

Newton Planning Commission Meeting
November 12, 2015, 7:00 P.M.
Newton Town Hall

Minutes

1. Opening ceremony
2. Approval of September 2015 minutes
3. Discuss requirements for application of major subdivision plan (along 100 North to 200 North between 177 West and 385 West by Helen Hellstern
4. Discuss potential subdivision and building permits for 87 South 400 West
5. Dog kennel conditional use permit application for Deb Spencer, 110 South Center (4 dogs)
6. Current Building Permit Review
7. Change date of regular Planning Commission Meeting.

Members present: Bob Bartlett, Ken Jensen, Dale Mohlman, Kevin Parkinson, and Travis Wilhelm.
Karla Ferguson (Recorder)

Visitors: Helen Hellstern, Jeremy Cooley, Justin Cooley, Doug Thorson, Jill Thorson, Glen Benson,
Kathryn Rigby, Suzanne Yelton, Clair Christiansen and Jed Woodward

1. Opening ceremony.
2. The minutes for September 2015 were approved.
3. Ken asked to delay discussion of subdivision to end of meeting.
4. Discuss potential subdivision and building permits for 87 South 400 West. Bob Bartlett discussed that the property owners want to build a house where the former trailer house was on the property. The right of way street easement on the property was discussed. It was determined that the property owners need to come with the proposed setbacks for the home before approval can be given. Bob Bartlett will look at the property and measure the street frontage and easement.
5. Dog kennel conditional use permit application for Deb Spencer, 110 South Center (4 dogs)
Suzanne Yelton asked about how can you (town) control dog barking. Mayor Clair Christiansen said that we need people to call animal control if they have problems with dogs. The applicant attended the meeting last month but the meeting was canceled due to lack of attendance by the Planning Commission. Bob Bartlett made a motion to approve the dog kennel conditional use permit. Dale Mohlman seconds the motion and all approve.
6. Current Building Permit Review – Recently issued building permits were reviewed.
7. Change regular meeting of the Planning Commission – The date for December’s meeting will be changed to December 10. Travis Willhelm made a motion to change the regular meeting date of the Newton Planning commission to the second Thursday of each month. All approve.
3. Discuss requirements for application of major subdivision plan (along 100 North to 200 North between 177 West and 385 West by Helen Hellstern. Helen Hellstern showed a plat map of the property consisting of 20 acres. Possible land divisions and required street frontage were discussed. Concerns with water drainage on the property were discussed. Suzanne Yelton stated that her concern was water. She questions how many houses can be built in Newton before we need to find more water

because we need to provide for everyone in town. She thinks that there needs to be a line drawn in the sand to say that we can only support this many more houses before we stop building. Ken Jenson agreed that we need to be able to provide water for everyone in town. Mayor Clair Christiansen discussed issues with water and what the town is currently working on to redevelop big birch springs. Clair explained that the town needs to be careful about annexation because we do need to provide for those already in town first. Clair explained that because of water concerns the town would not be interested in annexing the north end of the discussed property to 200 North. It was discussed that there is enough street frontage along 100 North to have seven lots without developing streets into the property. Ken Jenson said that the planning commission will wait to hear back from the property owners to see how they decide to divide the property.

The meeting was adjourned.

Minutes prepared by;

Karla R. Ferguson, Newton Town Clerk

Approval Date