

Newton Planning Commission Meeting
September 12, 2024, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT

Meeting Agenda

1. Call to Order/Roll Call
2. Opening Ceremony – Cass Bleazard
3. Approve August 2024 Minutes
4. Thank you for your Service presented to Martin Empey- Brett Peterson Town Council
5. Myron Benson- Shop building permit
6. Animal Ordinance -Holly Call (small animal points review)
7. Adjourn

Minutes:

1. Call to Order/Roll Call

Justin Cooley -Chair, Jadd Shelton, Cass Bleazard, Martin Empey, Holly Call, Nicole Kunzler- Recorder, Anzlo Rhodes, Brett Peterson, Sarah Rigby.

2. Opening Ceremony – Cass Bleazard

3. Approve August 2024 Minutes

Justin: Approve August minutes

Holly: I move to approve August minutes

Martin: I second

Justin: all in favor

Committee: yes

4. Thank you for your Service presented to Martin Empey- Brett Peterson Town Council

Brett: Martin has come to the end of his service, tonight is his last night. On behalf of the Town Council we want to say thank you.

5. Myron Benson- Shop building permit

Nicole: Myron is not here

Martin: Myron is sick and unable to come. I did speak with him but I am not clear what he wants to do as he wasn't making sense due to him being ill. He does want to put a shed on his property.

Justin: does that need to be presented before committee

Cass: as long as he has a site plan and submits it online we can approve it that way

6. Animal Ordinance -Holly Call (small animal points review)

Holly: it has been brought to my attention that we never revisited the small animal points prior to submitting our recommendation to Town Council. As of now we have it at 10 chickens an acre. Which is more restrictive than a lot of bigger cities. We need to ease up on these and come up with some better numbers.

Cass: the example we have listed is basing it off 1 acre and most residents are just ½ an acre. Example: you would only have 1 rooster and nothing else, or 5 chickens or 5 pigeons. I think we need to change it to chicken and game birds 3 points, so it would

be 30 an acre or 15 for ½ an acre. I am also concerned about location of pens and disturbing the neighbors.

Sara: I have talked to town residents and have some of the current small animal numbers with their lot size.

- 0.67 acre w/ 20 chickens
- 1.39 acres w/ 40 chickens
- 0.53 acre w/ 17 chickens
- 1 ¼ acres w/ 18 chickens, rooster, and rabbit
- 1 ¼ acres w/ 16 chickens, rooster
- 0.78 acres w/ 16 chickens
- 1 ¼ acres more than 25 pigeons
- 0.68 acres 35 chickens
- 0.63 acres 20 chickens, 6 rabbits

A lot do have a fenced area for the small animals. So chickens, rabbits and pigeons are the 3 main small animals.

Holly: after reviewing more animal codes from other towns and cities, I went with the following for small animals.....

<u>Animal</u>	<u>Small Animal Points</u>
Rooster chicken	25
Rabbit	5
Turkey	5
Duck	3
Goose	5
Hen chicken	2
Game bird such as quail or pheasant	2
Pigeon	2

But I am open to suggestions

Justin: how many eggs does a chicken lay in a day

Sarah: 3-6 eggs day depending on breed some can even lay 7-8 eggs

Martin: that also depends on the season, less in winter

Sarah: If you leave the rooster at 50 points, that would make it so nobody could have a rooster and chickens. So no way to fertilize eggs if wanting to.

Martin: of the people you talked to in town do they take care of their animals

Sarah: All of them are good stewards of their animals, there is maybe one that needs help but they do the best they can

Martin: I say we be careful with our restrictions & go with higher numbers

Sarah: Wellsville and Hyde Park have some of the best codes to look at

Holly: I looked them over and they did combine their small and large animals points

Sara: I know we need an ordinance in place but I feel penalized for only having small animals whereas if you have large you can also have small, so in other words the large animal owner get more because they can have both sets of points since our system is not combined for a whole total on both like Hyde Park system.

Cass: what if neighbor had 25 chickens and didn't care for them

Sarah: it is what it is, I don't think there's a problem with these new numbers. As it stood previously 85% would have had to apply for a permit. With new numbers now it's more like 35%.

Brett: In general the conditional use permits would fall to your committee maybe 50 the first few years. And I like that it allows everyone to do what they want and be good neighbors and animal stewards. If I am bad then it gives neighbors a chance to maintain their property values and the numbers are not overly restrictive.

Holly: To be honest it will be a lot more work the first two years or so

Martin: it's also not set in stone, we can change if we see issues that need fixing

Holly: Brett if we get these numbers adjusted can you get the town council to look at so we aren't waiting

Brett: yes, I will let them all know and use Karla to help pass it along

Sarah: I also wanted to point out the example we have listed is for 2 acres and can we change it to ½ an acre

Anzlo: first off I don't want an animal ordinance but if you do I don't see what's the difference between 1-2 roosters or 4. It should have the same points as the chickens. How are going to keep the complaints from just being a neighbor who doesn't like the person

Justin: we have a 1 year review by us in place with any complaints

Cass: We are trying to make it similar to the dog kennel permits, where we notify neighbors and get their feedback. We did mess up with the small animal points, to your question should we just combine chickens and roosters with the same points

Reid Smith: you need at least 1 rooster to 9 chickens for fertilization. In my opinion your direction is good with allowing conditional use permits. I do have a peacock, are you getting complaints

Holly: yes, not formal

Brett: at the end of the day all of us are neighbors and will take care of each other. The goal is to have animals in the future, while also protecting the rights of other people. What we have will be a good standard and make most people happy.

Justin: I think there might be a problem with the permit, there's an ordinance where a conditional use permit can only be approved five times. Anyone else know anything about this

Cass: there is a mobile home conditional use permit with a 5 renewal limit

Justin: I feel that may cause confusion

Holly: we can just call it "additional animal permit"

Jadd: on our points to we need to adjust values so we are not at 4.2 chickens or something similar

Holly: I listed specific animals and their values. I move to accept the new changed numbers for small animals along with the change of example to ½ an acre.

Martin: I second
All in favor

7. Adjourn 7:49pm

Minutes prepared by: _____
Nicole Kunzler, Assistant Town Clerk Approval Date