

Newton Planning Commission Meeting
December 9, 2021, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT
Minutes

Agenda

1. Opening Ceremony/Roll Call
2. Approval of November Minutes
3. Concept plan Jenkins subdivision, one lot into two, David and Terrie Jenkins, 291 South 200 West
4. Dog Kennel Conditional Use Permit Application, Craig Rigby, 107 East 300 South, 3 dogs
5. Dog Kennel Conditional Use Permits Annual Review
6. Review of bond agreement Anderson/Griffin infrastructure at 400 West 300 South
7. Draft Subdivision Ordinance Review
8. Adjournment

1. Roll Call/Opening Ceremony – Justin Cooley

Members present: Martin Empery, Justin Cooley and Cole Richards. Reid Smith attended electronically by Zoom.

Karla Ferguson (Recorder)

Others present: David Jenkins, Terrie Jenkins, Levi Jenkins, Jed Woodward and Kevin Rhodes

2. Minutes for November 2021 approved.

3. Concept plan Jenkins subdivision, one lot into two, David and Terrie Jenkins, 291 South 200 West.

– David and Terrie Jenkins requested a division of their home lot into two lots. The second lot will be used by their son Levi Jenkins to build a new home. The survey plan was reviewed. The proposed new lot 1 will have 148” feet of street frontage with 1.094 acres. Lot 2 will be the corner lot with the existing home and .737 acres. An existing shed on lot 2 is 7.29 feet from the proposed west property line. They do not know the distance from the south property line. The Jenkins will get the measurement from the property lines for the shed. Setbacks were discussed. It was discussed where current utilities are located. It was also discussed that drainage from the north goes to the west of this proposed lot. Martin Empery made a motion to accept the concept plan for the Jenkins subdivision. Cole Richards seconds the motion. All approve to move forward with the plan for the subdivision.

4. Dog Kennel Conditional Use Permit Application, Craig Rigby, 107 East 300 South, 3 dogs – The application was reviewed. Only one neighbor notification response was received and they were okay with the application. All members approved the application.

5. Dog Kennel Conditional Use Permits Annual Review – A list of current kennel permits was reviewed. Two kennels did not renew their permits or license dogs last year. It was pointed out that the Rashall permit has 4 dogs on the permit but 6 dogs were licensed. The Rashall’s will need to make application to increase the number of dogs on the permit. It was also determined to send a letter to the two kennel owners that did not renew or license dogs to determine if they still need one. It was also requested to send a letter to Collin Bracken informing him he needs to apply for a kennel permit. All existing kennels were approved to continue.

6. Review of bond agreement Anderson/Griffin infrastructure at 400 West 300 South – It was reviewed that the Anderson’s met with the Town Council and discussed that the bank won’t issue a bond for the small amount required to put in the road and an 8” water line. The Anderson’s agreed with the Newton Town Council to have a construction plan and a signed agreement with the town and the developers, the Griffins and Andersons. As part of the agreement they will be required to have an estimated amount held in escrow.

Justin Cooley thinks it should follow the current ordinance and be 110%. Kevin Rhodes proposal is based on a prior agreement for 110% held for road improvement and water line then both developers split the cost 50%. The developers will also split the cost for putting in all utilities not required by the town and then they will finish the road. The developers will have one year to complete the project. The town will use the held money to complete it if not completed in a year. The project will consist of an 8" main water line with extensions to meter sets for three lots and the road. Mayor Rhodes is currently writing the agreement and will have all parties sign. The developers will still need to come back to Newton Town Council for final approval on the agreement. The Planning Commission agreed they are in favor of 110% cash held in escrow for the completion of the project.

7. Draft Subdivision Ordinance Review – The Newton Town Council held a public hearing on the draft subdivision ordinance and no public comments were received. A review by the town attorney has been completed on the draft subdivision ordinance. Those review comments need to be further reviewed by the planning commission and determine what needs to change. Martin Empey will follow up with Lauren Ryan. It was determined not to hold another meeting on this until after the holidays.

The meeting adjourned.

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