

Newton Planning Commission Meeting
October 21, 2021, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT
Minutes

Agenda

1. Opening Ceremony/Roll Call
2. Approval of September Minutes
3. Terry & Sue Griffin, (a) Cache County rezone to RU5 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.
(b) Concept plan for subdivision of one lot into two, Parcel 13-029-0007, approximately 480 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. Review new draft subdivision ordinance
6. Adjournment

1. Roll Call/Opening Ceremony – Justin Cooley

Members present: Martin Empery, Justin Cooley, and Reid Smith

Karla Ferguson (Recorder) Absent: Randy Christensen and Cole Richards

Others present: Brandt Helstern, Cory Griffin, Sue Griffin, Doug Anderson, Gordon Anderson, Jeremy Cooley, Jake Christiansen and Lauren Ryan.

2. Minutes for September 2021 approved.

3. Terry & Sue Griffin, (a) Cache County rezone to RU5 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. – Sue Griffin explained that they need a letter from Newton because they would like to subdivide and rezone a parcel of 65 acres that is next to Newton's southwest boundary line. They would like the parcel rezoned to an RU5 by Cache County. They would then subdivide the bottom 30 acres into 6 lots and leave the northern 30 acre piece in agriculture. There was a discussion on the proposed zoning, lot size and location. Concerns were raised about the proximity of the subdivision to Newton and impact on water. Lauren Ryan, Cache Countywide Planner, was asked to explain Cache County zoning code. Lauren explained that if property is contiguous to a municipality then the developer must provide a letter from the municipality in regards to it being a possible annexation area or to show that the municipality is aware of the request. A portion of the parcel is within the annexation policy plan. Martin Empery asked Planning Commission members if they supported the rezone of the parcel and subdivision. Justin Cooley supports the development. Reid Smith supports. Martin Empery does not support and opposes the rezone and subdivision of the parcel.

(b) Concept plan for subdivision of one lot into two, Parcel 13-029-0007, approximately 480 West 300 South – Sue Griffin discussed that parcel 13-029-0007 is within town boundaries and they would like to split the lot into two building lots. The survey was shown from the year 2000 when property was subdivided to the north of this parcel. This survey was not signed by Town Council or Planning. Planning Commission members discussed that for this to be subdivided and for building lots to be approved that a road and water line extension would need to be completed. It was discussed that they will be developing the road with the property owners to the north Doug and DeeDee Anderson. Martin Empery encouraged them to develop a

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construction plan and to work on a bond with the Anderson's for the required infrastructure development. The construction plan will need to be reviewed by the town engineer, Eric Dursteler.

5. Review new draft subdivision ordinance – A final draft of the proposed subdivision ordinance was reviewed in a workshop meeting prior to this meeting. The town attorney will review the draft ordinance. It was explained that the Planning Commission has been working with Cache Countywide Planner, Lauren Ryan on drafting the new ordinance for about 4 months. The new draft includes updates to comply with state legislative changes and will also include checklists of items to be completed. Martin Empey made a motion to recommend the adoption of the Title 10 subdivision ordinance to the Newton Town Council. All approve. It was discussed that we will receive a review from the town attorney and the Newton Town Council will hold a public hearing on the proposed ordinance.

4. Preliminary plan Newton Hills subdivision, phase 2, parcels 13-028-0002 and 13-028-0003, approximately 200 North 300 West, Newton – Brandt Helstern and Jeremy Cooley reviewed changes to the plan from the changes proposed last month. Justin Cooley disclosed that he owns a portion of the land being subdivided. The proposed plan would now also include parcel 13-028-0006. The developers propose to not have any more phases and subdivide all 3 parcels into 16 building lots and complete the 200 North road from the west property boundary near 400 West to 100 West. Concerns for the slough area were discussed. It is proposed to install a 48" culvert for the slough under the new 200 North road. Drainage ditches would also be installed east to west along 200 North. The proposed slope and design for the road were reviewed. The proposed construction plans will be submitted to the town engineer for review. Concerns that the proposed lot 18 is in a flood zone were expressed. Planning commission members wondered if it is buildable for a septic system. It is recommended that lot 18 be looked at whether a septic system could be constructed. **Reid Smith made a motion to proceed with presenting the preliminary plan for the subdivision to the Newton Town Council. All approve.** It was suggested that the plat should include that if any development in Cache County should occur along 200 North within 7 years then they should participate in a portion of the cost to build the road. Martin Empey discussed that concerns have been brought up about spring runoff coming off the field to the north into the newly developed subdivision and how they plan to accommodate spring runoff. Brandt Helstern discussed that ditches will be installed when 200 North is built and suggests that existing culverts on 400 West be fixed. Kevin Rhodes asked if they will sell all building lots right away. Brandt Helstern replied that the intention is to immediately sell all lots.

The meeting adjourned.

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