

Newton Town Council Meeting
August 6, 2026, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT
Minutes

Agenda

1. Call to Order/Roll Call
2. Opening ceremony, prayer or thought – Steven Jenkins
3. Approval of July 2, 2026, Minutes
4. Public comment period open for items not on agenda (discussion only)
5. Clarke Park – RAPZ grant award for asphalt walking path
6. Request for access approval to 200 North from county parcel 13-026-0010, Rod Rounds
7. DUP Cabin concerns – Heidi Hodgson
8. Adoption of new Fee Schedule – increase of building permit fees by Hyde Park City
9. 4th Quarter Financial Statement review
10. Newton code review
11. Report on Mayor/ Council Member Assignments
 - Mayor Rigby – Animal Control/Administration/Nuisance
 - Steven Jenkins – Buildings/Land Management/Library/Fire Dept.
 - Anzl Rhodes – Planning/Clerks/Parks
 - Brandon Taylor – Special Events/Youth Council
 - Jed Woodward – Water/Streets

1. Call to Order and Roll Call of Members present.

Mayor Craig Rigby called the meeting to order at 7:00 p.m.

Members present: Craig Rigby, Anzl Rhodes, Steven Jenkins, and Brandon Taylor

Absent: none. Electronic attendance by phone: Jed Woodward

Karla Ferguson (Recorder) and Kathryn Rigby (Treasurer) Cheryl Porritt (assistant town clerk)

Others in attendance: Roland Griffin, Rod Rounds, Katherine Mohlman, Michelle Benson, Ann Lemon, Jeremy Cooley, Jim Hodgson, Heidi Hodgson, Sarah Rigby, and Jacob Ames with Forsgren Associates.

2. Opening ceremony conducted by Brandon Taylor

3. The Newton Town Council meeting minutes for July 2, 2026, were approved.

4. Public comment period open for items not on agenda (discussion only)

None

5. Clarke Park – RAPZ grant award for asphalt walking path – Newton Town was notified of a RAPZ award of \$32,500 for the walking path. Roland Griffin said the project started today with digging. They plan to do asphalt on Monday. Roland would like signs that say no motorized vehicles on walking path. He would also like parking stops to separate the parking from the walking path where they share an edge. The parking stops would cost \$500 - \$600. Roland will order and install them. Karla Ferguson will order signs and posts. Roland discussed that next year he would like to look at adding a pavilion and 9 square to Clarke Park.

6. Request for access approval to 200 North from county parcel 13-026-0010 – Rod Rounds requested an approval letter from Newton Town to access 200 North. Mayor Rigby explained that he currently has access to 200 North for agriculture use. However, the new development agreement with the developers building the new 200 North Road specifies that any land use change is a triggering event that would trigger the payback clause to help in the cost of the 200 North Road. Because the road is currently being built, we do not know the costs yet. The payback

paragraph of the development agreement was reviewed. Mayor Rigby will check with the town attorney to determine if private lane access is a triggering event. It was discussed that if the use of the land remains agriculture it would not trigger the payback but a building permit or zoning change would. Jed Woodward said the access may need a culvert because there will be a swell on the north of 200 North. Rod Rounds asked if the 99 foot road right of way could be changed from 99 feet to 66 feet that is the same as required by Cache County. Rod Rounds will speak with the developer for access placement. It was discussed that the access portion needs to be asphalt and Cache County would have road requirements.

7. DUP Cabin concerns – Heidi Hodgson reviewed the history of the cabin, dismantling and rebuilding process, pictures, land donation and showed a rifle once owned by pioneer, John Jenkins. Heidi explained that she did not know about the Center Street Road widening project until after it was completed. She noted that when they went to plant flowers for July 4 that the planters were broken and that a plate in the cabin had broken. Heidi discussed that the church separated the sprinkling system and cut off the sprinklers watering the cabin lawn area without their knowledge and the new sprinklers blasted the cabin. Those sprinklers have been shut off until repairs can be made. Other issues Heidi complained about are the trees and grass removed, the soil was not prepped correctly for lawn, and the grading slope meets minimal requirements. The sprinkling system was discussed. Heidi said they may want a pollinator garden around the cabin instead of lawn. Mayor Rigby said the planting barrels have been replaced and to please submit the bill to Newton Town. Mayor Rigby asked for a proposal for topsoil, grading and a sidewalk to the cabin and to continue the conversation. A valve is located on the north/west side of the cabin for the sprinkling system.

