

Newton Planning Commission Meeting
May 11, 2023, 7:00 P.M.
Newton Town Hall, 51 South Center, Newton UT
Minutes

Agenda

1. Call to Order/Roll Call
2. Opening Ceremony Justin Cooley
3. Approval of April 2023, minutes
4. Josh May, Parcel 13-023-0039, approximately 30 South Center, lot line adjustment, B) 13-0023-0035, 22 East Main, recording of plat correction.
5. Draft water exaction code review
6. Adjournment

1. Roll Call

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

Karla Ferguson – Recorder.

Absent: Barry Myers and Rich Olsen

Others present: Mike Benson

Present electronically by Zoom: Brett Petersen

2. Opening Ceremony – by Justin Cooley

Other business: Mayor Mike Benson asked for feedback from the Newton Planning Commission and recommendations on enforcing Newton right-of-way code or changes. Planning Commission members discussed enforcing the current code fairly and equally for all residents. Reid Smith made a motion to approve enforcing the current right-of-way code. Justin Cooley seconded the motion. Martin Empey – yes, Justin Cooley – yes, Reid Smith – yes. Absent: Barry Myers and Rich Olsen.

Reid Smith said two months ago he intended to say his term was at an end and he would like to resign from the Newton Planning Commission. However, he was paged out of the meeting for a fire call. Reid Smith said he will be stepping down from the Newton Planning Commission. Brett Petersen thanked him for his service and let him know that the Newton Town Council has approved a replacement for Reid.

3. Minutes for April 2023, approved.

4. Josh May, Parcel 13-023-0039, approximately 30 South Center, lot line adjustment, B) 13-0023-0035, 22 East Main, recording of plat correction – Josh May explained he has applied for a building permit and discovered after submitting his site plan that the county has mistakenly recorded his lot, parcel 13-0023-0035, with old lot lines. Josh May reviewed that his property was subdivided by the previous owner in 2009 into 3 lots. Josh May bought the property with the Newton Market on it (parcel 13-023-0009, 10 East Main) and then five years later purchased lots 2 and 3, parcel 13-0023-0035. Josh May has been working with the Cache County recorders office which has somehow switched the recording to the 1952 subdivision rather than the 2009 subdivision. Cache County and Hickman Title are working to restore the recorded lines to the correct version, but it may take a couple of months. Josh May showed the 2009 subdivision survey. Meanwhile, Josh May would like to put an addition onto the east side of his house. The three lots are zoned commercial. The new Cache County Recorder will not assign a separate parcel # for lot 3 until it is sold to a different owner. Josh May discussed that he has also

purchased the adjacent inner block parcel of 13-023-0039 with an existing hay barn on it. The adjoining parcel 13-023-0008, 24 South Center, with a home is being sold. Josh May is working with the current owner of the home, David Milligan, to adjust the lot lines. The lot lines would be adjusted 0.08 of an acre with additional street frontage on Center street for the house lot and adjusting the back of the lot by 0.08 of an acre to the inner block lot with the hay barn. A recorded easement with access to the barns would also be recorded. The Planning Commission was okay with the lot line adjustment.

5. Draft water exaction code review – Brett Petersen discussed the edited draft water exaction code now includes items discussed in the last meeting and comments received. The current version dated 5-2-23 should be reviewed and make any additional suggestions to Brett Petersen.

Other business: Martin Empey remarked that Cache County has hired a new county wide planner and we should use this resource. Mike Benson asked the planning commission about the draft animal code and asked them to begin working on it again. Reid Smith reviewed the draft animal code and how the suggested point system works. It was asked to place on next month's agenda to begin reviewing the draft animal code again. Draft animal code and agricultural zones were discussed. Enforcement issues were also discussed. Brett Petersen said Cass Bleazard will fill Reid Smith's place on the Newton Planning Commission. Brett again thanked Reid for his service.

6. The meeting adjourned.

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