

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, MAY 22, 2012 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Daniela Camacho, Scott Langford, Preston Dean, John Linton and Tom Maher

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Deputy Garrett Dutson, and Johna Rose

ELECTED OFFICIALS PRESENT: Ryan Ireland and Donna Burnham

1. Pledge of Allegiance

Tom Maher led the Pledge of Allegiance

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes – April 24, 2012

**MOTION:**            *John Linton moved to approve the April 24, 2012, meeting minutes. Preston Dean seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote (4-0).*

4. City Council Action Update

- City Council approved the Spring Run Annexation, the Master Development plan, the code amendment for the Extractive Industries Overlay Zone, and the General Plan amendment for that area.

Commissioner Camacho arrived at 6:06 pm

5. Discussion Items

A. Significant Land Disposal – Discussion Item.

Disposal of City-owned property that is deemed “significant” requires review by the Planning Commission and a public hearing with the City Council. This proposal includes the disposal of approximately 2,135 square feet of property to the owners of 2216 and 2206 E. Frontier Street.

Mike Hadley explained that two residents in Pioneer Addition have requested to purchase significant property behind their property. The residents have requested about 0.05 acres to square off their current property. The residents’ application would need to go through a review by City department heads, the City Administrator and the Planning Commission. Once the initial

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review has been completed, the City Council may consider disposing of the property after holding a public hearing on the application.

Commissioner Maher felt that the more residents that could take care of this type of property, the more it would benefit the City. He expected that the Planning Commissioners would see more land disposals in the future especially in City Center.

Commissioner Maher asked if any Commissioner had any issues with this land disposal.

The Commissioners all agreed that there are no issues with this land disposal.

B. Concept Plan – Jacob’s Well Plat D; Discussion Item.

This is a concept review of a proposed subdivision plat that replaces a portion of the recorded Jacob’s Well Plat C.

Mr. Hadley explained that the proposed Jacob’s Well Plat D consists of 2.49 acres and is located just south of Golden Eagle Road and east of the Mountain Ranch bike park. Jacob’s Well plat D replaces a portion of the current Jacob’s Well plat C. The plat D proposal takes lots 1 & 2 from plat C and gives them to the City. In return the City gives some City owned open space between lots 3 & 4 in plat C to the developer. The reason for this proposal is the City purchased an easement in December of 2007 for a 138kV power corridor easement that ran through portions of lots 1 and 2. Jacob’s Well plat C was approved for final plat in April of 2006 and was never recorded until June 2010. The approved final plat did not show the recorded easement. The recorded easement makes lot 1 unbuildable. There is not enough area for a building pad without encroaching on the easement. The square footage of the trade is not an equal trade, however, as the applicant would be picking up approximately 4500 sq ft on the proposed lots.

Commissioner Maher stated that it would be nice to know how much the City paid for the easement. It makes sense to recover the easement and it sounded to him that the builder would be getting two lots that are more buildable.

Commissioner Langford stated that the City should look for a fairer swap; that the City should look out for the best interest of the City’s resources and for the tax payers.

Commissioner Dean stated that in principle it makes sense, but the City would need to work out the details.

C. Presentation & Discussion – Utah County Beekeepers Association

Neil Shelley, Utah County Beekeepers Association, recommended three hives or less for under a half acre and five hives or more for over a half acre. The hives should be placed in a fenced area or concealed from view, be off the ground, and the beekeeper should provide adequate water for the hives. If conditions are met it will control flight patterns, prevent vandalism of the hives, rodents from getting into the hives, and will prevent neighbor issues. He suggested a minimum

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of two hives per lot, so you could recover a bee colony by splitting the hive and the beekeeper would not have the economic impact of a collapsed hive.

Deputy Dutson suggested that the City not allow beehives on less than a half an acre because of his experience with swarms and complaints in the past with Eagle Mountain City residents with beehives on the smaller lots.