8. Adoption of new Fee Schedule – increase of building permit fees by Hyde Park City – Hyde Park City building inspector, Darrin Hancey sent a letter In July informing us that building inspection rates are increasing. It was discussed that in the past \$250 plan review fee was assessed at the time of application because that fee is charged whether the applicant follows through with a building permit. The proposed plan review fee is 15% of building fee for SFD. However, we will not know the building fee until it is reviewed. Karla has asked for clarification from Hyde Park but has not heard back from them. It was decided that \$300 could be collected at time of application for plan review and then the remainder of the 15% at time of issuance for SFD. **All proposed fees were read and reviewed. Anzi Rhodes made a motion to accept the proposed fees. Steven Jenkins seconded the motion.**

Plan review fees

SFD (New Home)	15% of building permit fees, \$300.00 plan review fee due at time of application, remainder due at issuance
Residential remodel or alterations	\$100.00, if building value is under 100k, then 15% for over 100k
Residential Accessory buildings	\$100.00, 15% if value is over 100k
Residential Accessory buildings (DADU and ADU)	15% of the building permit fees
Solar plan review- residential	\$100.00 (additional plan review for resubmittal \$100.00 each review).
Commercial plan reviews	50% to 65% of building permit fee. Approval from BO required

Standard Permit fees

Residential solar permit fees	\$300.00 (without batteries) + \$100.00 plan review.
Residential solar permit fees	with battery system - \$400.00 + \$100.00 plan review.

Residential battery system added on after initial solar permit	\$100.00 + \$100.00 plan review.
Residential generator system	\$100.00 + \$100.00 plan review.
Residential electrical service upgrade	*\$100.00 (plan review not required).
Residential furnace replacement/upgraded	*\$100.00 (no review, this also includes a gas line inspection).
Residential water heater replacement	*\$100.00 (no review required unless upgrading gas line).
Residential water heater upgrade with gas line upgrades	*\$100.00
Residential Gener-Link permit	*\$100.00 (plan review not required).

Commercial Fees

Commercial plan reviews	40% to 65% of building permit fee.
Commercial solar fees	Over \$400k valuation - \$2000.00 permit fee \$600.00 plan review fee
Commercial signs	Monument or pole with electrical - \$250.00+ \$100.00 plan review fee
Commercial signs	Monument or pole without electrical - \$150.00+ \$100.00 plan review fee
Commercial signs	Wall Attached electrical sign - \$200 + \$100 plan review fee.

Plan review fees and fees with are not part of the contractual split. The fees will stay with the building department to cover inspection costs.*

Roll call vote:

COUNCILMEMBER	YES	NO	ABSENT	ABSTAIN
Craig Rigby	X			
Steven Jenkins	X			
Anzl Rhodes	X			
Brandon Taylor	X			
Jed Woodward	X			

PASSED by the Town Council of Newton, Utah, this 6th day of August, 2026.

9. 4th Quarter Financial Statement review – Postponed until next month's meeting.

10. Newton code review – Anzl Rhodes reported that animal control violations should be changed to a class b misdemeanor instead of a class c. Anzl will email more information for review before next town council meeting. The assigned person at BRAG is leaving but we did get help from him.

11. Report on Mayor/ Council Member Assignments – Craig Rigby reported that the pickleball mats have been installed. Anzl said the neighbors, Plainers, said the noise is bearable now. Jacob Ames reported that the engineer is happy with the quality of the road improvement on Center street. The road was chip sealed yesterday and they will do a final seal soon. And then they will do a final walk through with the contractor. Jed Woodward reported that Cache County will soon do chip seal on 7 blocks of roads. Also, the secondary water line on the east side of the park is getting fixed. Anzl Rhodes reported that planning is working on the town's General Plan. Brandon Bell from BRAG presented last month to the Newton Planning Commission and it was beneficial. They discussed digitizing water line maps. However, some of the water information would be classified due to security issues and should not be published for general use. Anzl talked with Cody Bartlett to get costs for putting up a permanent awning off the pavilion. It was discussed that it was planned to put an addition to the playground equipment at the park and to seek RAPZ

funding for that first rather than a pavilion at Clarke Park. Hodgson's said the Clarke Park land was donated to put up a fire station. Mayor Rigby said because Cache County dissolved the fire district it is unclear on funding and the future of the fire department right now. Brandon Taylor said the town celebration committee will do a review next month. Steven Jenkins reported that he is working on getting a new water heater for the town pavilion and may look into a tankless water heater. The library has finished their summer reading program, and it went well. The library will start a new story time when school starts.

The regular meeting was adjourned at 8:33 pm.

Minutes prepared by:

Karla R. Ferguson, Newton Town Clerk

Approval Date