

Newton Planning Commission Meeting
November 14, 2024, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT

Meeting Agenda

1. Call to Order/Roll Call
2. Opening Ceremony –
3. Approve October 2024 Minutes
4. Accessory Dwelling Units update
5. REVIEW OF NEWTON TOWN'S SUBDIVISION CODE from Hansen Planning Group
6. Adjourn

Minutes:

1. Call to Order/Roll Call

Holly Call, Jadd Shelton, Brock Call, Cass Bleazard, Brett Peterson, Nicole Kunzler(recorder)

2. Opening Ceremony

Jadd Shelton

3. Approve October 2024 minutes

Jadd- I make a motion to approve October minutes

Holly – I 2nd that motion

All in favor

Brett- before we move on in the agenda, the town council and I would like to thank you guys for your help with the animal ordinance. We as a town council are going to make some updates. If any of you are approached negatively, please let us know. Overall, the meeting went pretty good.

Jadd- how did the vote go

Brett- we tabled the draft animal code to work on after we get Accessory Dwelling Unit and Hansen Group suggested subdivision code changes finished as they are on a deadline. In general, there was a lot of misunderstanding on the animal ordinance, but the town council will get an ordinance passed.

Cass- something that might help is to put it up on the screen & read through it

Brett- maybe put up on Facebook page and say something like “please read draft”

Brock- it was available online for people to read

4. Accessory Dwelling Units Update

Jadd- Holly will you lead the discussion?

Holly- if you can look at the document I emailed previously.

Cass- just to clarify, this is only addressing internal ADU, what do we do about non internal ADU?

Holly- yes, the state mandate only addresses internal ADU, for now we will leave it as only internal, but will still refer to it in general as ADU to stay fluent with the state code verbiage.

In section 11 they basically state they need a license

Brett- in the state code it says we can do permits

Holly- yes, we can do permits with renewals, but Karla recommends more of a license instead. That's why we can update section D to be permit or license.

Cass- on section E can we add more for septic?

Holly- yes, we can add an inspection to be completed on the septic. On section F we specifically have no Airbnb's or short term rentals less than 30 days. Moving on any concerns on section G, H, or I

Cass- let's take out section I

Jadd- the building permit required

Cass- a lot of ADU are people renting a basement, they aren't making structural changes, so they don't need a building permit

Holly- you are right, it can just be a door separating the 2 units

Brett- it's just an independent living space with a separate entrance and living and dining area

Holly- the state has defined internal ADU

Cass- one thing we can require is Parking site, we talked about adding that and I still feel we should

Jadd- I agree they should have a parking space

Brett- if it's not on the books and we have any issues there is nothing we can do. We need it to be in the code, so we have a recourse.

Jadd- how many renters are allowed

Brett- doesn't town code define a family, but the Utah code says we can't define a family

Jadd- one family per parcel, we are zoned single family

Holly- Single Family Dwelling (SFD) refers to a type of dwelling, what it looks like. For the parking, the owner must provide an additional parking spot

Cass- the parking space must be a hard type of surface, gravel, cement.

Jadd- this looks good now let's send to the Town Council and if they feel the need they can look into water burden issues with this ADU

Holly- I motion to submit ADU changes

Cass- I second

All in Favor

5. Review of Newton Towns Subdivision Code from Hansen Planning Group

Holly – we just need to address the questions Hansen Group had for us. In table A the review cycle for the town turnaround is 30 days, with a possibility of 45 days,

Brett- for the subdivision application review there are 2 options a light or heavy. The light version completes the review in no later than 15 business days, if population is over 5,000 no later than 30 business days. If Hansen group recommends it, I say let's go with it.

Holly – I will respond to Hansen group and pass on the recommendations to Town Council

Jadd- I motion to send to the Town Council

Holly I second

All in favor

6. Adjourn

Meeting adjourned 8:39pm

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