

Newton Planning Commission Meeting
September 9, 2021, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT
Minutes

Agenda

1. Opening Ceremony/Roll Call
2. Approval of July Minutes
3. Preliminary plan Anderson subdivision, one lot into two, 485 West 300 South
4. Preliminary plan Newton Hills subdivision, phase 2, parcels 13-028-0002 and 13-028-0003, approximately 200 North 300 West, Newton
5. Conditional Use Application for temporary RV dwelling, Reid and Naomi Smith, 40 North 300 West
6. Adjournment

1. Roll Call/Opening Ceremony – Reid Smith.

Start delayed until 7:10 for a quorum.

Members present: Martin Empey, Justin Cooley, and Cole Richards (arrived at 7:22).

Electronic (Zoom) attendance: Reid Smith. Karla Ferguson (Recorder) Absent: Randy Christensen

Others present: Doug Anderson, Kathryn Rigby, Gordon Anderson, Jeremy Cooley, Gordon Anderson, Jadd Shelton, Clair Christiansen and Kent Fabricius.

2. Minutes for August 2021 approved.

3. Preliminary plan Anderson subdivision, one lot into two, 485 West 300 South – Doug Anderson presented a preliminary plan of dividing their current house lot into two lots. At previous meetings it had been discussed that a street right-of-way needed to be deeded to the town for street frontage. The street right-of-way for 300 South on this block has now been deeded to the town and recorded. Doug Anderson requested that since this has been recorded that they would like to go forward with dividing their lot into two lots. Martin Empey discussed that the process will be simplified because it is a simple lot split but construction plans will need to be submitted for extending the water line and developing the road. Road development should refer to the Cache County road manual. Reid Smith reviewed that the water line has to be a full sized water line and not a branch off. It will not be required to extend the gas line. Martin Empey discussed that for the development of this property a construction plan and bond is required. It was also reviewed that if adjoining property owners develop property within 7 years they will be required to participate in the development costs. The construction plans will be reviewed by the town engineer. Martin Empey made a motion to approve the preliminary plan and pass on to the Newton Town Council the plan for splitting the Anderson property into two lots. The subdivision will require road improvements, water line extension and a bond. Cole Richards seconds the motion and all approve.

4. Preliminary plan Newton Hills subdivision, phase 2, parcels 13-028-0002 and 13-028-0003, approximately 200 North 300 West, Newton – Jeremy Cooley previously met with the Town Engineer and Martin Empey on adjusting the preliminary plan previously proposed. Jeremy Cooley would like to discuss a new concept before having the plan drafted. The new concept would be to eliminate the proposed lots 16, 17 and 18. The land for lot 16 would be combined with proposed lot 14 and 15. Those proposed lots would be adjusted to 1.23 acre lots. The land for proposed lots 17 and 18 would be offered to lot 6 and 7 for purchase to make those lots larger. This new concept would eliminate a turnaround road along 200 North. This would make the proposed phase 2 for Newton Hills subdivision into 8 lots.

Cole Richards made a motion to approve the changes to the preliminary plan to make larger lots, no hammerhead turnaround and to pass on to the Newton Town Council. Reid Smith seconds the motion. Role Call Vote: Reid Smith – yes, Martin Empey – yes, Cole Richards – yes, and Justin Cooley – abstained from the vote because he has a financial interest in the property.

5. Conditional Use Application for temporary RV dwelling, Reid and Naomi Smith, 40 North 300 West – Reid Smith discussed that they are ready to begin building a home on their lot and would like to temporarily live in their RV while they build a new home. The construction loan has been approved and they will have one year to complete the home. Martin Empey proposed to approve the temporary RV dwelling to be reviewed annually at 40 North 300 West. Justin seconds the motion and all approve.

Other business: It was discussed having a reminder for annual conditional use permit renewals. Karla Ferguson will put together a spreadsheet with the current three conditional use permits. Gordon Anderson asked if a study could be completed on how many homes our current water system could support. It was discussed that a water study needs to be completed and it will help when auto read meters are installed. Martin Empey discussed that we should look into increasing storage capacity. Clair Christiansen discussed water studies previously completed and including flow for emergency use.

The next regular meeting is scheduled for October 14 which is Cache County school district's fall break. It was approved to move the October meeting to October 21, 2021.

The meeting adjourned.

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