

Newton Planning Commission Meeting
April 16, 2020, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT

Minutes

Agenda

1. Opening Ceremony/Roll Call
2. Approval of March Minutes
3. Dog Kennel conditional use permit, Roger Jenkins 40 East 300 N, 4 dogs
4. Request for temporary use of Town right-of-way for planting, Reid Smith
5. Larsen Farms Subdivision preliminary plan review
6. Draft animal ordinance review
7. Adjournment

NOTICE OF ELECTRONIC PARTICIPATION. Due to restrictions because of the COVID-19 virus members may participate in the meeting electronically pursuant to UCA 52-4-207. Pursuant to the duration of the Utah Governor's Executive Order, Newton Town will hold an all-electronic participation meeting. No public may attend the meeting at the Newton Town Hall.

Members present electronically: Randy Christensen, Justin Cooley, Martin Empey, Barry Myers, and Reid Smith. Karla Ferguson (Recorder)

Others present electronically: Trent Dagley, Gordon Anderson, and Kevin Rhodes

1. Roll Call/Opening Ceremony by Martin Empey

2. Minutes for March 2020 approved.

3. Dog kennel conditional use permit, Roger Jenkins 40 East 300 N, 4 dogs – The application was reviewed. No Newton residents are within 300 feet of property. No comments received. Dog kennel conditional use permit was approved for 4 dogs.

4. Request for temporary use of Town right-of-way for planting, Reid Smith – Reid Smith asked if he could plant corn onto the Newton Town right-of-way along 300 West. It was discussed that he should not plant to close to the corner as to maintain a clear view of the intersection. It was approved for the temporary use. Reid Smith abstained from the vote.

5. Larsen Farms Subdivision preliminary plan review – Trent Dagley discussed conversation with Utah Department of Transportation for their approval of driveway access for each lot and the required easement along the highways. Because the lots are along state highways then UDOT would approve the required easement, as well as, the access. It was discussed that the setbacks for lots 1 and 2 should be back farther from the property line because of the smaller easement. Easements and setbacks for lot 2 were discussed. The developer will have the property line redrawn back 12 feet from existing line from highway 142 for lots 1 and 2. Flooding concerns were discussed. Trent Dagley discussed universal building code requiring slope from houses and that UDOT will require 18" culverts under each driveway access. Trent discussed that the building plans for lots 3 and 4 will not have basements. The building inspector should make sure that it meets grade requirements. The remaining parcel that is about 30 feet wide and about 3 acres was discussed. Options for the remaining parcel are to join it to the adjoining 10 acre parcel 13-027-0006 and then annex or disconnect the town boundary line. It was asked if they would just join the remaining parcels to the proposed lots but Trent Dagley said the trustees of the land are not interested in that but would like to pursue a petition for annexation. Trent discussed that if the parcel were to be annexed then the developer would look at donating to the city a 3 acre park. It was discussed that a new zoning use could be established with a

minimum lot size of 2.5 acres. Trent discussed that if the land is not annexed then it would be sold to a developer that would develop in the county six 5 acre lots with wells. Barry Myers asked if the parcel is annexed into Newton would we have enough water to support those lots. Martin Empey discussed that two years ago the Planning Commission counted that we had 189 buildable lots in town. Martin is also concerned about enough water. Martin would like to see the town pursue another water tank to increase our water storage capacity. Kevin Rhodes discussed that he agrees with concerns and that the Town Council is having a water master plan completed to look into those issues. Reid Smith recommended that we are in process of taking care of the remainder 3 acres so we can still approve this subdivision. And if we annex and find that there is a stress on our water system then we could put a moratorium on building until a second water tank could be installed. Trent agreed that the town could limit how many water connections per year are granted. Randy Christensen expressed that he is not in favor of annexing any more lots into town. A motion was made to approve the preliminary plan with the redrawn property line for lots 1 and 2. Martin Empey – yes, Randy Christensen – yes, Justin Cooley – yes, Barry Myers – yes, Reid Smith – lost connection, no vote. The next meeting we will hold a public hearing on this subdivision and notify neighbors within 300 feet. In the meantime, we will have an engineer review it.

6. Draft animal ordinance review – The draft animal ordinance was reviewed and discussed. Planning Commission members were encouraged to review it and make more suggested changes to refine the draft. It was discussed that Newton should not do spot zoning to accommodate more animals.

Meeting adjourned.

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