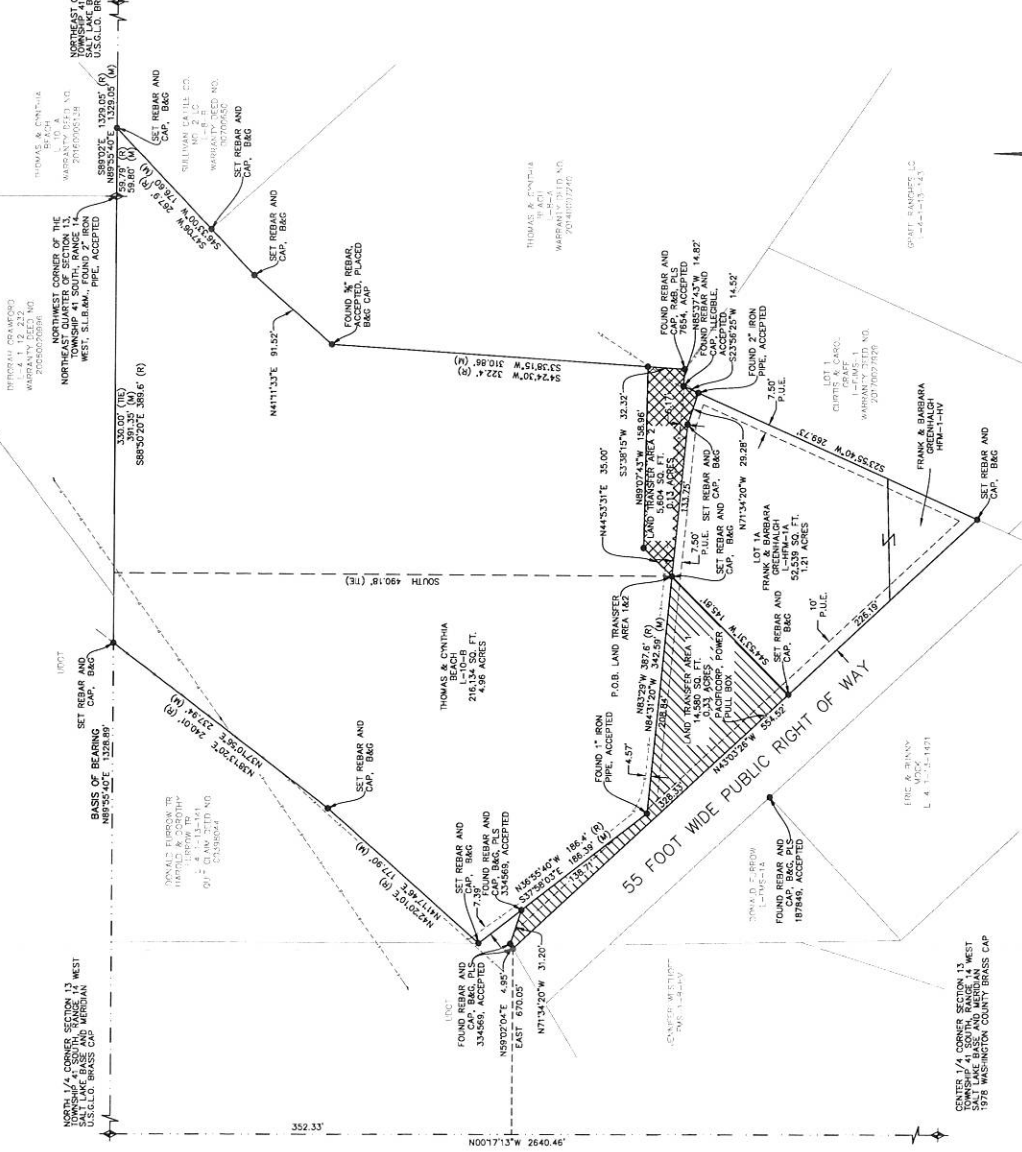
BEGINNING AT A POINT THAT LIES SOUTH 89°24'00" WEST 330.00 FEET AND SOUTH 48°04'00" WEST 480.00 FEET FROM THE INTERSECTION CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 14 WEST, 148.80 FEET; THENCE SOUTH 89°24'00" WEST 330.00 FEET; THENCE SOUTH 48°04'00" WEST 480.00 FEET; THENCE SOUTH 89°24'00" WEST 330.00 FEET; THENCE SOUTH 48°04'00" WEST 480.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 14.500 SQUARE FEET OR 0.33 ACRES.

LAND TRANSFER DESCRIPTION AREA 2

BEGINNING AT A POINT THAT LIES SOUTH 89°24'00" WEST 330.00 FEET AND SOUTH 48°04'00" WEST 480.00 FEET FROM THE INTERSECTION CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 14 WEST, 148.80 FEET; THENCE SOUTH 89°24'00" WEST 330.00 FEET; THENCE SOUTH 48°04'00" WEST 480.00 FEET; THENCE SOUTH 89°24'00" WEST 330.00 FEET; THENCE SOUTH 48°04'00" WEST 480.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 5.604 SQUARE FEET OR 0.13 ACRES.



