

Newton Planning Commission Meeting
October 10, 2019, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT

Minutes

Agenda

1. Opening Ceremony
2. Approval of September Minutes
3. Presentation by Cache Countywide Planner, Tayler Jensen
4. Proposal of land development at approximately 197 South 400 West, Trent Dagley
5. Draft animal ordinance review
6. Draft land management and development code review
7. Adjournment

Members present: Justin Cooley, Kevin Parkinson and Reid Smith

Karla Ferguson (Recorder) Absent: Dale Mohlman

Others Present: Tayler Jensen, Bruce Erickson, Dave Jones, Flo Jones. Larry Brooks, Trent Dagley, Mayor Kevin Rhodes, Jed Woodward and Gordon Anderson

1. Opening Ceremony

2. Minutes for September 2019 approved.

3. Presentation by Cache Countywide Planner, Tayler Jensen – Tayler Jensen introduced himself as the new Cache Countywide Planner. He discussed his role and the services of Cache County Planning Department. Tayler Jensen reviewed their goals including helping communities with code compliance, training and helping communities with their own goals. Different types of training that they can do for us and GIS mapping services were discussed.

4. Proposal of land development at approximately 197 South 400 West, Trent Dagley – Trent Dagley reviewed property in Ileen Larsen's (his grandmother) trust. There are a possible 4 building lots along 400 West inside of Newton Town boundaries. The beneficiaries of the trust would like to sell the lots. Trent Dagley handed out and discussed the proposed development of the lots. A survey of the land was completed two years ago. Trent asked if Newton has an interest in extending 100 South road to the west for future development. A developer would like to develop the land to the west of these lots, outside of Newton Town limits, into eight 3 acre lots. The developer of the property would like to develop the 100 South road extension. The property development and town boundaries were discussed. The Planning Commission recommended that they start the subdivision process with an application and preliminary plan.

5. Draft animal ordinance review – The Planning Commission invited Bruce Erickson to attend the meeting to discuss the draft animal ordinances and research he completed in 2012. Bruce discussed the ordinances and explained that the drafts were tabled after there was opposition expressed in public meetings. The Planning Commission discussed pursuing a new animal ordinance to both protect animal rights and property rights. The Planning Commission asked Bruce Erickson to help them with a new draft animal ordinance. They discussed allowing conditional use permits for additional animals. Tayler Jensen, County Planner, offered to review the draft animal ordinances. Reid Smith discussed that animals are discussed in the general plan and he will work on summarizing the portion on animals for a purpose statement.

6. Draft land management and development code – The Planning Commission will review the draft and discuss it November's meeting. The chapter assignments are: Justin Cooley- chapter 2, Dale Mohlman – chapters 3 and 4, Kevin Parkinson – chapter 5, 6 and 7, Reid Smith chapters 8, 9, and 10.

Other business – Kevin Parkinson discussed that multifamily dwellings are addressed in Newton’s general plan. Trent Dagley stated that he feels there is a need for multifamily housing. Planning Commission members were asked to review this in the general plan. Reid Smith discussed that he would like to build a radio tower on his lot with a height of 90 feet. This complies with our height ordinance. Dave Jones asked the Planning Commission if they would consider a dark sky ordinance. The Planning Commission agreed that they would consider a dark sky initiative. Reid Smith was assigned to work with Dave Jones on a dark sky ordinance proposal. Town Council members Gordon Anderson and Mayor Kevin Rhodes discussed that the town has purchased property for a future sewer treatment facility. Members were reminded to review the draft land management code before next month’s meeting and come prepared to discuss it.

Meeting adjourned.

Minutes prepared by: _____
Karla R. Ferguson, Newton Town Clerk _____
Approval Date