

HEBER CITY CORPORATION  
75 North Main Street  
Heber City, Utah  
Planning Commission Meeting  
Thursday, July 11, 2013

7:00 p.m.  
Regular Meeting

**TIME AND ORDER OF ITEMS ARE APPROXIMATE AND MAY BE CHANGED AS TIME PERMITS**

Public notice is hereby given that the monthly meeting of the Heber City Planning Commission will be in the Heber City Office Building, 75 North Main, South door, in the Council Chambers upstairs.

Pledge of Allegiance: By Invitation  
Minutes: June 13, 2013, Regular Meeting

Item 1            Public Hearing to consider adoption of proposed Beekeeping Ordinance

Item 2            Watts Enterprises requests a Master Plan Amendment/Concept Approval for the Ranch Landing Development located at 500 East and approximately 800 South

Administrative Items:

Those interested in the above items are encouraged to attend. Order of items may vary if needed. In compliance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Karen Tozier or the Heber City Planning and Zoning Department (435-654-4830) at least eight hours prior to the meeting.

Posted on July 3, 2013 in the Wasatch County Community Development Building, Wasatch County Library, Heber City Hall, the Heber City Website at [www.ci.heber.ut.us](http://www.ci.heber.ut.us) and on the Utah Public Notice Website at <http://pnm.utah.gov>. Notice provided to the Wasatch Wave on July 3, 2013.  
Karen Tozier, Planning Commission Secretary

1 HEBER CITY CORPORATION  
2 75 North Main Street  
3 Heber City, Utah  
4 Planning Commission Meeting  
5 Thursday, June 13, 2013  
6

7 7:00 p.m.  
8 Regular Meeting  
9

Present: Planning Commission: Harry Zane  
Craig Hansen  
Kieth Rawlings  
Darryl Glissmeyer  
Clayton Vance

Absent: Michael Thurber  
David Richards  
Mark Webb

Staff Present: Planning Director Anthony Kohler  
Planning Secretary Karen Tozier  
City Engineer Bart Mumford

10  
11 Others Present: William Neil Muir, June Muir, Todd Cates, Farley Eskelson, Brian Watson,  
12 Mike Johnston, and Blake Allen.

13  
14 Chairman Rawlings convened the meeting at 7:00 p.m. with a quorum present. Commissioners  
15 Webb, and Richards were not present. Commissioner Thurber was excused.

16  
17 **Pledge of Allegiance: Clayton Vance**

18  
19 **Minutes: April 11, 2013, Regular Meeting**

20  
21 Commissioner Glissmeyer moved to approve the April 11, 2013 Regular Meeting minutes.  
22 Commissioner Zane seconded the motion. Voting Aye: Commissioners Zane, Glissmeyer,  
23 Vance, and Rawlings. Commissioner Hansen arrived to the meeting at this time. Voting Nay:  
24 none. The motion passed.

25  
26 **May 9, 2013, Regular Meeting**

27  
28 Commissioner Hansen moved to approve the May 9, 2013 Regular Meeting Minutes.  
29 Commissioner Glissmeyer seconded the motion. Voting Aye: Commissioners Zane, Glissmeyer,  
30 Vance, and Hansen. Voting Nay: none. Abstaining: Chairman Rawlings; he had not been  
31 present to the May 9, 2013 meeting. The motion passed.

35                    **Item 1**                    **Discussion on Beekeeping**  
36

37 Anthony Kohler spoke regarding the reasons this ordinance was being proposed.  
38

39 Kirk Butterfield, who is a beekeeper, was present to answer questions. Mr. Butterfield related  
40 his experience with bees. He showed a box the size of which usually contains 10,000 bees and  
41 one queen. He explained that bees have been dying and that 50% of the bees alive were lost last  
42 year. Mr. Butterfield showed the components of the box. He stressed that having enough room  
43 in the hive is vital; if not the bees will swarm to another location. Bees are necessary for  
44 pollination. Concern was expressed by Chairman Rawlings regarding safety issues relating to  
45 those who may wish to keep bees but have not educated themselves. Butterfield indicated he  
46 would be more concerned about the honey than the bees and discussed how honey can be  
47 contaminated by animal hair and other contaminants. Butterfield continued discussing numerous  
48 topics relating to keeping bees at length.  
49

50 Chairman Rawlings asked what the Commission thought. Some Commissioners thought just to  
51 list beekeeping as a permitted use. Commissioner Glissmeyer felt there should be some  
52 regulations. Kohler discussed some of the elements of the model ordinance which were mainly  
53 there for safety reasons; providing water for the bees, protecting the opening to the hive, location  
54 and distance from homes, and for reasons of food safety if the honey will be for sale. Direction  
55 was given to Kohler from the Planning Commission to look at some other city's ordinances to  
56 compare with the model ordinance that was looked at last time and then to hold a public hearing  
57 to consider adoption of the ordinance.  
58

59                    **Item 2**                    **McDonald's Corporation requests Final Commercial Development**  
60                    **Approval for a restaurant at 610 South Main Street**  
61

62 This had been on the agenda last month; there had been an unresolved issue regarding power  
63 lines. Anthony Kohler indicated there was a change on the site plan that Dominion Engineering  
64 had spoken to McDonald's about. McDonald's was saying they wanted to move the RV stalls  
65 from the center of the parking lot to the south to allow more regular vehicle parking stalls to the  
66 west of the building; this would increase the RV stalls from three to six and this also adds more  
67 regular parking stalls. The RVs would exit onto a driveway easement from MAC's Motel.  
68

69 Farley Eskelson of Dominion Engineering spoke. He explained how the hotel easement would  
70 be used for RV exiting and mentioned that most RVs now park on the highway. Chairman  
71 Rawlings asked about the turn radius on the first stall. The stalls are 35 feet long; and there is  
72 17.5 feet to drive out on. There are stalls for 30 cars and for six RVs with this plan. Mr.  
73 Eskelson had met also with Harold Wilson of Heber Light and Power regarding the power line  
74 and pole issues. He pointed out existing pole locations, discussed which utilities had lines on the  
75 poles and discussed options and the costs to McDonald's. Mr. Eskelson's proposal was for  
76 McDonald's to bury the lines on Main Street but not to bury the lines along 600 South. The  
77 Commissioners asked questions and costs to McDonalds and impact fees were discussed. Bart  
78 Mumford answered questions on impact fees. Mumford thought Eskelson's proposal was a good  
79 compromise; he indicated there needs to be a balance and he thought they had struck that.  
80

81 Debate and discussion over the power burial/non-burial issue. Conduit should go in across 600  
82 South so landscaping is not torn up later when these lines are permanently buried. Discussion of  
83 eliminating one pole on 600 South and discussion on the general topic of burial of power lines.  
84 Chairman Rawlings expressed he was okay with the compromise if they got Main Street done  
85 and they could worry about 600 South at another date. Commissioner Hansen confirmed what  
86 Eskelson had touched on earlier, that they would put the conduit in so they could fish it through  
87 later if that property develops. Mr. Eskelson answered that they would put them to the pole and  
88 bury and cap them. Commissioner Hansen agreed that this sounded reasonable to him.

