

Newton Planning Commission Meeting
July 14, 2022, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT
Minutes

Agenda

1. Call to Order/Roll Call
2. Opening Ceremony
3. Approval of June 2022, minutes
4. Concept plan, lot split, parcel 13-028-0047, approximately 380 West 100 South, Newton, Anzel Rhodes
5. Draft Animal Ordinance Review
6. Adjournment

1. Roll Call

Members present: Martin Empey, Barry Myers and Rich Olsen, Reid Smith. Electronic attendance by ZOOM: Justin Cooley. Absent: Rich Olsen

Karla Ferguson - Recorder

Others present: Brett Petersen, and Anzel Rhodes

2. Opening Ceremony – Martin Empey

3. Minutes for June 2022, approved.

4. Concept plan, lot split, parcel 13-028-0047, approximately 380 West 100 South, Newton, - Anzel Rhodes discussed splitting the lot owned by Junius Hansen into two lots. The new proposed lot would be 1 ¼ of an acre and the remainder would be .63 acre. The owner, Junius Hansen, has signed a paper stating he would like the lot split. Anzel Rhodes is acting for him because he is unable to attend. Anzel plans to purchase the newly created lot. The street frontage for the lots was reviewed and initial measurements seem adequate. Junius Hansen currently has 3 secondary water shares and will sell a share with the lot. Secondary water location on lots was discussed. A septic tank perk test may be required. The subdivision check list for a minor subdivision was reviewed. Martin Empey stated that the subdivision was okay to move forward with a preliminary plan.

Other business: An application for a new home occupied business was discussed. It was discussed that previously a planning commission member was assigned to review and approve the applications, except if further review was needed then it would be presented at a meeting. Martin Empey feels that all new applications should be on the agenda and reviewed. Reid Smith agreed that all applications should be on the agenda for review. Justin Cooley said he didn't know if all applications should be before the commission for approval, only those that have negative impact or need conditions set. There was a discussion about issuing a business license conditional use for a home occupied business and then review permits monthly. It was discussed that one member will continue to review the application and approve it if no impact or no further review or conditions are needed. If conditions need to be set, then it will be on the agenda for the commission to review. Justin Cooley volunteered to do initial application review. Martin Empey will continue to review building permit setbacks until Reid Smith can. Barry Myers will also do setback review. Reid Smith left the meeting at this time.

5. Draft Animal Ordinance Review – Barry Myers reviewed that last month we wanted to come to this meeting with goals and why the animal ordinance is needed. No goals were ready. Martin Empey asked to postpone review to the next meeting.

Other business: Martin Empey asked that the Planning Commission continue to work on adding the water exaction clause to the new subdivision ordinance. It was suggested that another workshop be held with the County Planner, Lauren Ryan, to work on the water exaction. Martin Empey reviewed what the Town Council is working on with water. Brett Petersen suggested that a member of the Town Council and water committee also attend the workshop meeting on the exaction of water. Brett Petersen discussed the goals of the water committee. It was decided that they would try to schedule a workshop meeting with Lauren Ryan on August 11 at 6:00 p.m.

The meeting adjourned.

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