

Newton Planning Commission Meeting  
February 11, 2016, 7:00 P.M.  
Newton Town Hall

Minutes

Agenda

1. Opening ceremony
2. Approval of January 2016 minutes
3. Review conceptual plan for three lot subdivision at 275 West Main by Reid Smith
4. Review of Foundation Requirements
5. Appointment of a Planning Commission Chairperson for 2016

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

Visitors: Jed Woodward, Reid Smith, Ilda Berge, Heidi Hodgson, Carolyn Cressall, and Steve Griffin.

1. Opening ceremony.

2. The minutes for January 2015 were approved.

3. Review conceptual plan for three lot subdivision at 275 West Main by Reid Smith. Reid Smith showed a completed survey of the property. He also presented copies of two secondary water shares and the land deed. Reid Smith discussed that he has contacted Rocky Mountain Power and Questar about services to the lots, which run along street by the property. Reid Smith discussed that he has two secondary water shares and that he would acquire one more before selling the third lot. He plans to immediately sell the lot with the existing house and one water share. Reid then plans on building a home for himself on the other lot. The survey of the property was reviewed by the Planning Commission. It was pointed out that the existing house is only 14.9 feet from side of the proposed property line. Reid Smith agreed to adjust the property lines for a 15 foot side lot setback for the existing house and will adjust the size of lot two to not have less than ½ acre. Reid Smith needs a new power meter for the existing house and will get the permit for that. Ken Jensen motioned to give preliminary approval for the subdivision providing that changes of a 15 foot side yard setback for the existing house then adjusting the other lot to not have less than ½ acre. Bob Bartlett seconds the motion and all approve.

Heidi Hodgson and Ilda Berge were invited to address the Planning Commission about the historic cabin they would like to place on town property. They introduced Carolyn Cressall who is the captain of the local chapter of the Daughters of Utah Pioneers. Heidi Hodgson reviewed how they have been working with the Town Council to acquire property to place the cabin on. The Town Council suggested that they speak with the Newton Planning Commission to talk about land needs for placement of the cabin. Ilda and Heidi reviewed the history of the cabin. They also spoke about how they began 4 ½ years ago by dismantling the cabin located on Junius Hansen's property (about 360 West 100 South, Newton). The local chapter of DUP has raised money to rebuild the cabin. They explained that the town would be under no obligation for money to rebuild it or maintain it. The DUP would pay for liability insurance for the cabin and lease the land the cabin sits on. Heidi stated that they approached the town late in 2011 about placing the cabin on town property. The town did not have property to place the cabin on so the DUP began seeking land donation from the Church of Jesus Christ of Latter Day Saints (LDS). Heidi reviewed discussions they have had with the LDS church about land donation. She explained that they are currently seeking a lot line adjustment to add land to

town property from the LDS church to the north of the town hall property. The cabin is 16' x 24' feet and they would like a walking path around the cabin. Bob Bartlett explained that he feels that they would need to study what would meet requirements for the cabin placement. Heidi asked that the planning commission consider a boundary line adjustment with appropriate setbacks for the cabin with a 99 year lease of the land that the cabin sits on. They would ask the town to maintain the grounds. Bob Bartlett said they would need to find out what the final land donation would be before a decision could be made. There was a discussion on if the cabin is an accessory building or a monument and what the setbacks should be. Heidi Hodgson explained that  $\frac{3}{4}$  of one wall would need to be replaced and that no utilities would be added to the cabin. The planning commission discussed if it was designated an accessory building it would need a 30' front set back and 10 feet on each side.

4. Review of Foundation Requirements – delayed to next month.

Suggested building permit fees have been given by Hyde Park City. The Mayor has asked that the planning commission give their feedback on the proposed fees to him.

5. Appointment of a Planning Commission Chairperson for 2016

Ken Jensen nominates Travis Wilhelm to be chairperson. Dale seconds the motion. Travis Wilhelm elected chairperson.

Meeting adjourned.

Minutes prepared by:

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Karla R. Ferguson, Newton Town Clerk

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Approval Date