89  
90 Commissioner Zane motioned that we recommend final commercial development approval for a  
91 development at 610 South Main Street contingent upon they bury everything on, all of the power  
92 on Main Street, and that they place conduit on 6th South to accommodate future burial - to place  
93 the contents. There were questions and discussion from the Commission at this time.

94 Commissioner Hansen asked if they were going to compromise what the engineering people had  
95 already worked out. Chairman Rawlings answered that they were not going to bury on 6<sup>th</sup> South;  
96 they were going to bury on Main Street; he also mentioned staff and engineering. Commissioner  
97 Zane continued his motion; "and contingent that they meet the requirements of staff and city  
98 engineering." Chairman Rawlings asked Anthony Kohler if that covered everything that they  
99 needed to do. Anthony Kohler mentioned referencing the minor site plan changes. There was  
100 discussion on burial of other utilities and removal of one of the poles on 600 South; the plan  
101 would be for the existing utility lines to be placed on the existing pole. Commissioner Zane  
102 considered adding this to his motion but Mr. Eskelson indicated he could work with this goal but  
103 that this was not something he could control. Bart Mumford indicated they he thought  
104 eventually this would happen but he could not guarantee with their project that this was going to  
105 happen. Commissioner Zane finished his motion by stating, "just amend it by adding the site  
106 adjustments for the rv parking and the other parking; site adjustments; parking adjustments".

107  
108 The Commission asked the Secretary, Karen Tozier, to read the motion back. The motion and  
109 discussion was read back as far as it was completed. Commissioner Zane indicated he wanted to  
110 make a new motion; Commissioner Zane withdrew the first motion.

111  
112 Commissioner Zane moved that we recommend approval for McDonald's Corporation's request  
113 for a Commercial Development for a restaurant at 610 South Main Street contingent upon they  
114 put all power and utilities that are on Main Street underground and that they provide conduit  
115 along 600 South for future utility burial and also that they, contingent upon they, properly assess  
116 the onsite parking changes and also contingent upon meeting staff and engineering requirements.  
117 Commissioner Hansen stated that he might add that they remove as many poles as possible along  
118 600 South; he was afraid there was only one that anybody could get at. Chairman Rawlings  
119 noted this would cover the other pole if he did that; if possible. Commissioner Glissmeyer  
120 seconded the motion. Voting Aye: Commissioners Zane, Glissmeyer, Vance, Rawlings, and  
121 Hansen. Voting Nay: none. The motion passed.

122  
123 Brief discussion on the construction schedule and downtime for the current restaurant;  
124 construction would probably begin next spring.

125





217 Commissioner Glissmeyer moved to adjourn the meeting. Commissioner Vance seconded the  
218 motion. Voting Aye: Commissioners Zane, Glissmeyer, Vance, Rawlings, and Hansen. Voting  
219 Nay: none. The motion passed. The meeting adjourned at 9:08 p.m.

DRAFT-Unapproved Minutes

Heber City Planning Commission  
Meeting date: July 11, 2013  
Report by Anthony L. Kohler

**Re: Bee Keeping Ordinance**

Attached is the proposed bee keeping ordinance. July 11, 2013 has been scheduled and advertised as a public hearing to solicit public comment on the proposal. After the public hearing, the Planning Commission may recommend approval or denial of the proposed ordinance, recommend an amended version of the ordinance, or delay the decision to a future meeting.

# Beekeeping Ordinances

## Salt Lake City

### **Chapter 8.10 BEEKEEPING**

8.10.010: PURPOSE:

8.10.020: CERTAIN CONDUCT UNLAWFUL:

8.10.030: HIVES ON RESIDENTIAL LOTS:

8.10.040: BEEKEEPER REGISTRATION:

8.10.050: HIVES:

8.10.060: FLYWAYS:

8.10.070: WATER:

8.10.080: BEEKEEPING EQUIPMENT:

8.10.090: CONFLICT WITH COUNTY HEALTH DEPARTMENT REGULATIONS:

8.10.100: VIOLATIONS:

#### **8.10.010: PURPOSE:**

The purpose of this chapter is to authorize beekeeping subject to certain requirements intended to avoid problems that may otherwise be associated with beekeeping in populated areas.

#### **8.10.020: CERTAIN CONDUCT UNLAWFUL:**

Notwithstanding compliance with the various requirements of this chapter, it shall be unlawful for any person to maintain an apiary or to keep any colony on any property in a manner that threatens public health or safety, or creates a nuisance.

#### **8.10.030: HIVES ON RESIDENTIAL LOTS:**

A. As provided in this chapter, and notwithstanding any contrary provision in title 21A of this code, an apiary, consisting of not more than five (5) hives or an equivalent capacity, may be maintained in a side yard or the rear yard of any residential lot. On a residential lot which is one-half (0.5) acre or larger, the number of hives located on the lot may be increased to ten (10) hives.

B. A person shall not locate nor allow a hive on property owned or occupied by another person without first obtaining written permission from the owner or occupant.

#### **8.10.040: BEEKEEPER REGISTRATION:**

Each beekeeper shall be registered with the Utah department of agriculture and food as provided in the Utah bee inspection act set forth in title 4, chapter 11 of the Utah code, as amended.

#### **8.10.050: HIVES:**

A. Honeybee colonies shall be kept in hives with removable frames which shall be kept in sound and usable condition.

B. Hives shall be placed at least five feet (5') from any property line and six inches (6") above the ground, as measured from the ground to the lowest portion of the hive; provided, however, that this requirement may be waived in writing by the adjoining property owner.

C. Hives shall be operated and maintained as provided in the Utah bee inspection act.

D. Each hive shall be conspicuously marked with the owner's name, address, telephone number, and state registration number.

#### **8.10.060: FLYWAYS:**

A hive shall be placed on property so the general flight pattern of bees is in a direction that will deter bee contact with humans and domesticated animals. If any portion of a hive is located within fifteen feet (15') from an area which provides public access or from a property line on the lot where an apiary is located, as measured from the nearest point on the hive to the property line, a flyway barrier at least six feet (6') in height shall be established and maintained around the hive except as needed to allow access. Such flyway, if located along the property line or within five feet (5') of the property line, shall consist of a solid wall, fence, dense vegetation, or a combination thereof, which extends at least ten feet (10') beyond the hive in each direction so that bees are forced to fly to an elevation of at least six feet (6') above ground level over property lines in the vicinity of the apiary.

**8.10.070: WATER:**

Each beekeeper shall ensure that a convenient source of water is available to the colony continuously between March 1 and October 31 of each year. The water shall be in a location that minimizes any nuisance created by bees seeking water on neighboring property.

**8.10.080: BEEKEEPING EQUIPMENT:**

Each beekeeper shall ensure that no bee comb or other beekeeping equipment is left upon the grounds of an apiary site. Upon removal from a hive, all such equipment shall promptly be disposed of in a sealed container or placed within a building or other beeproof enclosure.

