

Minutes of the *Regular* Meeting of the Trenton Town Planning & Zoning Commission held on Tuesday September 19, 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
		Pauline Udy
	Clerk:	Macall Smith
	Councilmember:	Kyle Kingston

Guests: Rhett Crandall, Debra Lorenz and Mayor Lynn Payne.

Chairperson Downs called the meeting to order at 7:03 p.m.

Approval of Agenda

COMMISSIONER UDY MOVED TO APPROVE THE SEPTEMBER 19, 2023, MEETING AGENDA AS PRINTED WITH COMMISSIONER SPACKMAN SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

COMMISSIONER SPACKMAN MOVED TO APPROVE THE AUGUST 15, 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.

Zoning Clearance- Cecil Payne

Debra Lorenz was representing Cecil Payne. She explained that he would like to build a carport. The Commission reviewed the application. COMMISSIONER SPACKMAN MOTIONED TO APPROVE CECIL PAYNE'S ZONING CLEARANCE WITH COMMISSIONER UDY SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Zoning Clearance- Rhett Crandall

Rhett Crandall explained that he would like a Zoning Clearance to build a 30 X 50 livestock and hay shed. He explained that as part of the project he would extend the gravel driveway on the north side of his home. Commissioner Spackman stated that the lot was a legal non-conforming lot. COMMISSIONER UDY MOVED TO APPROVE THE ZONING CLEARANCE FOR RHETT CRANDALL WITH COMMISSIONER PAGE SECONDING THE MOTION WITH ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Adding Agritourism, and temporary dwelling language to Zoning Ordinance

The commission reviewed the updated Zoning Ordinance with respect to the temporary dwelling wording. They determined to put language in chapters dealing with the requirements of each Zone.

Special Event Permit

The Commission reviewed the Special Event Permit; they noted several duplications on the permit that needed to be removed and stated that they liked the way the permit looked. They wanted a section for comments to be added to the permit underneath the place for a signature. The Commission discussed the Chapter in the Ordinance that will deal with Special Event Permit's. They asked for language to be added to the chapter that stated, *including but not limited to Town roads, Town property, or at a business licensed with Trenton Town*. They discussed whether a definition of agritourism was needed, they felt that just calling it an event would take care of any questions. The Commission discussed the question of liability and how much insurance coverage would be needed.

Clerk Smith let the commission know of a property owner that had quit claimed the town road without consent from the town, she stated that the County is undoing the problem, and she wanted to give them a heads up in case they are

approached by the property owner.

Adjournment

There being no further business to come before the Commission, COMMISSIONER SPACKMAN MOVED TO ADJOURN THE MEETING AT 7:51 PM WITH COMMISSIONER UDY SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.