

Minutes of the *Regular* Meeting of the Trenton Town Planning & Zoning Commission held on Tuesday October 17, 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: Cleone Allsop, Mark Adams, Laura Adams and Rachelle Ludwinski.

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

Approval of Agenda

COMMISSIONER SPACKMAN MOVED TO APPROVE THE OCTOBER 17, 2023, MEETING AGENDA AS PRINTED WITH COMMISSIONER UDY SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

COMMISSIONER PAGE MOVED TO APPROVE THE SEPTEMBER 19, 2023, MEETING MINUTES WITH COMMISSIONER UDY SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment

Rachelle Ludwinski asked some questions about remodeling a barn on her property. She explained that there are some issues that would need to be fixed, the floor etc. The Commission stated that a Zoning Clearance would be needed. They stated that if you change the size knock it down, they will need a Zoning Clearance and potentially a Building permit through the County. She also explained the Civil Enforcement Ordinance and shared that the town attorney shared that this would allow the town to enforce ordinances with more teeth behind it. She shared that the town would have the opportunity to decide the fines that go along with the Ordinance.

Review of Agritourism, and temporary dwelling language to Zoning Ordinance

The commission language that was added was based on last month's discussion. They noted that the same language was added to each Zone's chapter. The Commission discussed making changes to page 25 of the ordinance along with the individual Zones. They also discussed the appropriate length of time for a "temporary" dwelling, discussed adding the definition of a temporary dwelling, "... a structure that meets doesn't meet occupancy is not designed for a long term use but merely to serve some function in the short term, temporary, longer than two weeks but not more than six months of occupancy, such as a motorhome, transportable structure with or without wheels for human habitation." Clerk Smith reviewed the discussed changes, stating that the Commission wanted to change/add the following language: change the word "conditional use" to *temporary dwelling permit* in each of the Zone chapters, add to permitted used to b) *one per lot*, add a definition that says, "... a structure is not designed for a long term use but merely to serve some function in the short term, temporary, longer than two weeks but not more than six months of occupancy, such as camper, motorhome, transportable structure with or without wheels for human habitation." They discussed adding language stating that one per lot was allowed and that it was approved for use in all Zones and remove any language that restricts it to just the Agriculture Zone, they discussed that it would fit the requirements of all Zones and would make it possible use in all Zones.

Councilmember Kingston stated that he would forward the Civil Enforcement Ordinance to the Commissioners.

Special Event Permit Finalization

COMMISSIONER SPACKMAN MOVED TO APPROVE THE SPECIAL EVENT APPLICATION WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

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Adjournment

There being no further business to come before the Commission, COMMISSIONER UDY MOVED TO ADJOURN THE MEETING AT 7:34 PM WITH COMMISSIONER SPACKMAN SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

The Commission determined to hold November's meeting on November 14, 2023, at 7 p.m. and not hold a meeting in December.