

Newton Planning Commission Meeting
December 12, 2019, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT

Minutes

Agenda

1. Opening Ceremony
2. Approval of November Minutes
3. Review conceptual plan for subdivision of property at approximately 100 North between 300 West and 400 West, 8 acres, parcel 13-028-0002, Helen Helstern
4. Review conceptual plan for subdivision of property, 62 North 200 East, Holly Call
5. Draft animal ordinance review
6. Dog kennel conditional use permit review
7. Meeting change for January
8. Adjournment

Members present: Justin Cooley, Dale Mohlman, and Reid Smith

Karla Ferguson (Recorder) Absent: Kevin Parkinson

Others Present: Clark Rigby, Jeremy Cooley, Todd Parker, Holly Call and Mayor Kevin Rhodes

1. Opening Ceremony

2. Minutes for November 2019 approved.

3. Review conceptual plan for subdivision of property at approximately 100 North between 300 West and 400 West – Clark Rigby presented because Helen Helstern couldn't attend because of illness. Justin Cooley disclosed that he has an interest in this property because of being a beneficiary of the Trust that the land belongs to. Clark Rigby disclosed that he is a real estate agent and would sell the lots proposed for subdivision. The parcels that would be involved in the proposed subdivision would be 13-028-0002, 13-028-0003 and 13-028-0006. Two right-of-ways are already recorded between the parcels. The property owners would like to talk to the town to see how the town would like to see this land developed. Currently there are enough street frontages along 100 North for seven lots to be created. However, they would like to see if the town is interested in straightening the Town's north boundary line that intersects the parcels to be able to have a 200 North road continue through. Reid Smith said it is the responsibility of the developer to put in roads. Clark Rigby explained that it is the intention of the land owners to sell a few lots a year. Dale Mohlman stated that the town has a precedent on annexing to fix the town boundary line where they intersect parcels. There was discussion on if the town annexed in property to incorporate a 200 North road right of way how the land could be developed. The location of potential roads in the recorded right of ways was also discussed. Because portions of the possible 200 North right-of-way are recorded as a gap without a property owner it was discussed how the boundary line could be adjusted and annexed. More research is needed on how to annex this type of property was discussed. The Planning Commission told the land owner agent to have the property surveyed and come back with a preliminary plan on developing the property and a request to change the zoning to residential.

4. Review conceptual plan for subdivision of property, 62 North 200 East – Holly Call discussed that they would like to divide and build a home on the east side of her parents property at 62 North 200 East. Reid Smith said that Newton Town ordinance does not allow for flag lots. 148 feet of street frontage is required. The lot configuration was discussed. The property owners will look into if other property owners would want to develop a road on the east side of the properties.

5. Draft animal ordinance review – Research done for the draft animal ordinance in 2012 and 2013 was discussed.

6. Dog kennel conditional use permit review – The list of current dog kennels was reviewed. Dale Mohlman made a motion to renew dog kennel conditional use permits. Reid Smith seconds the motion.

7. Meeting change for January: January's planning commission meeting will be changed to January 16, 2020.

Other business: Parcel 13-020-0002 was discussed. The lot appears to be on Newton's Center street right-of way. More research needs to be completed. It was determined that a survey of this area needs to be completed.

Meeting adjourned.

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