

Newton Planning Commission Meeting
December 14th, 2023, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT
Minutes

Agenda

1. Call to Order/Roll Call
2. Opening Ceremony Justin Cooley
3. Approval of November 2023, minutes
4. Subdivision Ordinance Updates
5. Zoning Map Review
6. Draft Animal Code Review
7. Adjourn

1. Roll Call Martin Empey, Cass Bleazard, Holly Call, Justin Cooley, Brett Peterson, Jadd Shelton, Tasma Taylor

2. Opening Ceremony – by Justin Cooley

3. Minutes for November 2023, approved.

4. Subdivision Ordinance updates- Justin asked if City Council is the one who chooses the planner who will help with the new subdivision ordinance. Brett said yes, he thinks so but the Planning Commission will be working with the company that is chosen so the Commission can research to see if there is one they prefer. Martin said he felt that we don't need to hire an attorney, they are more expensive per hour and wouldn't provide anything a planner couldn't do and proposed that we should go with a planner. Holly felt Mike Hansen's group is the best option because they also offer an attorney review as part of it. Others agreed. Planning Commission puts forth the suggestion of Mike Hansen company for Town Council to choose. Tasma will let Karla know to put that suggestion on the agenda for the next Town Council meeting. Jadd found basic premises of what new subdivision updates are and shared. Martin believes there shouldn't be significant changes to the existing code.

5. Zoning Map Review- Brett explained what the zoning map colors represent. Brett explained that some of the zoning doesn't make sense for how our town is now compared to when the map was made. Town Council is concerned that as the animal ordinance is adjusted that some may come and claim a lot of dogs as agriculture and want to be zoned for agriculture. He said Planning needs to help decide what the process is for changing zoning and making sure it's all up to date. Some of the map may need to be changed if it's no longer considered an agriculture zone. Brett said Town Council just wants to make sure as the Planning Commission is changing animal code that there is a good process put in place. Cass suggested that they may want to revisit what is considered agricultural. Brett said there are two separate items-animal ordinance vs zoning ordinance. Brett continued to clarify what the Town Council was asking for and said Town Council would like Planning to take a look at the map to make sure it's sufficient for our needs and that it jives with Town's General Plan. Brett said the Planning Commission would need to look at the map and give recommendations for any changes. Brett believed Newton's map is pretty close to what the county has as zones. Martin asked if we change it, will it affect taxes? No one was quite sure. Brett said they could put language in to say that if it's agriculture and is sold to subdivide, it would take out zoning for agriculture. The Town Code has what is allowed on different zoning. Brett explained that the Commission can put definitions in the changed zoning to say what can be done or not done in that type of zoning. Chapter 11 in the ordinances is the area where they

would be working on this. Brett said to make notes and come together as a committee, but didn't think there will be many changes. Planning just needs to review and make any alternations that might be needed. Ultimately it will be the Town Council who will decide. Brett state that the Town Council would propose to make a zoning change, would hold a public hearing and then Town Council would make the change to zoning. Justin proposed that Planning Commission look at it and report back to Brett/Town Council.

6. Draft Animal Review- Cass asked to go through draft 2 as some of the definitions seem redundant. Holly offered to make the changes to definitions. Cass suggested to clarify the details of offspring with parent in the code. Brett said the nuisance officer is usually the mayor who will go and address animal issues. Brett said we can get the county involved with the sheriff's office after warnings and citations are given. Martin suggested they include a reference in the animal ordinance that the nuisance officer will come when there is a violation. Commission discussed how violations will be handled. Cass asked thoughts on a timeline for grandfathered areas. Justin doesn't think it's something they need to worry about in town boundaries. Commission discussed other town's setbacks for where animals are housed. Holly said surrounding towns put set backs in their animal use. The Commission agreed that they like the idea of including required setbacks. Brett said to keep in mind the General Plan which is to provide for an agricultural feel to the town. If we put too great of set backs it could be a problem. There are already distances built in with home's placement. It was suggested to look more closely at the numbers of feet to be required for setbacks. Brett again reminded to be careful because part of the general plan is to maintain the agricultural feel. Commission suggested to check on research/data that has been previously done by Bruce Erickson to know how many animals can be supported in certain footage. The Commission asked what to do about pigs in the animal ordinance. Someone would need to talk to Bruce about what he found in his research. It was suggested to consider for 4-H projects to have up to a certain number of points. Justin suggested "educational points" for 4-H. Brett said another idea is to have a 4-H conditional use if it goes above family's allotted points. Justin pointed out conditional use permits may only be issued up to five times per household. Justin suggested to use educational points as a hard number. Jadd asked how to define educational points. Jadd said he will contact Bruce to talk to about research. Holly asked to have Jadd email the Commission Bruce's response so they can come up with more concrete ideas before the next meeting. Commission suggested to ask Bruce the difference between animal health vs. nuisance. Cass suggested to add pigs to the allowed animals but just give them a high number. The working draft that the Commission will be using will be the draft that Holly is making up. Jadd suggested they leave editing privileges to Holly so multiple people aren't going in to change things. Everyone will discuss, Holly will make the changes.

7. Adjourn

Meeting was adjourned at 8:55

Minutes prepared by: _____
Tasma Taylor, Assistant Newton Town Clerk _____
Approval Date