

Minutes of the *Regular* Meeting of the Trenton Town Planning & Zoning Commission held on Tuesday August 15, 2023, at 7 p.m., in the Trenton Town Hall, 17 East Main, Trenton, Utah.

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Present:	Chairperson	Meghan Downs
	Commissioners:	Anne Spackman
		Darris Page
	Clerk:	Macall Smith
	Councilmember:	Kyle Kingston
Excused	Commissioner:	Pauline Udy

Guests: Janet Cottle, Katie Bell, Ed Cottle, Darrin Mathis and Seth Mayberry.

Chairperson Downs called the meeting to order at 7:07 p.m.

Approval of Agenda

COMMISSIONER SPACKMAN MOVED TO APPROVE THE AUGUST 15, 2023, MEETING AGENDA AS PRINTED WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

COMMISSIONER SPACKMAN MOVED TO APPROVE THE JULY 18, 2023, MEETING MINUTES WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment

Kaite Bell shared some thoughts on business in the Agriculture Zone, she wondered what the difference between what her parents proposed event and other businesses within the Agriculture Zone. She stated that she felt that Rachelle Ludwinski used the Planning Commission to single out the Cottles.

Update on County Building Permit

Seth Mayberry reported to the Commission that his engineer that he has hired has had a medical issue and they have had to hire a new engineer. He stated that this is putting them behind schedule. He shared that the new engineer would have the plans ready in about 4-6 weeks for the County to review. COMMISSIONER PAGE MOTIONED TO GIVE A FOUR WEEK EXTENSION WITH COMMISSIONER SPACKMAN SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Special Event Permit/ Adding agritourism, and temporary dwelling language to Zoning Ordinance

The commission reviewed Special Event Permits from other municipalities. Commissioner Spackman stated that she has spent a lot of time researching the issue, talking with the Mayor of Mendon. She shared that both Mendon and Hyde Park have decided to go with the Special Event Permit instead of an agritourism addition to the Zoning Ordinance. She reviewed Hyde Parks Ordinance along with the permit that they use. She pointed out that there are some events that don't require a permit. She also shared that she hasn't heard back from the County on any of the questions that she asked them. Chairperson Downs shared Brigham City's Special Event permit. The Commission discussed aspects of the event such as the frequency and scope of the event and how to deal with those in the permitting process. The Commission discussed that they would need to add "Special Event" to the permitted uses of the Agriculture Zone. Katie Bell read from the Cache County Ordinance, #8.40.20 dealing with Special Events. The Commission discussed events that may not need a permit, such as church sponsored activities on church property and family reunions. They discussed the best way to add language to the Zoning Ordinance. They liked the idea of every Agritourism event obtaining a Special Event Permit. The Commission discussed if a Chapter needed to be added to the Zoning Ordinance dealing with Special Events. They liked the idea of adding a chapter, stating that putting it in as Chapter 9 and using Hyde Park and Brigham City as an example of language and formatting. The Commission really liked the Hyde Park application and stated that they would like to pull many parts from the application. The Commission discussed that a \$25 fee seemed appropriate.

Clerk Smith asked about the language dealing with leaving in a trailer, the Commission wondered about if

Conditional uses require public hearing, if State Code required it or if the Town's ordinance requires it. Clerk Smith stated that she would do some research into State Code requirements regarding Conditional Uses.

The Commission discussed updates to the Subdivision law under Utah State Code. Commissioner Spackman read some of the changes that were made with the last legislative session.

Adjournment

There being no further business to come before the Commission, COMMISSIONER SPACKMAN MOVED TO ADJOURN THE MEETING AT 8:30 PM WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.