**8.10.090: CONFLICT WITH COUNTY HEALTH DEPARTMENT REGULATIONS:**

In the event of a conflict between any regulation set forth in this chapter and honeybee management regulations adopted by the Salt Lake Valley health department, the most restrictive regulations shall apply.

**8.10.100: VIOLATIONS:**

A violation of this chapter may be remedied as provided in sections 8.04.500, 8.04.510, and 8.04.520 of this title. When a violation of this chapter is committed, and provided it is not charged in conjunction with another criminal offense and does not constitute a fourth or succeeding notice of violation within a twenty four (24) month period, an authorized agent of the city shall issue a civil notice of violation to such violator in lieu of a misdemeanor citation.

## **American Fork**

### **CHAPTER 6.12 - BEEKEEPING IN RESIDENTIAL ZONES**

The purpose of this chapter is to:

1. Authorize bee keeping for the production of honey by the beekeeper and to facilitate the pollination of fruit trees and garden plant within residential portions of the City, and
2. Establish certain requirements intended avoid problems that may otherwise be associated with beekeeping in populated areas.

#### **Sec. 6.12.010 — BEEKEEPING PERMITTED IN RESIDENTIAL ZONES**

The number of hives which may be kept shall be limited based on the size of the lot or parcel, as follows:

1. Twenty thousand (20,000) square feet - up to ten (10)
2. Twelve thousand (12,000) square feet — up to five (5)
3. Nine thousand (9,000) square feet — up to two (2)

**Sec. 6.12.020 - BEEKEEPER REGISTRATION**

Each beekeeper shall be registered with the Utah Department of Agriculture and Food as provided in the Utah Bee Inspection Act (Title 4 Chapter 11 of the Utah Code Annotated).

**Sec. 6.12.030 -SPECIES ALLOWED**

Beekeepers are allowed to keep honey bees as defined under Section 6.12.080 of this Chapter.

**Sec. 6.12.040 - PLACEMENT OF HIVES - FLYWAYS REQUIRED.**

A hive shall be placed on property so that the general flight pattern of bees is in the direction that will deter bee contact with humans and domesticated animals.

1. If any portion of a hive is located within fifteen (15) feet from a public right-of-way, or an area providing public access, or from a property line on the lot where an apiary is located, as measured from the closest point on the hive, a flyway barrier at least six (6) feet in height shall be established and maintained around the hive.
2. Such flyway, if located along the property line shall consist of a solid wall or fence, or dense vegetation or combination thereof, which extends at least ten (10) feet beyond the hive so that bees are forced to fly to an elevation of at least six (6) feet above the ground level over property lines in the vicinity of the apiary.

**Sec. 6.12.050 - WATER**

Each beekeeper shall ensure that a convenient source of water is available to the colony continuously between March 1 and October 31 of each year. The water shall be in a location that minimizes any nuisance created by bees seeking water on a neighboring property.

**Sec. 6.12.060 - BEEKEEPING EQUIPMENT**

Each beekeeper shall ensure that no bee comb or other beekeeping equipment is left on the ground of an apiary site. Upon removal from a hive, all such equipment shall promptly be disposed of in a sealed container or placed within a container or placed within building or other bee-proof enclosure.

**Sec. 6.12.070 - VIOLATION**

It shall be unlawful for any person to keeps beehives in a manner that is contrary to the provisions of this chapter. Any such violation shall be a Class C Misdemeanor.

**Sec. 6.12.080 - DEFINITIONS**

For purposes of this Chapter, the following definitions shall apply:

1. "Apiary" means any place where one (1) or more colonies of bees are located.
2. "Beekeeper" means a person who owns or has charge of one or more colonies of bees.
3. "Beekeeping Equipment" means anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards, and extractors.
4. "Hive" means a frame hive, box hive, box, barrel, log, gum skep or other artificial or natural receptacle which may be used to house bees.
5. "Honey Bee" means the common honey bee, *Apis mellifera*, species, at any

stage of development, but not including the African honey bee, *Apis mellifera scutellata* species, or any hybrid thereof.

## **Florida Model Beekeeping Ordinance**

Whereas, honey bees are beneficial to mankind and to Florida in particular, by providing agricultural fruit and vegetable pollination services in tandem with home garden vegetable and fruit production and by furnishing honey, beeswax and other useful products; and

Whereas, Florida is among the leading states in honey production and honey bee assisted agricultural products throughout the United States and the World; and

Whereas, domestic strains of honey bees have been selectively bred for desirable traits, including gentleness, honey production, reduced swarming, pollination attributes and other characteristics which are desirable to foster and maintain; and

Whereas, gentle strains of honey bees can be maintained within populated areas in reasonable densities to fill the ecological niche and exclude unwanted and undesirable races of bees, without causing a nuisance if the honey bees are properly located, carefully managed and maintained:

Now, Therefore, Be It Ordained and Enacted By

---

Name of Governmental Entity

**Section 1.** That the finding contained in the preamble of this ordinance is hereby adopted as a part of this ordinance.

**Section 2.** That Chapter No. (Health) of the Code of Ordinances, \_\_\_\_\_, Florida, is hereby amended by adding a new article No., which reads as follows:

### **Definitions:**

As used in this article, the following words and terms shall have the meanings ascribed in this section unless the context of their usage clearly indicates another meaning:

- A. **Apiary** means the assembly of one or more colonies of bees at a single location.
- B. **Beekeeper** means a person who owns or has charge of one or more colonies of bees.
- C. **Beekeeping** equipment means anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards and extractors.
- D. **Colony** or **hive** means an aggregate of bees consisting principally of workers, but having, when perfect, one queen and at time many drones, including brood, combs, honey and the receptacle inhabited by the bees.
- E. **Honey bee** means all life stages of the common domestic honey bee, *Apis mellifera* species.
- F. **Tract** means a contiguous parcel of land under common ownership.
- G. **Undeveloped property** means any idle land that is not improved or actually in the process of being improved with residential, commercial, industrial, church, park, school or governmental facilities or other structures or improvements intended for human use occupancy and the grounds maintained in association therewith. The term shall be deemed to include property developed exclusively as a street or highway or property used for commercial agricultural purposes.

### **Certain Conduct Declared Unlawful**

The purpose of this article is to establish certain requirements of sound beekeeping practices, which are intended to avoid problems that may otherwise be associated with the keeping of bees in populated areas.

- A. Notwithstanding compliance with the various requirements of this article, it shall be unlawful for any beekeepers to keep any colony or colonies in such a manner or of such disposition as to cause any unhealthy condition, interfere with the normal use and enjoyment of human or animal life of others or interfere with the normal use and enjoyment of any public property or property of others.

### **Hive Registration**

All honey bee colonies shall be registered with the Florida Department of Agriculture and Consumer Services.

### **Hive Type**

All honey bee colonies shall be kept in Langstroth-type hives with removable frames, which shall be kept in sound and usable condition.

