

Newton Planning Commission Meeting
October 10, 2024, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT

Meeting Agenda

1. Call to Order/Roll Call
2. Opening Ceremony – Holly Call
3. Approve September 2024 Minutes
4. Diane Rigby, 192 North Center, house addition setback approval
5. Animal Ordinance Review & Update
6. Accessory Dwelling Units update
7. REVIEW OF NEWTON TOWN'S SUBDIVISION CODE from Hansen Planning Group
8. Adjourn

Minutes:

1. Call to Order/Roll Call

Holly Call, Cass Bleazard, Jadd Shelton, Nicole Kunzler(recorder), Diane & Quaid Rigby, Jonathan Duncan

2. Opening Ceremony- Holly Call

3. Approve September 2024 Minutes

Holly- I make a motion to approve September minutes
All in favor

4. Diane Rigby, 192 North Center, house addition setback approval

Diane- extending the driveway to the grass on south side of house
Holly-the setbacks for this house are grandfathered in. I call for a vote, I move to accept the Rigby addition
-all in favor
Cass- when you apply for the permit online I will be able to approve it

5. Animal Ordinance Review & Update

Holly- I forwarded the email I received from Jon Duncan with his concerns regarding the animal ordinance. There have been animal issues in town, but they have not been made public. As far as zoning map online it has not been updated and there are agricultural zones in town and they do have requirements they have to meet.
Cass- our intention is to make this animal ordinance similar to the current kennel license and application process. So likewise if you want more animals than what is allowed you can apply for a conditional use permit. The current numbers listed are aimed at what is reasonable.
Jon- if they are over when this goes into effect, do they get a letter or what happens?

Brett Peterson- You would have 1 year to come into compliance and apply for a permit if needed

Holly- to address the bees, they are an agricultural thing so we would need to do a separate code or something for them. From last Town Council meeting they discussed birds and bird feeders; they are wild animals so would not count. We more specifically addressed the housing and feeding of birds, specifically chickens in your own yard. We would need to make changes to section J. to state animals must stay on owners property.

Cass- I make a motion to accept the changes
-all in favor

Holly- on a side note I wont be able to attend city council to take notes for planning and zoning, would someone be willing to

Cass- I can attend and take notes

6. Accessory Dwelling Units update

Cass- in reading Millville ADU code section C is not allowed per the state code. One thing we can do is parking

Brett- I would add the parking condition now so you don't have 10 cars on the road

Holly- I agree that's reasonable to add parking, because come winter you want them off the road for maintenance purposes like snow removal

Cass- we can require 1 additional spot according to state code

Brett- I like how Millville does define it as a " hard surface, such as concrete, asphalt, or gravel." Something else to add is a septic inspection.

Cass- We can require a septic inspection also. So I will add to our draft to city council, a parking space and septic inspection.

Brett- Its been discussed at city council to require an additional water connection, and we may prohibit separate utilities thus making it into a duplex. But for water we can have a separate meter due to our water situation.

Jadd- That may be something we would have to address later for future water use and regulation

Holly- per ut state code 10-9a-530 section 2, A municipality MAY NOT establish any restrictions or requirements for the construction or use of one internal accessory dwelling unit within a primary dwelling. I am worried if we do the water restriction we will be in violation of state code

Cass- the reality of these ADU is that it was a big house with a big family living in it. The kids have moved out now they have changed it into an ADU. So in reality the water usage was acceptable to begin with and comparable to the size of the house. Whether it be one big family or 2 smaller families now living in it.

Holly- we need to be in compliance with the state law

7. REVIEW OF NEWTON TOWN'S SUBDIVISION CODE from Hansen Planning Group

Holly – I did not hear anything from town council regarding the subdivision ordinance

Brett- I was not at town council meeting but was told Hansen Group had some suggestions listed for out town at the end of the document. Jake didn't have anything specific for me to share with you guys. It was noted that planning commission cant be the final approval so we essentially need a second committee/land use group.

Holly – in the end the choices are up to the city council, we can give input but that would just slow down the process and this needs to get done ASAP.

8. Adjourn
At 8:21pm

Minutes prepared by: _____
Nicole Kunzler, Assistant Town Clerk Approval Date