

Newton Planning Commission Meeting
May 13, 2021, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT
Minutes

Agenda

1. Opening Ceremony/Roll Call
2. Approval of April Minutes
3. Conditional Use Application for temporary RV dwelling, Norm & Sue Gregory, 261 West 100 North
4. Terry & Sue Griffin, Cache County rezone and subdivision request of parcel 13-029-0002. Request letter of support or concern for Cache County because property is contiguous to Newton Town boundary and within the annexation policy plan area
5. Preliminary plan, subdivision of one lot into two, about 250 East 200 South, parcel 13-034-0066, Martin and Nancy Empey
6. Subdivision ordinance review
7. Adjournment

Members present: Martin Empey, Randy Christensen, Justin Cooley, Karla Ferguson (Recorder)

Absent: Reid Smith.

Others present: Kevin Rhodes, Norm Gregory, Sue Gregory, Terry Griffin, and Sue Griffin

1. Roll Call/Opening Ceremony – Randy Christensen

2. Minutes for April 2021 approved.

3. Conditional Use Application for temporary RV dwelling, Norm & Sue Gregory, 261 West 100 North – Norm Gregory explained to the Planning Commission that he purchased lot 5, Newton Hills Subdivision, Phase 1 with the intent to build a home. Because of the boom in the housing market, inflation and lack of building materials they have decided to wait to build until next year. The Gregory's will now develop the lot with power, culinary water, a septic system and a culvert under the driveway for the future home. They would like a conditional use permit to park their 5th wheel RV trailer on the lot until November 2021. They will relocate for the winter and then will be back in the spring of 2022 and hope to build a home then. They also would like to get a building permit for a large prebuilt shed to put on the property now. They may need to renew the conditional use permit again next year depending on the building situation. **The Newton Planning Commission approved the conditional use permit for Norm and Sue Gregory, 261 West 100 North, temporary RV dwelling to be renewed yearly if needed up to 5 years.**

4. Terry & Sue Griffin, Cache County rezone and subdivision request of parcel 13-029-0002. Request letter of support or concern for Cache County because property is contiguous to Newton Town boundary and within the annexation policy plan area – Terry and Sue Griffin explained that they would like to subdivide their Cache County parcel into 6 one acre lots along 6600 North with a large remaining parcel contiguous to Newton Town boundary. Lot size and the preliminary plan for the subdivision were reviewed. The Planning Commission members asked what the future plans for the development are and if they will be seeking annexation for the parcel at a future date. The Griffins responded that they would seek annexation if that is what Newton Town would like to do but future plans for the parcel were not answered. Martin Empey wanted to get more information and keep looking into it before giving a recommendation.

5. Preliminary plan, subdivision of one lot into two, about 250 East 200 South, parcel 13-034-0066, Martin and Nancy Empey – Martin Empey disclosed this is his personal property that he is seeking to subdivide. Martin explained that he would like to divide his home lot of 2.49 acres into two lots. The proposed new lot would consist of 1.03 acres and have street frontage of 246 feet. An easement will be

located on the South and East of the new lot for secondary water. Martin presented a letter from Bear River Health Department that the new proposed lot is acceptable for a septic system.

Justin Cooley made a motion to accept the preliminary plan for the Empey subdivision. Randy Christensen seconds the motion and all approve. The preliminary plan will move to the Town Council for approval.

Other business: Martin Empey reviewed the land use training he attended. Martin discussed Utah HB 82 mandates allowing accessory dwelling use. This bill must be addressed in our land use code by October. Martin discussed a requirement by the state to have 4 hours of continuing education for Planning Commission members. The continuing education is not required for our population size yet. Online training for land use is available at luau.utah.gov. Martin reviewed other items from the training. Martin will share the information he received with the Planning Commission members. Mayor Rhodes expressed that he would like Newton Town to fill in lots in town with building before annexing in additional property.

The meeting adjourned.

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