LEGEND

- SECTIONAL MONUMENTATION (FOUND, TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- ALL PROPERTY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED
- REBAR AND GUDGELL, INC. (FALLS OFFSHORE SPECIFIED ON THE PLAT)
- SECTION LINE
- ADJOINING PARCEL AREA 1
- ADJOINING PARCEL AREA 2
- LOT BOUNDARY LINE

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 98, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH STATE CODE, AND HAVE ADHERED TO ALL MEASUREMENTS AND PLANNED MONUMENTS AS REPRESENTED ON THIS PLAT.

FOR REVIEW

D. GREGG MEYERS  
PROFESSIONAL LAND SURVEYOR  
UTAH LICENSE NUMBER 312770

DEED DESCRIPTION

PARCEL L-10-B  
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BEACH AND MERIDIAN, THENCE SOUTH 89°24'00" WEST 330.00 FEET; THENCE SOUTH 48°04'00" WEST 480.00 FEET; THENCE SOUTH 89°24'00" WEST 330.00 FEET; THENCE SOUTH 48°04'00" WEST 480.00 FEET; TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:  
ANY OF THE PROPERTY INTERESTS ABOVE DESCRIBED THAT HAS BEEN CONVEYED TO THE STATE ROAD COMMISSION OF UTAH FOR THE IMPROVEMENT OF HIGHWAYS AND ROADS WITHIN THE PLATTED ROADWAY EASEMENTS SHOWN ON THE OFFICIAL MAP OF LEEDS TOWNSHIP, FIELD SURVEY.

PARCEL L-10-A

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 00°17'31" EAST ALONG THE CENTER SECTION LINE 100.33 FEET, AND EAST 87°05'00" FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BEACH AND MERIDIAN, THENCE SOUTH 89°24'00" WEST 330.00 FEET; THENCE SOUTH 48°04'00" WEST 480.00 FEET; THENCE SOUTH 89°24'00" WEST 330.00 FEET; THENCE SOUTH 48°04'00" WEST 480.00 FEET; TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS AND PERFORM A LOT LINE ADJUSTMENT OF THE ABOVE DESCRIBED PARCELS. PARCEL L-10-A IS INCLUDED IN THE VESTING DEED FOR FRANK AND BARBARA GREENHALGH, ENTRY NO. 20160003138, DATED 11/03/2020. PARCEL L-10-B IS INCLUDED IN THE VESTING DEED FOR FRANK AND BARBARA GREENHALGH, ENTRY NO. 20160003138, DATED 11/03/2020. THE DEED LINES FOR PARCEL L-10-A WERE HELD. THE SURVEY WAS MADE ALONG THE SECTION LINE OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BEACH AND MERIDIAN, BETWEEN TWO SECTION MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS SURVEY, ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION.

- WARRANTY DEED, ENTRY NO. 20160003138
- WARRANTY DEED, ENTRY NO. 20160003138
- HAROLD FURROW MAJOR SUBDIVISION, ENTRY NO. 2008001977
- FRANK JACKSON MAJOR SUBDIVISION, ENTRY NO. 2008004897
- LEEDS TOWNSHIP & FIELD SURVEY, ENTRY NO.
- WARRANTY DEED, ENTRY NO. 2017002729
- WARRANTY DEED, ENTRY NO. 2014007740
- WARRANTY DEED, ENTRY NO. 00700650
- WARRANTY DEED, ENTRY NO. 20160003138
- WARRANTY DEED, ENTRY NO. 20060020996
- QUIT CLAIM DEED, ENTRY NO. 00380644

NOTES

- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR REVIEW DATA CONCERNING EXTENDING, SIZE, DITCH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL PUBLIC UTILITY FACILITY.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OTHER FACTS WHICH MAY AFFECT THIS SURVEY. TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL COURSES SHOWN ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- THE FIELD WORK WAS PERFORMED ON 11/03/2020.

RECORD OF SURVEY PLAT

LOCATED IN  
NORTH HALF OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 14 WEST,  
SALT LAKE BEACH AND MERIDIAN  
PREPARED FOR:  
THOMAS & CYNTHIA BEACH

BUSH & GUDGELL, INC.  
Engineers - Planners - Surveyors  
205 West 100 South, Suite 100  
Salt Lake City, UT 84115  
Phone: (801) 521-1234  
Fax: (801) 521-1235  
www.bushgudgell.com



Sheet: 1 of 2  
Date: 11/03/2020  
Project: 2020-0003138  
Drawn: DGM  
Checked: DGM  
Approved: DGM  
Scale: 1" = 40'

RECORD OF SURVEY PLAT  
LOCATED IN  
NORTH HALF OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 14 WEST,  
SALT LAKE BEACH AND MERIDIAN  
PREPARED FOR: THOMAS & CYNTHIA BEACH

SHEET  
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FILE: 2020-0003138