

Newton Planning Commission Meeting
July 9, 2020, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT

Minutes

Agenda

1. Opening Ceremony/Roll Call
2. Approval of June Minutes
3. Newton Hills subdivision, 7 lots, phase 1, public hearing
4. Newton Hills subdivision recommendation
5. Larsen Farms Subdivision Engineer Review
6. Dog Kennel Conditional Use Permit Application - Phillips 112 East 200 South, 4 dogs
7. Adjournment

NOTICE OF POSSIBLE ELECTRONIC PARTICIPATION. Members may participate in the meeting electronically pursuant to UCA 52-4-207. Pursuant to the duration of the Executive Order, Newton Town will hold an electronic participation meeting. Due to social distancing requirements public attendance at the Newton Town Hall may be limited.

Members present: Martin Empery, Karla Ferguson (Recorder)

Members present electronically: Justin Cooley, Randy Christensen and Reid Smith

Absent: Barry Myers

Others present: Trent Dagley, John Soule, Christ Soule, Jeremy Cooley, Roland Griffin, Jed Woodward, and Steve Griffin. Arrived after 7:30 pm: Clark Rigby. Richard Macdonald and Rayshe'L Macdonald

Others present electronically: Eric Dursteler (Forsgren & Associates, Town Engineer)

1. Roll Call/Opening Ceremony

2. Minutes for June 2020 approved.

3. Newton Hills subdivision, 7 lots, phase 1, public hearing – Martin Empey opened the public hearing and requested public comments on the proposed subdivision. Roland Griffin made the comment that he was in favor of them being able to develop the land but was just attending for information. John Soule said he was also in favor but would like the developer to address the water that runs across the property from the North to 100 North. John is concerned that the new homeowners will not be aware of the runoff that comes down across this property. John would like to make it known that he doesn't want to be responsible for water that might come across his property onto this property. John feels the developer should plan to do something for storm water and take it down to the creek. Roland Griffin commented that he agrees that they should be aware and do something to alleviate water runoff. It was discussed that the Planning Commission has requested that wetlands, storm water issues and drainage should be addressed. Newton Hills has submitted a revised plan with a drainage ditch along the proposed 200 North road running to the slough area. The Town Engineer has reviewed the revised plan and will work with the developer for a storm water drainage plan. The public hearing was closed.

4. Newton Hills subdivision recommendation – Martin Empey discussed that the town engineer has just completed his review of the subdivision and the Planning Commission has not had time to review his comments. They will wait until they review the engineer comments before making a recommendation.

5. Larsen Farms Subdivision Engineer Review – The Town Engineer, Eric Dursteler, with Forsgren and Associates has submitted an engineer review of the proposed Larsen Farms Subdivision. The engineer's recommendations were reviewed and discussed with the engineer, developer and the Newton Planning

Commission during the meeting. The recommended changes to the final plat were agreed to by the developer except for the following changes: lot address will be issued at the time building permits are issued. However, Jed Woodward noted that UDOT will require an address as part of the application for access approval. Recommendation number 6 requiring the relocation of the transite irrigation line was not agreed to. The developer, Trent Dagley feels that the easement covers the disclosure of the secondary water pipeline (Jones pipeline) that runs across the lots and is not the developer's responsibility to move it. It was discussed that a water grant has been received to help replace this water line. Steve Griffin said that most likely the water line would be moved to the road right-of-way when it is replaced but plans have not been done yet. The shareholders for the Jones pipeline are planning to meet soon to discuss the grant and plans for the pipeline. The pipeline will not be moved by the subdivision developer but will be disclosed with a pipeline easement. A bond is required for the improvements needed for final approval. A cost break down for the improvements is required for the bond. Improvements or extensions for culinary water, gas service, electrical service, telephone service, grading and landscaping, storm drainage systems, fire hydrants, pavements, signage, street lighting and other improvements shall be paid by the developer and included in the required bond. The recommended changes to the construction plan were agreed to with the following exceptions: pavement for 100 South will be 20-foot wide by 148 feet in length; the turnaround for 100 South can be a hammerhead design with the ends of the hammerhead gravel. The turnaround cannot be part of the driveways for lots 3 and 4. Water meters can be installed after building permits are issued. Culverts under driveway access will be 18" in diameter and will be provided by UDOT, Recommendation number 7 will be removed but amended to read swale will be regraded to handle 18" culverts as required by UDOT. A cross section detail of the culvert/swale should be shown on the plan. The number 8 recommendation will be removed because the existing driveway will be removed. Access for lots 3 and 4 will be from the new 100 South road and will be addressed with the issuance of the building permit. The recommendation number 10 discussing the construction detail showing how to safely cross the irrigation line (Jones pipeline) was not decided upon because the Planning Commission would like more information about the possible replacement and relocation of the irrigation line. The pipeline will have an easement shown and disclosed to buyers. The General Comments about a septic tank feasibility letter will be completed by Bear River Health department giving approval for the subdivision and will be in place for the final plat. Other items that will be added to the plat is that the culinary water line will be extended to the end of the property lines and water hydrants will be installed at the ends of lines for flush out of the water line for lot 2 and 100 South. When future development takes place to the west then these hydrants can be moved to the end of the block with the extension of the water lines. Lot 2 street frontage will be adjusted from 147'6" to 148 feet. Martin Empey made a motion to recommend Larsen Farms subdivision move forward to Town Council with the recommended changes. Randy Christensen seconds the motion and all in favor.

Other business: Richard Macdonald (who arrived after the Newton Hills subdivision public hearing) asked about the Newton Hills subdivision plans and what is planned for 200 West. The plans were reviewed. It was discussed that the developer has requested 200 West road right-of-way in this area be vacated by the town. The Planning Commission recommendation has been for Newton town to retain the right of way but not require the development of the 200 West road because of the slough area.

6. Dog Kennel Conditional Use Permit Application - Phillips 112 East 200 South, 4 dogs –Neighbor notifications requesting input for the dog kennel were mailed to 10 neighboring residents. At the time of the meeting 5 responses had been returned. Neighbors concerns regarding dogs not staying on property but running at large was discussed. Randy Christensen made a motion to approve the dog kennel conditional use permit with the condition to keep dogs on property with a fence or other containment needed. Justin Cooley seconds the motion and all approve.

Other business: Reid Smith discussed changes to be made to the draft animal ordinance. The suggested changes will be reviewed and discussed at next month's meeting.

Meeting adjourned.

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