

Newton Planning Commission Meeting
June 10, 2021, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT
Minutes

Agenda

1. Opening Ceremony/Roll Call
2. Approval of May Minutes
3. 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
4. Preliminary plan Newton Hills subdivision, phase 2, 11 lots, parcels 13-028-0002 and 13-028-0003, approximately 200 North 300 West Newton
5. Concept plan for petition of annexation, parcel 13-020-0017, 13-020-0018 and 13-020-0019, 15 acres
6. Final plan, subdivision of one lot into two, about 250 East 200 South, parcel 13-034-0066, Martin and Nancy Empey
7. Adjournment

1. Roll Call/Opening Ceremony – Justin Cooley. Martin Empey welcomed Cole Richards as the new member of the Newton Planning Commission.

Members present: Martin Empey, Randy Christensen, Justin Cooley and Cole Richards. Karla Ferguson (Recorder)

Absent: Reid Smith.

Others present: Kevin Rhodes, Terry Griffin, Sue Griffin, Joyce Jenkins, Helen Helstern, Ben Johnston, Myron Benson, Van Jenkins, Von Brown, Bart Thompson, Jed Woodward, ValJay Rigby, Raelyn Rigby, Clark Rigby and Bill Bartsch.

2. Minutes for May 2021 approved.

3. 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 began the process of subdivision with Cache County and need a letter from the Town. The Griffins asked how long the letter was good for. Martin Empey said the letter was good for 60 days and not 5 years. Randy Christensen asked what the development plans were for the parcel. The Griffins discussed that the lot is currently zoned A10 in Cache County and can be divided into 6 lots but they may request an R5 rezone. The Griffins said they are not sure what they want to do and want to keep thinking about it and come back.

4. Preliminary plan Newton Hills subdivision, phase 2, 11 lots, parcels 13-028-0002 and 13-028-0003, approximately 200 North 300 West – Ben Johnston with Johnston Engineering discussed the preliminary construction plan. He was asked why the proposed lot 18 does not have the road completed in front of it but a turnaround at the west property line. Ben said that there is a dedicated street frontage and a dirt road existing in front of lot 18. Ben Johnston described the turnaround at lot 18 and that they do not want to develop the road through the slough area. Other construction plans were reviewed such as: secondary water lines have been extended but valves still need to be installed and drainage ditches will be installed on the new 200 North on both sides of the road. Drainage issues were reviewed. Martin Empey reminded the developers that a bond of 110% of the infrastructure will be required before final approval is given. Jed Woodward said he had some questions and was not in favor of a turn around. He doesn't want a dead end water line or road but a continuation to 100 West. Jed said he is the public works department and he doesn't agree with the design and would like the road to continue through to better accommodate snow plows,

emergency vehicles and traffic flow. Ben Jonston said eventually that is the plan but now just moving the dead end road 2 more blocks to 200 West. Cole Richards asked how long before phase 3 when they develop the remaining 5 acres and continue the road. Helen Helstern said they had planned to develop the 5 acres to the east of the slough area but they don't plan to develop it now and may just sell the 5 acre parcel as is. Martin Empey said he would like to inspect the proposed lot 18 and slough area and gather more information before making a decision. Mayor Rhodes asked about the street frontage and existing dirt road location. Martin Empey said he would talk to the town engineer and gather more information before the Planning Commission will make a decision.

5. Concept plan for petition of annexation, parcel 13-020-0017, 13-020-0018 and 13-020-0019, 15 acres – ValJay Rigby and Clark Rigby explained that they would like to propose extending the north boundary line one block further north to 300 North and almost 200 East. Clark explained that they would develop 4 lots along 200 North in the first phase. In the second phase they would extend 100 west and improve 300 North roads and subdivide the remaining parcel. Randy Christensen said the biggest concern with annexing is providing water. Joyce Jenkins from the audience said she is worried about water and that we need to provide for those within town first. ValJay Rigby responded that he recognizes the concern for water and that it is limited but if the town is willing to annex other property into town then this annexation should also be considered. ValJay discussed the Cache Water Conservancy District and that all tax payers in Cache County pay for this service and we should ask for assistance from them in seeking new water. Clark Rigby said without annexing, this property can still be developed in Cache County and they would rather go through the town so that the town benefits from property taxes. Clark explained that town infrastructure already runs on two borders of this property. Justin Cooley expressed that the town is worried about water especially with the drought and wants to fill in town lots before annexing. Randy Christensen asked for more information on the water conservancy district. Cole Richards asked how many additional lots could be developed in phase 2. Clark answered that up to 8 additional lots could be developed. **Martin Empey made a motion to accept the concept of annexation and to move forward with the petition of annexation. Roll call vote: Martin Empey – yes, Cole Richards – yes, Justin Cooley – no, and Randy Christensen – yes.** Randy Christensen asked what water studies need to be done. Water was discussed. Audience members made many comments about water. Clark Rigby asked that decisions be based on scientific information and asked if actual numbers for the amount of water, connections and what future growth could be accommodated could be provided. Martin Empey expressed that growth is happening whether it happens in town or out it will happen. Cole Richards asked if we can get more data on water and if it is a question of flow or storage.

6. Final plan, subdivision of one lot into two, about 250 East 200 South, parcel 13-034-0066, Martin and Nancy Empey – Martin Empey disclosed this was his personal property and has been given preliminary approval for a lot split in prior meetings and from Bear River Health Department for a septic system. Bill Bartsch asked what his intentions are with the lot. Martin Empey explained that he would like to refinance his home and would like the existing barn and lot split from his home lot. Martin said he doesn't intend to build on the new lot at this time but this would create a building lot. Audience members spoke out of turn expressing that they didn't want a single building lot next to their houses. It was explained that the Planning Commission members are following the subdivision code. **Planning Commission members made a motion and seconded it to approve the final plan for the Empey subdivision. All voted in favor.**

The meeting adjourned.

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

Approval Date