

Newton Planning Commission Meeting
January 14, 2016, 7:00 P.M.
Newton Town Hall

Minutes

1. Opening ceremony
2. Approval of December 2015 minutes
3. Discuss potential subdivision requirements with Reid Smith

Members present: Bob Bartlett, Ken Jensen, Dale Mohlman, Kevin Parkinson, and Travis Wilhelm.
Karla Ferguson (Recorder)
Visitors: Jed Woodward, Reid Smith, Clair Christiansen

1. Opening ceremony.
2. The minutes for December 2015 were approved.
3. Discuss potential subdivision requirements with Reid Smith. Reid explained that he is in the process of purchasing the home and property located at 275 West Main. The property is just over 2 acres and has the potential to be split into 3 building lots. There was a discussion about the existing house and outbuildings and required setbacks. Reid Smith plans to have the property surveyed when the purchase is complete. He will be purchasing the property with two secondary water shares and plans to try and purchase a third share. Reid explained that he may request the corner lot on the highway be zoned commercial. He was given a copy of the subdivision ordinance, setback requirements, and requirements for the subdivision conceptual plan.

There was a discussion about items to look into for next month's meeting. Such as building permit fees and requirement for a permanent foundation. There was a discussion about modular homes and foundation requirements. Dale Mohlman agreed to research old Newton town ordinances and compare it to the new land use ordinance on what foundations are required to present at the next meeting. Mayor Clair Christiansen arrived and discussed permanent building foundations and the current 1% building permit fee. Clair will contact the building inspector for his suggestions on building permit fees. Clair asked the Planning Commission to consider what would be acceptable for the placement of a historic cabin to the north of the Town Hall. Clair explained that the Daughters of Utah Pioneers (DUP) and Newton Town are in discussions with the Church of Jesus Christ of Latter Day Saints (LDS) about donating some property to the town located adjacent to the town hall property for placement of the cabin. Clair explained the history of what has been offered and how they are currently trying to get a lot line adjustment of 50 feet. Clair asked that the planning commission consider what would be required (property size and setbacks) for the cabin placement on the property. There was a discussion and concerns expressed by those who had seen the cabin about how much of the cabin would need to be rebuilt. Concerns were also expressed on who would upkeep the cabin and if the cost would have to be assumed by the town.
The meeting was adjourned.
Minutes prepared by;

Karla R. Ferguson, Newton Town Clerk

Approval Date