### **Fencing of Flyways**

In each instance in which any colony is situated within 25 feet of a public or private property line of the tract upon which the apiary is situated, as measured from the nearest point on the hive to the property line, the beekeeper shall establish and maintain a flyway barrier at least 6 feet in height consisting of a solid wall, fence, dense vegetation or combination thereof that is parallel to the property line and extends 10 feet beyond the colony in each direction so that all bees are forced to fly at an elevation of at least 6 feet above ground level over the property lines in the vicinity of the apiary.

### **Water**

Each beekeeper shall ensure that a convenient source of water is available to the bees at all times during the year so that the bees will not congregate at swimming pools, pet watering bowls, bird baths or other water sources where they may cause human, bird or domestic pet contact.

### **General Maintenance**

Each beekeeper shall ensure that no bee comb or other materials are left upon the grounds of the apiary site. Upon their removal from the hive, all such materials shall promptly be disposed of in a sealed container or placed within a building or other bee-proof enclosure.

### **Queens**

All colonies shall be maintained with marked queens. In any instance in which a colony exhibits unusual aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition toward swarming, it shall be the duty of the beekeeper to promptly re-queen the colony with another marked queen. Queens shall be selected from European stock bred for gentleness and non-swarming characteristics.

### **Colony Densities**

- A. It shall be unlawful to keep more than the following number of colonies on any tract within the city, based upon the size or configuration of the tract on which the apiary is situated:
  1. one quarter acre or less tract size – 2 colonies,
  2. more than one-quarter acre but less than one-half acre tract size— 4 colonies.
  3. more than one-half acre but less than one acre tract size – 6 colonies.
  4. one acre or larger tract size – 8 colonies,

5. regardless of tract size, where all hives are situated at least 200 feet in any direction from all property lines of the tract on which the apiary is situated, there shall be no limit to the number of colonies.
  6. regardless of tract size, so long as all property other than the tract upon which the hives are situated, that is within a radius of at least 200 feet from any hive, remains undeveloped property, there shall be no limit to the number of colonies.
- B. In addition to State of Florida Apiary Inspection Law regarding identification of honey bee hives: the beekeeper shall conspicuously post a sign setting forth his/her name and phone number. It is a defense against prosecution under this subsection that a colony is kept upon the same tract upon which the owner resides.
- C. Unless marked in accordance with subsection (a) it shall be presumed for purposes of this article that the beekeeper is the person or persons who own or otherwise have the present right of possession and control of the tract upon which a hive or hives are situated. The presumption may be rebutted by a written agreement authorizing another person to maintain the colony or colonies upon the tract setting forth the name, address, and telephone number of the other person who is acting as the beekeeper.

### **Inspection**

Each Florida Apiary shall be inspected and a report issued by an authorized representative of the Department at such intervals as the Department deems best for detection of honey bee pests and unwanted races of honey bees.

### **Compliance**

- A. Upon receipt of information that any colony situated within the city is not being kept in compliance with this article, the director shall cause an investigation to be conducted. If he finds that grounds exist to believe that one or more violations have occurred he shall cause a written notice of hearing to be issued to the beekeepers.
- B. The notice of hearing shall set forth:
1. the date, time, and place at which the hearing will be conducted
  2. the violation(s) alleged
  3. that the beekeeper may appear in person or through counsel, present evidence, cross-examine witnesses and request a court reporter as provided by Rule No. \_\_\_\_\_ of the City council's Rule of Procedure, and
  4. that the bees may be ordered destroyed or removed from the City if the hearing officer finds that they have been kept in violation of this article. Notice shall be given by certified United States mail or personal delivery. However, if the health officer is unable to locate the beekeeper, then the notice may be given by publication one time in newspaper of general circulation at least five days before the date of the hearing.
- C. The hearing shall be conducted by the director or a health officer that he may designate. The burden shall be on the city to demonstrate by a preponderance of credible evidence that the colony or colonies have in fact been kept in violation of this article. If the hearing officer finds that the colony or colonies have been kept in violation of this article, then he may order that the bees be destroyed or removed from the city, not to exceed 20 days and that bees not thereafter be kept upon the tract for a period of two years. In instances where the hearing officer finds that the violations were not intentional and that the beekeeper has employed corrective actions that will probably be effective to cure the violations alleged, then he may issue a warning in lieu of ordering the bees destroyed or removed. Upon failure of the beekeeper to comply with the order, the health officer may cause the bees to be destroyed and the hives structures to be removed. In each instance in which a bee colony is destroyed, all usable

components of the hive structure that are not damaged or rendered unhealthy by the destruction of the bees shall upon the beekeeper's request be returned to the beekeeper, provided that the beekeeper agrees to bear all transportation expenses for their return.

- D. The decision of the hearing officer may be appealed in accordance with the provision of Rule No. \_\_\_\_\_ of the City Council's Rules and Procedures by filing a notice of appeal with the city secretary within 10 days following the date that the hearing officer announces his decision, or if the decision is not announced at the conclusion of the hearing, then within 15 days following at the date that the hearing officer places written notice of his decision in the mail to the beekeeper. An appeal shall not stay in the hearing officer's decision, and it shall not be the responsibility of the beekeeper to remove the bees from the city pending the determination of the appeal.

(e) The provisions of this section shall not be construed to require the conduct of a hearing for the destruction of (1) any bee colony not residing in a hive structure intended for beekeeping or (2) any swarm of bees or (3) any colony residing in a standard or man-made hive which, by virtue of its condition, has obviously been abandoned by the beekeeper.

**Section 3.** If any provisions, section, subsection, sentence, clause or phrase of this ordinance or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this ordinance are declared to be servable for the purpose.

**Section 4.** This ordinance shall become effective at \_\_\_\_\_ (hour) on \_\_\_\_\_ (date).

**Section 5.** There exists a public emergency requiring that this ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this ordinance shall be passed finally on such date and shall take effect as provided in Section 4, above.

Passed and approved this \_\_\_\_\_ day of, \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Signature of Mayor

## **Herriman, Utah**

### **10-19-34: APIARY REQUIREMENTS:**

An apiary is allowed in any zone which allows single-family residential, with the following requirements:

- A. Lots may contain two (2) hives per ten thousand (10,000) square feet, but not more than four (4) hives or equivalent capacity. Hives must be located in the side or rear yard.
- B. Each beekeeper shall be registered with the Utah department of agriculture and food.
- C. Honeybee colonies shall be kept in hives with removable frames which shall be kept in sound and usable condition.
- D. Hives shall be placed at least five feet (5') from any property line and six inches (6") above the ground, as measured from the ground to the lowest portion of the hive, provided, however, that this requirement may be waived if permission is attained in writing by the adjoining property owner.