Boyd Curtis, 4091 N. Mountain View, explained that he is a current beekeeper and has been one for years in Eagle Mountain City Center. He is on a lot less than a half an acre and he would like the City to allow beekeeping on the smaller lots. He believed that it would benefit the City's neighborhoods to allow beekeeping on the smaller lots.

Stephen Briles, 9194 E. Deerfield Cir, explained that it is not the density of a property but the beekeeper's mismanagement of a hive when swarms occur. He informed the Commission that there should be a place in the City Code that allows beehives on agricultural lots.

Kathryn Bitter, 1326 E. Falcon Lane, believed that it should be the responsibility of the beekeepers or the residents to manage their beehives correctly.

Tiffany Ulmer, 1320 E. Harrier St, asked if the City will make the beekeeper liable for problems their beehives create and asked how the City is going to regulate beehives.

Mr. Briles explained that honeybees are natural enemies to wasps and hornets, and if you have a beehive in the area it will cut down on the number of wasps and hornets in the area.

Commissioners suggested that the City allow or require:

- two beehives on lots less than half acre
- three to five beehives on lots larger than half acre
- five or more beehives on lots one acre and above
- no limit of beehives on agricultural lands
- no beehives on side property with less than a 10ft set back
- a beekeeper restriction to catch all nuisance violators with beehives.

D. Development Code Amendments – Discussion Item.

Discussion of potential amendments to the Development Code, including animals, beekeeping, and others.

Mr. Mumford reviewed four key points of the draft development code amendments:

- Existing animal uses – if lawful prior to this ordinance, use may be continued as a nonconforming use, unless discontinued for one year or more.
- Household pets and hobby animals – table regulating animals by lot size, requiring living area, and setbacks.
- No significant changes to residential livestock requirements.
- Livestock grazing for greenbelt tax status permitted on vacant commercial land of greater than 5 acres, but prohibited in June, July, August.

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Mr. Mumford explained the proposed ordinances for dogs, cats, chickens, small breed goats, miniature horses, rabbits, and pigeons.

Wendy Komoroski, 3135 E. Tinamous Dr, DRC member of the Ranches HOA, stated that the Ranches HOA requires a 6 foot privacy fence for chickens.

Tiffany Ulmer, 1320 E. Harrier St, asked how the City would address turkeys in the neighborhoods. She questioned what would happen to the previous dog and cat owners that would not be in compliance with the new amendments. She asked what the City could do about the barking dogs in the neighborhoods.

Deputy Dutson answered that a citation would be issued to the dog owner and then the judge could make the call if there are numerous citations. The majority of the time, an owner will take care of the issue with the first citation.

Kathryn Bitter, 1326 E. Falcon Lane, suggested that the City write the code so the residents could police themselves and be responsible for their animals. She stated if your neighbor can handle 50 chickens then why not allow them to have 50 chickens.

The Commissioners suggested:

- Removing the setback for the animal runs and applying it to the structure that holds the animal.
- Research turkeys and geese for an ordinance. Allow two turkeys for an acre.

E. General Plan Update Discussion

A discussion concerning the process of updating the City's General Plan document and the Future Land Use and Transportation Corridors Map.

City Planners and Commissioners reviewed generated example maps based on the feedback from the recent workshops.

The Commissioner's suggestions:

- having pros and cons for each map
- come up with the best draft and present one map
- get a draft from SITLA, MAG, and UDOT before the Public Open House
- they wanted to know what the City's goals for growth are from the City Planner's view.

5. Meeting Information:

A. Next Scheduled Meeting – June 12

6. Other Business

No other business was discussed.

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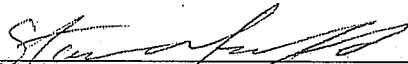
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7. Adjournment

The meeting was adjourned at 8:17 p.m.

APPROVED BY THE PLANNING COMMISSION ON JUNE 12, 2012.

  
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Steve Mumford, Planning Director