

Minutes of the Regular Trenton Town Planning and Zoning Meeting held on Tuesday April 18, 2023, at 7 p.m., in the Trenton Town Hall, 17 East Main, Trenton, Utah.

Present:	Chairperson	Meghan Downs
	Commissioners:	Anne Spackman
		Darris Page
	Clerk:	Macall Smith
	Councilmember:	Kyle Kingston
Excused:	Commissioner:	Pauline Udy
Guests: Seth Mayberry, Angie Erickson and Nicholas Erickson.		

Chairperson Downs called the meeting to order at 7:00 p.m.

Approval of Agenda

COMMISSIONER SPACKMAN MOVED TO APPROVE THE JUNE 20, 2023, MEETING AGENDA AS PRINTED WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

Commissioner Page pointed out that his name was spelt incorrectly. COMMISSIONER SPACKMAN MOVED TO APPROVE THE MAY 18, 2023, MEETING MINUTES WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment

There was no public comment at this time.

Extensions of building process extension dates and changes- Seth & Lindsey Mayberry/Review of Zoning Clearance timelines

These two items were discussed together. Seth Mayberry discussed with the Commission the possibility of extending his deadline for getting a building permit from the County. Councilmember Kingston stated that it used to be required to have the Zoning Clearance within 120 days but that has been changed to 240 days, as far as the water hook-up procedure is concerned. Councilmember Kingston stated that adjustments were discussed at the Town Council. Commissioner Spackman stated that she looked at the County requirements and the County building permit states that you have 180 day to begin working on a building. Mr. Mayberry shared that he has discussed the issue with The Town Council and after the discussion he proposed a 2-year time frame for a timeline to getting a building permit. Chairperson Downs stated that she feels that 6 month from getting a building permit to make progress is doable. The Commission reviewed the Zoning Ordinance. Chairperson Downs discussed allowing for extensions that are allowed due to hiccups with decisions based on approval by the Zoning Commission. The Commission discussed that multiple extensions could be done by the Commission. The Commission discussed adding 3-4 months and changing the ordinance. Mr. Mayberry asked if he could have an extension because his home needed reengineering and was being delayed by that. The Commission discussed 10.2b, he discussed adding wording that allowed for extension of the deadlines with documentation showing why there is a delay. The Commission asked for a letter or email from the engineer working on his plans that provided documentation for the delay, they were okay with giving him an extension of 30 days. Commissioner Page shared that in his opinion that once you begin building you should have the house built within 6 months. Commissioner Spackman stated that she feels it is realistic to have a home to the rough frame stages within 6 months of getting a building permit. The Commission discussed looking at the language in 10.2b and changing it to what the County requires and updating the Ordinance to reflect the discussed changes, including the wording that with appropriate documentation an extension can be granted at the discretion of the Commission. Mr. Mayberry reviewed what had been discussed stating that he would send an email to Clerk Smith stating that to the advantage of the new rules, he needs an extension because of the additional engineering required on the plans.

Follow-up on discussion regarding people living in RV's

The Commission discussed the properties that this is an issue and how to deal with the situation. The Commission

discussed the safety issues involved with people living in an RV next to someone's house. The Commission reviewed the need to look at wording reviews and looking at Lewiston's ordinance for ideas of how to deal with accessory dwelling units. The Commission determined to find out more information for next month's meeting, Councilmember Kingston stated that he will find out more information.

Nicholas Erickson asked what he would need to do to work on a road that would lead back to the house that they intend to build. The Commission discussed that he should talk with Councilmember Merrill and Fire Chief Kingston about requirements regarding roads and fire suppression.

Adjournment

There being no further business to come before the Commission, COMMISSIONER SPACKMAN MOVED TO ADJOURN THE MEETING AT 7:55 PM WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.