- E. Hives shall be operated and maintained as provided in the Utah bee inspection act.
- F. Each hive shall be conspicuously marked with the owner's name, address, telephone number, and state registration number.
- G. Each beekeeper shall ensure that a convenient source of water is available to the colony continuously between March 1 and October 31 of each year. The water shall be in a location that minimizes any nuisance created by bees seeking water on neighboring property.
- H. A fence may be required upon complaint from the neighbor. (Ord. 10-16A, 4-15-2010)

## **West Jordan, Utah**

### **ARTICLE H. OWNERSHIP AND MAINTENANCE OF HONEYBEES**

#### **6-3H-1: HONEYBEE MANAGEMENT:**

The keeping of honeybees is allowed in all zoning districts within the city of West Jordan subject to compliance with the Salt Lake Valley health department, general sanitation regulation requirements, section 4.12, or its successor relating to honeybee management. (Ord. 12-20, 9-26-2012)

#### **6-3H-2: BEEKEEPER REGISTRATION:**

Each beekeeper shall be registered with the Utah department of agriculture and food process and hives shall be operated and maintained as provided in the Utah bee inspection act set forth in title 4, chapter 11 of the Utah code, as amended. (Ord. 12-20, 9-26-2012)

#### **6-3H-3: HIVES ON LOTS:**

On lots less than twenty thousand (20,000) square feet, hives shall be located no less than five feet (5') from any property line. Hives located between five feet (5') and fifteen feet (15') from any property line shall be surrounded by a six foot (6') flyway consisting of a fence, wall or dense foliage.

On all lots, if the apiary is located in an area that borders a public walk or street, the area shall be separated from the public walk or street by a fence or wall in compliance with title 13 of this code. (Ord. 12-20, 9-26-2012)

Utah State Code

#### **4-11-1. Short title.**

This chapter shall be known and may be cited as the "Utah Bee Inspection Act."

#### **4-11-2. Definitions.**

As used in this chapter:

- (1) "Abandoned apiary" means any apiary:
  - (a) to which the owner or operator fails to give reasonable and adequate attention during a given year, with the result that the welfare of a neighboring colony is jeopardized; or
  - (b) that is not properly identified in accordance with this chapter.
- (2) "Apiary" means any place where one or more colonies of bees are located.
- (3) "Apiary equipment" means hives, supers, frames, veils, gloves, or other equipment used to handle or manipulate bees, honey, wax, or hives.
- (4) "Appliance" means any apparatus, tool, machine, or other device used to handle or manipulate bees, wax, honey, or hives.
- (5) "Bee" means the common honey bee, *Apis mellifera*, at any stage of development.

- (6) (a) "Beekeeper" means a person who keeps bees in order to:
- (i) collect honey and beeswax;
  - (ii) pollinate crops; or
  - (iii) produce bees for sale to other beekeepers.
- (b) "Beekeeper" includes an apiarist.
- (7) "Colony" means an aggregation of bees in any type of hive that includes queens, workers, drones, or brood.
- (8) "Disease" means any disease or abnormal condition of the egg, larval, pupal, or adult stage of bee development.
- (9) "Hive" means a frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle that may be used to house bees.
- (10) "Package" means any number of bees in a bee-tight container, with or without a queen, and without comb.
- (11) "Parasite" means an organism that parasitizes any developmental stage of a bee.
- (12) "Pest" means an organism that:
- (a) inflicts damage to a bee or bee colony directly or indirectly; or
  - (b) may damage apiary equipment in a manner that is likely to have an adverse effect on the health of the colony or an adjacent colony.
- (13) "Raise" means:
- (a) to hold a colony of bees in a hive for the purpose of pollination, honey production, study, or similar purpose; and
  - (b) when the person holding a colony, holds the colony or a package of bees in the state for a period of time exceeding 30 days.
- (14) "Terminal disease" means a pest, parasite, or pathogen that will kill an occupant colony or subsequent colony on the same equipment.

#### **4-11-3. Department authorized to make and enforce rules.**

The department is authorized, subject to Title 63G, Chapter 3, Utah Administrative Rulemaking Act, to make and enforce such rules as it considers necessary for the administration and enforcement of this chapter. Such rules shall include provisions for the identification of each apiary within the state.

#### **4-11-4. Bee raising -- Registration required -- Application -- Fees -- Renewal -- Wax-salvage plants -- License required -- Application -- Fees -- Renewal.**

- (1) (a) A person may not raise bees in this state without being registered with the department.
- (b) Application for registration to raise bees shall be made to the department upon tangible or electronic forms prescribed and furnished by the department, within 30 days after the person:
- (i) takes possession of the bees; or
  - (ii) moves the bees into the state.
- (c) Nothing in Subsection (1)(b) limits the requirements of Section 4-11-11.
- (d) An application in accordance with this chapter shall specify:
- (i) the name and address of the applicant;
  - (ii) the number of bee colonies owned by the applicant at the time of the application that will be present in the state for a period exceeding 30 days; and

(iii) any other relevant information the department considers appropriate.

(e) Upon receipt of a proper application and payment of an annual registration fee determined by the department pursuant to Subsection 4-2-2(2), the commissioner shall issue a registration to the applicant valid through December 31 of the year in which the registration is issued, subject to suspension or revocation for cause.

(f) A bee registration is renewable for a period of one year upon the payment of an annual registration renewal fee as determined by the department pursuant to Subsection 4-2-2(2).

(g) Registration shall be renewed on or before December 31 of each year.

(2) (a) A person may not operate a wax-salvage plant without a license issued by the department.

(b) Application for a license to operate a wax-salvage plant shall be made to the department upon tangible or electronic forms prescribed and furnished by the department.

(c) The application shall specify such information as the department considers appropriate.

(d) Upon receipt of a proper application and payment of a license fee as determined by the department pursuant to Subsection 4-2-2(2), the commissioner, if satisfied that the convenience and necessity of the industry and the public will be served, shall issue a license entitling the applicant to operate a wax-salvage plant through December 31 of the year in which the license is issued, subject to suspension or revocation for cause.

(e) A wax-salvage license is renewable for a period of one year, on or before December 31 of each year, upon the payment of an annual license renewal fee as determined by the department pursuant to Subsection 4-2-2(2).

#### **4-11-5. County bee inspector -- Appointment -- Termination -- Compensation.**

(1) The county executive upon the petition of five or more persons who raise bees within the respective county shall, with the approval of the commissioner, appoint a qualified person to act as a bee inspector within the county.

(2) A county bee inspector shall be employed at the pleasure of the county executive and the commissioner, and is subject to termination of employment, with or without cause, at the instance of either.

(3) Compensation for the county bee inspector shall be fixed by the county legislative body.

(4) To be appointed a county bee inspector, a person shall demonstrate adequate training and knowledge related to this chapter, bee diseases, and pests.

(5) A record concerning bee inspection shall be kept by the county executive or commissioner.

(6) The county executive and the commissioner shall investigate a formal, written complaint against a county bee inspector.

(7) The department may authorize an inspection if:

(a) a county bee inspector is not appointed; and

(b) a conflict of interest arises with a county bee inspector.

#### **4-11-6. Hives to have removable frames -- Consent of county bee inspector to sell or transport diseased bees.**

(1) A person may not house or keep bees in a hive unless it is equipped with movable frames to all its parts so that access to the hive can be had without difficulty.

