

Newton Planning Commission Meeting
March 10, 2022, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT
Minutes

Agenda

1. Call to Order/Roll Call
2. Opening Ceremony
3. Approval of February 10, 2022, and February 17, 2022, minutes
4. Final plan Jenkins's subdivision, one lot into two, David and Terrie Jenkins, 291 South 200 West
5. Request for accessory dwelling unit and zoning change, 185 North 400 West, Bonnie Hamlin
6. Renewal of conditional use permit for temporary RV dwelling, Norm and Sue Gregory, 261 West 100 North, amend to 329 West 100 North, Brett Larson
7. Draft Subdivision Ordinance Review
8. Adjournment

1. Roll Call

Members present: Martin Empey, Justin Cooley, Rich Olsen and Reid Smith. Barry Myers (arrived at 7:13)
Karla Ferguson - Recorder

Others present: David Jenkins, Terrie Jenkins, Brett Petersen, Brett Larson and Jed Woodward.

2. Opening Ceremony – Reid Smith

3. Minutes for February 10, 2022, and February 17, 2022, approved.

4. Final plan Jenkins's subdivision, one lot into two, David and Terrie Jenkins, 291 South 200 West. –

David and Terrie Jenkins reviewed that the Newton Town Council asked that the property line be adjusted again to allow for 10 feet from the corner of the existing shed. The survey showed the adjustment. Martin Empey made a motion to approve the subdivision. Justin Cooley seconds the motion. All members approved. Rich Olsen signed the mylar. Next step for this subdivision is receive final approval from the Newton Town Council.

5. Request for accessory dwelling unit and zoning change, 185 North 400 West, Bonnie Hamlin – Not in attendance. Agenda item dismissed.

6. Renewal of conditional use permit for temporary RV dwelling, Norm and Sue Gregory, 261 West 100 North, amend to 329 West 100 North, - Brett Larson explained that Norm and Sue Gregory currently have a conditional use permit for their RV trailer to be lived in, on their lot, while they are building. The Gregory's have been gone for the winter and will move back to Newton April 1. However, the construction of their new home is not completed, and the contractor does not want them to park the trailer on the lot yet. Brett Larson has offered for the Gregory's to live in their trailer at his house for 6 weeks until their home is completed. Martin Empey said they will need to apply for a new permit for Brett Larson's property. There was a discussion about tying into the septic system. Jed Woodward discussed how septic systems are designed for number of bedrooms and bathrooms. Brett Larson said their system is planned for more bedrooms and bathrooms than they have not completed yet. Brett Petersen suggested that the Planning Commission could look at adding length of stay to an ordinance to help protect systems. The Planning Commission members asked Brett Larson to fill out a new application for his property and attend the next month's meeting for a decision.

7. Draft Subdivision Ordinance Review – A subdivision workshop has been scheduled for March 17 at 6 p.m. to review the draft ordinance with Countywide planner, Lauren Ryan. There was a discussion about making changes to the draft ordinance and approving it and then adding the exaction of water later.

Other business – Reid Smith discussed that the Planning Commission has worked on a draft animal ordinance in the past but has not completed it. Reid would like to finish working on it. There was a discussion on the different drafts of the animal ordinance. Karla Ferguson will email the different drafts of the animal ordinance to the Planning Commission for their review. Martin Empey discussed that Larsen Farms subdivision was approved but lot 5 has only 137.5 feet of street frontage. Jed Woodward reviewed that between the times of preliminary approval and final approval the surveyor adjusted lot 5 to meet the legal description of the existing lot to the south rather than the existing fence line. This was not brought to our attention and the subdivision was approved. The Mayor, Jed Woodward and Karla Ferguson discussed this situation with the town attorney, Seth Tait. The town attorney said because we approved it, that the lot is a legal non-conforming lot and can be built on. However, we can still work with the property owners to see if a lot line adjustment can be done for lot 5 to have enough street frontage. Options for correcting this were discussed.

It was discussed that we need help to approve setbacks for building permits. Reid Smith volunteered to review setbacks. Martin Empey will assist, and Barry Myers also offered to be back up for setback approval.

The meeting adjourned.

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