(2) No person who owns or has possession of bees (whether queens or workers) with knowledge that they are infected with terminal disease, parasites, or pests, or with knowledge that they have been exposed to terminal disease, parasites, or pests, shall sell, barter, give away, or move the bees, colonies, or apiary equipment without the consent of the county bee inspector or the department.

**4-11-7. Inspector -- Duties -- Diseased apiaries -- Examination of diseased bees by department -- Election to transport bees to wax-salvage plant.**

(1) The county bee inspector or the department shall inspect all apiaries within the county at least once each year and, also, inspect immediately any apiary within the county that is alleged in a written complaint to be severely diseased, parasitized, or abandoned.

(2) If, upon inspection, the inspector determines that an apiary is diseased or parasitized, the inspector shall take the following action based on the severity of the disease or parasite present:

(a) prescribe the course of treatment that the owner or caretaker of the bees shall follow to eliminate the disease or parasite;

(b) personally, for the purpose of treatment approved by the department, take control of the afflicted bees, hives, combs, broods, honey, and equipment; or

(c) destroy the afflicted bees and, if necessary, their hives, combs, broods, honey, and all appliances that may have become infected.

(3) If, upon reinspection, the inspector determines that the responsible party has not executed the course of treatment prescribed by Subsection (2), the inspector may take immediate possession of the afflicted colony for control or destruction in accordance with Subsection (2)(b) or (c).

(4) (a) The owner of an apiary who is dissatisfied with the diagnosis or course of action proposed by an inspector under this section may, at the owner's expense, have the department examine the alleged diseased bees.

(b) The decision of the commissioner with respect to the condition of bees at the time of the examination is final and conclusive upon the owner and the inspector involved.

(5) The owner of a diseased apiary, notwithstanding the provisions of Subsections (2), (3), and (4), may elect under the direction of the county bee inspector to kill the diseased bees, seal their hives, and transport them to a licensed wax-salvage plant.

**4-11-8. County bee inspector -- Disinfection required before leaving apiary with diseased bees.**

(1) Before leaving the premises of any apiary where disease exists, the county bee inspector, or any assistant, shall thoroughly disinfect any part of the inspector's own person, clothing, or any appliance that has come in contact with infected material.

(2) The method of disinfection required by Subsection (1):

(a) may be determined by the department; and

(b) shall be sufficient to destroy disease, parasites, and pathogens encountered.

(3) A county bee inspector shall maintain a record of each inspection, including disinfection practices.

(4) The county executive or the commissioner may review a county bee inspector's records kept in accordance with Subsection (3).

4-11-9. Inspection of apiaries where queen bees raised for sale -- Honey from apiaries where queen bees raised for sale not to be used for candy for mailing cages unless boiled.

(1) (a) At least twice each summer the county bee inspector shall inspect each apiary in which queen bees are raised for sale.

(b) A person may not sell or transport any queen bee from an apiary that is found to be infected with disease, without the consent of the county bee inspector or the department.

(2) No person engaged in raising queen bees for sale shall use any honey for making candy for mailing cages that has not been boiled for at least 30 minutes.

(3) A person rearing queens shall follow standard methods for minimizing or eliminating unmanageably aggressive stock.

**4-11-10. Enforcement -- Inspections authorized -- Warrants.**

(1) The department and all county bee inspectors shall have access to all apiaries or places where bees, hives, and appliances are kept for the purpose of enforcing this chapter.

(2) If admittance is refused, the department, or the county bee inspector involved, may proceed immediately to obtain an ex parte warrant from the nearest court of competent jurisdiction to allow entry upon the premises for the purpose of making an inspection.

**4-11-11. Importation of bees or appliances into state -- Certification required -- Inspection discretionary -- Authority to require destruction or removal of diseased bees and appliances.**

(1) (a) A person may not bring or import any bees in packages or hives or bring or import any used beekeeping equipment or appliances into this state, except after obtaining a certificate from an inspector authorized in the state of origin certifying that the bees, apiary equipment, or appliances have been inspected within the current production season, and that all diseased colonies in the apiary at the time of the inspection were destroyed or removed to a licensed wax-salvage plant before the issuance of the certificate.

(b) A person bringing or importing bees into the state shall advise the department of the address of the bees destination and furnish the department with a copy of the certificate of inspection either:

(i) within at least five working days before the bees enter the state; or

(ii) upon entry into the state.

(c) A person intending to hold bees in the state for a period of time exceeding 30 days shall comply with Section 4-11-4.

(2) (a) A person may not bring or import any used apiary equipment, except after obtaining a certificate from an inspector authorized in the state of origin certifying that all potentially pathogen-conductive apiary equipment or appliances are appropriately sterilized immediately before importation.

(b) A person bringing or importing used apiary equipment shall advise the department of the address of the destination in the state and furnish the department with a copy of the certificate of inspection either:

(i) within at least five working days before the bees enter the state; or

(ii) upon entry into the state.

(3) Used apiary equipment or appliances that have been exposed to terminal disease may not be sold without the consent of the county bee inspector or the commissioner.

(4) In lieu of Subsection (1), the certificate may be a Utah certificate.

(5) (a) If the department determines it is necessary for any reason to inspect any bees, apiary equipment, or appliance upon arrival at a destination in this state, and upon this inspection finds terminal disease, the department shall cause all diseased colonies, appliances, and equipment to be either:

(i) destroyed immediately; or

(ii) removed from the state within 48 hours.

(b) The costs under Subsection (5)(a)(i) or (ii) shall be paid by the person bringing the diseased colonies, appliances, or equipment into the state.

#### **4-11-12. Quarantine authorized.**

The commissioner, in order to protect the bee industry of the state against bee health or management issues, may quarantine the entire state, an entire county, or any apiary or specific hive within the state, as the commissioner considers necessary.

#### **4-11-13. Unlawful acts specified.**

It is unlawful for a person to:

(1) extract honey in any place where bees can gain access either during or after the extraction process;

(2) remove honey or wax, or attempt to salvage, or salvage any hives, apiary equipment, or appliances from a diseased colony, except in a licensed wax-salvage plant, unless specifically authorized by a county bee inspector or the commissioner;

(3) maintain any neglected or abandoned hives, apiary equipment, or appliances other than in an enclosure that prohibits the entrance of bees;

(4) raise bees without being registered with the department;

(5) operate a wax-salvage plant without a license;

(6) store an empty hive body, apiary equipment, or appliances in a manner that may propagate pests, disease, or bee feeding frenzy; or

(7) knowingly sell a colony, apiary equipment, or appliances that are inoculated with terminal disease pathogens.

#### **4-11-14. Maintenance of abandoned apiary, equipment, or appliance -- Nuisance.**

(1) It is a public nuisance to keep or maintain an abandoned apiary, apiary equipment, or appliance other than in an enclosure that prohibits the entry of bees.

(2) Items listed in Subsection (1) are subject to seizure and destruction by the county bee inspector.

(3) Upon discovery of, or receipt of a written complaint concerning, an abandoned apiary site, apiary equipment, or appliance, the county bee inspector shall attempt to notify the registered owner, if any.

(4) (a) A registered owner notified under Subsection (3) shall remove the abandoned apiary, apiary equipment, or appliance or provide a bee-proof enclosure within 15 days.

(b) The county bee inspector or the department shall verify the removal or protection in accordance with Subsection (4)(a) at the expiration of the 15-day period.

(c) If a registered owner does not comply with Subsection (4)(a), the county bee inspector or the department may seize and destroy the abandoned apiary, apiary equipment, and appliances.

(5) A county bee inspector or the department may seize and destroy an abandoned apiary, apiary equipment, or appliances if the abandoned apiary, apiary equipment, or appliances do not indicate a registered owner.

**4-11-15. Wax-salvage operations -- County bee inspector to supervise compliance with rules -- Salvage procedures specified.**

(1) All wax-salvage operations with respect to wax, hives, apiary equipment, and appliances that have been exposed to disease pathogens shall be performed under the direction and supervision of the county bee inspector according to procedures established by rules of the department.

(2) A wax salvage operation shall be conducted in an enclosure that is tightly double-screened to prevent the possible entrance of bees.

(3) Entrance to the enclosure shall be through a vestibule, double-screened in the same manner as the enclosure, with tight-fitting doors at each end.

(4) All boiling or melting of any noncontaminated apiary equipment, such as cappings, honey supers, hives, or frames shall be done in a bee tight enclosure.

**4-11-17. Maintaining gentle stock.**

A beekeeper may not intentionally maintain an aggressive or unmanageable stock, whether African or European in origin.

## **Utah Administrative Rule R68-1. Utah Bee Inspection Act**

**R68-1-1. Authority.**

Promulgated under the authority of Section 4-11-3.

**R68-1-2. Registration.**

Every owner or person coming into possession of one or more colonies of bees within the State of Utah shall register with the Department of Agriculture and Food in accordance with the provisions in Section 4-11-4 of the Utah Bee Inspection Act within 15 days after coming into possession of such bees.

**R68-1-3. Apiary Identification.**

Each apiary location whether permanent or temporary shall be identified by a sign showing the owner's registration number issued by the Utah Department of Agriculture and Food at least one inch in height, easily readable and displayed in a conspicuous location in the apiary; or similar identification conspicuously displayed on one or more hive bodies within the apiary. Any apiary not so identified shall be considered abandoned and shall be subject to seizure and destruction as provided for in Section 4-11-14.

**R68-1-4. Assistance in Locating Apiaries.**

All beekeepers shall personally assist the department or county bee inspectors in locating their apiaries, or provide accurate and detailed information as to location of all bee hives under their control or possession.

**R68-1-5. Salvage Operations.**

All salvage operations with respect to wax, hives and appliances from diseased colonies shall be performed in a tightly screened enclosure to prevent the entrance of bees according to the following procedure:

- A. Frames and comb from the diseased hives shall be held for at least 30 minutes in boiling water (212 degrees F) before any wax is removed.
- B. After removal from the boiling water the frames must be destroyed or boiled for a minimum of 20 minutes in a solution of lye water containing no less than 10 pounds of lye (Sodium Hydroxide) for each 100 gal. of water.
- C. Hive bodies, supers, covers and bottom boards must be thoroughly scorched or boiled for a minimum of 20 minutes in the lye water solution.

**Proposed Beekeeping Ordinance****Section 18.68.137 Beekeeping****A. KEEPING OF HIVES.**

1. An apiary, consisting of not more than five (5) hives, may be maintained in a side or rear yard of any lot in any zone. On lots that are at least one-half (1/2) acre, the number of hives may be increased to ten (10) hives. Regardless of tract size, where all hives are situated at least 200 feet in any direction from all property lines of the tract on which the apiary is situated, there shall be no limit to the number of colonies.
2. Beekeepers are permitted to keep honey bees as defined in Section 18.68.137 F. 5.
3. A person shall not locate nor allow a hive on property owned or occupied by another person without first obtaining written permission from the owner or occupant.

**B. HIVE LOCATION.**

1. Hives shall be placed at least five feet (5') from any property line and six inches (6") above the ground, as measured from the ground to the lowest portion of the hive; provided, however, that this requirement may be waived in writing by the adjoining property owner.
2. A hive shall be placed so the general flight pattern of bees is in a direction that will deter bee contact with humans and domesticated animals. If any portion of a hive is located closer than 15 feet to any property line, a flyway barrier of at least six feet (6') in height shall be established and maintained around the hive except as needed to allow access. Such flyway, if located along the property line or within five feet (5') of the property line, shall consist of a solid wall, fence, dense vegetation, or a combination thereof, which extends at least ten feet (10') beyond the hive in each direction so that bees are forced to fly to an elevation of at least six feet (6') above ground level over property lines in the vicinity of the apiary.

- C. **WATER.** Each beekeeper shall ensure that a convenient source of water is available to the colony continuously between March 1 and October 31 of each year. The water shall be in a location that minimizes any nuisance created by bees seeking water on neighboring property.

- D. **BEEKEEPER REGISTRATION.** Each beekeeper shall be registered with the Utah Department of Agriculture and Food, and hives shall be operated and maintained as provided in the Utah Bee Inspection Act. Each hive shall be conspicuously marked with the owner's name, address, telephone number, and state registration number.

- E. **CERTAIN CONDUCT UNLAWFUL.** Notwithstanding compliance with the various requirements of this section, it shall be unlawful for any person to maintain an apiary or to keep any colony on any property in a manner that threatens public health or safety, or creates a nuisance.

**F. DEFINITIONS.**

1. **Apiary** means the assembly of one or more colonies of bees at a single location.
2. **Beekeeper** means a person who owns or has charge of one or more colonies of bees.
3. **Beekeeping** equipment means anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards and extractors.
4. **Colony** or **hive** means an aggregate of bees consisting principally of workers, but having, when perfect, one queen and at time many drones, including brood, combs, honey and the receptacle inhabited by the bees.
5. **Honey bee** means the common honey bee, *Apis mellifera*, species, at any stage of development, but not including the African honey bee, *Apis mellifera scutellata* species, or any hybrid thereof.

HEBER CITY PLANNING COMMISSION

Report by: Anthony L. Kohler

Meeting date: July 11, 2013

**Re: Ranch Landing Master Plan Amendment and Concept Approval**

Russ Watts is requesting to amend the Master Plan for Ranch Landing. The proposed alteration would remove the second phase, about 9.26 acres, from the Master Plan, leaving the first phase remaining in the Master Plan. The second phase is proposed to be developed as single family detached housing rather than the initially planned town homes.

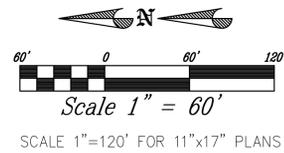
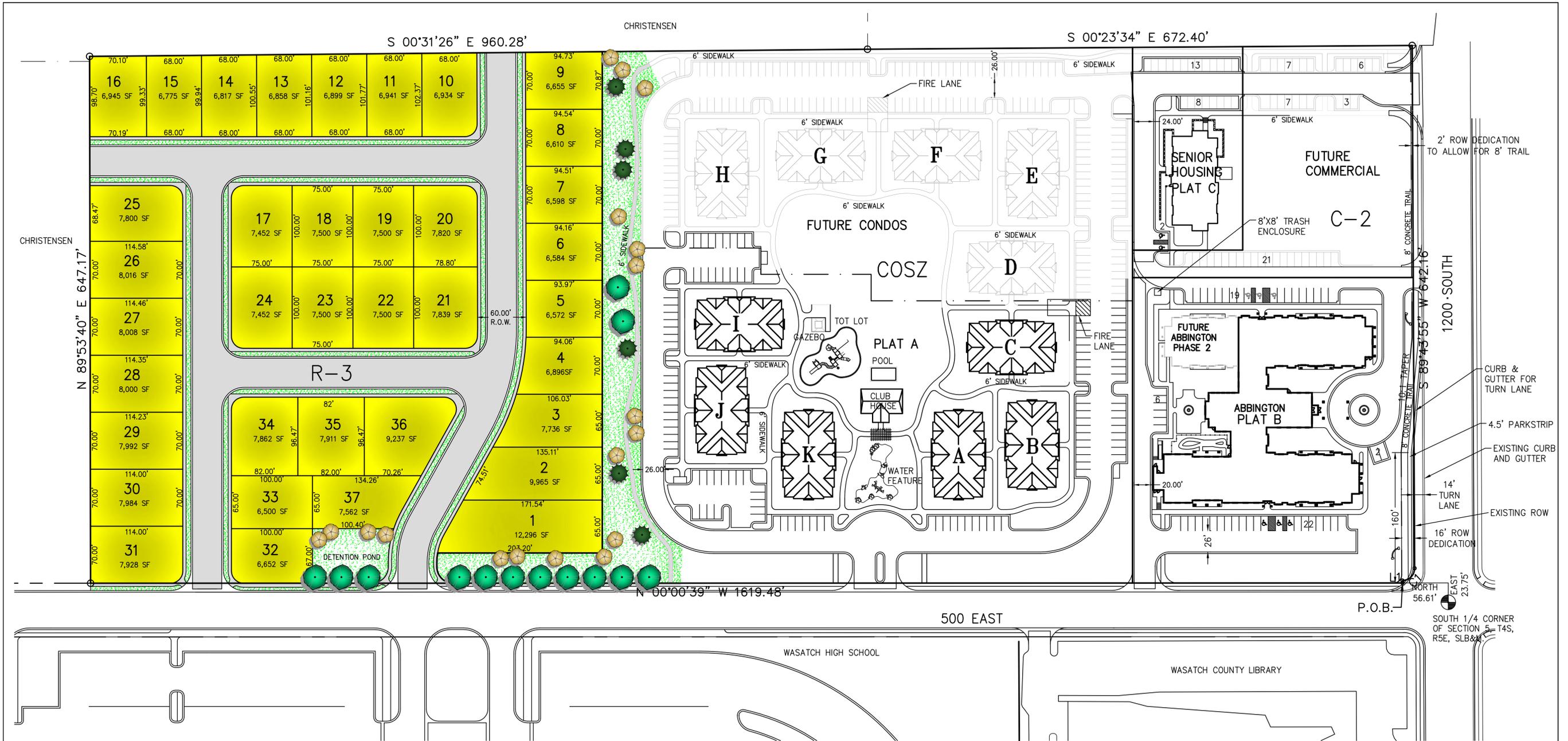
The remaining Master Plan maintains the minimum 10 acres and 50 percent open space required by Section 18.22.070 of the city code for the Clustered Open Space Zone. The second phase would be developed as a standard subdivision in the R-3 Residential Zone, which requires public dedicated streets, 65 feet of frontage for each lot and 6,500 square feet for each lot. The city has a Master Planned street that connects from 500 East to the east property, eventually connecting into the Mill Estates Elementary School. The proposed subdivision meets those requirements. Mr. Watts kept landscaping and a landscaped detention pond along 500 East to maintain the landscaped look and feel continuing from the first phase of Ranch Landing.

500 East Street has not yet been dedicated to the city by the School District. Until the high school road dedication plat is recorded, 500 East is considered a private street. This plat must be recorded before the proposed subdivision can be completed. It has not yet been recorded as the city and school district have been in negotiations regarding 500 East, impact fees, and the buried canal that are not yet resolved.

**Recommendation**

The proposed Master Plan amendment and proposed concept plan are consistent with the Heber City General Plan, Chapter 18.22 Clustered Open Space Zone, and Chapter 18.60 R-3 Residential Zone, contingent upon the high school road dedication plat being recorded prior to recording of the Ranch Landing Plat.





R-3 ZONE LAND USE TABLE

ZONE:	R-3
TOTAL AREA:	9.26 ACRES
OPEN SPACE REQUIREMENT:	0%
MINIMUM LOT SIZE:	6,500 SF
MINIMUM LOT WIDTH:	65'
NUMBER OF LOTS:	37

COSZ ZONE LAND USE TABLE

ZONE:	COSZ
TOTAL AREA:	10.02 ACRES
MINIMUM AREA FOR COSZ:	10.00 ACRES
OPEN SPACE:	5.61 ACRES (56%)
OPEN SPACE REQUIREMENT:	50%
CONDO UNITS:	116
DENSITY:	11.58 UNITS PER ACRE
ALLOWED DENSITY:	12 UNITS PER ACRE

**RANCH LANDING  
BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS EAST 23.75 FEET AND NORTH 56.61 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 00°00'39" WEST 1619.48 FEET;  
 THENCE NORTH 89°53'40" EAST 647.17 FEET;  
 THENCE SOUTH 00°31'26" EAST 960.28 FEET;  
 THENCE SOUTH 00°23'34" EAST 672.40 FEET;  
 THENCE SOUTH 89°43'55" WEST 642.16 FEET;  
 THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.61 FEET (CENTRAL ANGLE OF 90°11'19" AND CHORD OF NORTH 45°10'25" WEST 21.25 FEET)  
 THENCE SOUTH 89°37'22" WEST 3.03 FEET TO THE POINT OF BEGINNING.

CONTAINING: 24.53 ACRES

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG, P.E.  
 SERIAL NO. 295595  
 DATE: 19 JUNE 2013

WATTS ENTERPRISES  
**RANCH LANDING**

REVISED MASTER PLAN

**BERG ENGINEERING**  
 RESOURCE GROUP, P.C.  
 380 E Main St. Suite B,  
 Midway, Ut 84049  
 ph. (435) 657-9749

DESIGN BY: PDB DATE: 19 JUN 2013 SHEET  
 DRAWN BY: CNB REV: 1