

Minutes of the Regular Trenton Town Planning and Zoning Meeting held on Tuesday March 19, 2024, at 7 p.m., in the Trenton Town Hall, 17 East Main, Trenton, Utah.

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

Guests: Cleone Allsop, Lloyd Buttars, John Nelson, Ryan Clark and Mayor Lynn Payne.

Chairperson Downs called the meeting to order at 7:01 p.m.

**Approval of Agenda**

COMMISSIONER SPACKMAN MOVED TO APPROVE THE MARCH 19, 2024, MEETING AGENDA AS PRINTED WITH COMMISSIONER UDY SECONDDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

**Approval of Minutes**

Chairperson Downs pointed out that the “for” that was in the 2<sup>nd</sup> to last paragraph needed to be removed. COMMISSIONER UDY MOVED TO APPROVE THE FEBRUARY 20, 2024, MEETING MINUTES WITH THE NOTED CHANGES COMMISSIONER PAGE SECONDDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Chairperson Downs introduced Darrin Mathis to the Commission and thanked him for his willingness to serve.

**Public Comment**

Lloyd Buttars commented on the temporary housing section of the Ordinance that was being discussed. He shared that he doesn’t feel that a trailer behind a house has any impact on the town’s water situation.

**Rezone Application- Intermountain Farmers Association, represented by Ryan Clark**

Mr. Clark stated that IFA wants to expand the services of the plant in Trenton by building a fertilizer storage facility. He noted that the portion of the property that would have the storage facility is located in the A-5 zone and was in attendance to discuss a possible rezone into the Commercial Zone. Commissioner Spackman stated that she has looked through the Ordinance and feels that a fertilizer storage facility would fall within the permitted uses for the A-5 zone. The Commission was hesitant to move forward with a rezone when one didn’t seem necessary. Commissioner Spackman read the from Chapter 17 of the Zoning Ordinance aloud. The Commission agreed that a fertilizer storage facility was within the approved uses of the Agriculture Zone, which made a rezone unnecessary. They discussed that access would be the current driveway. The Commission discussed the various impacts of a rezone versus stating that the desired use fell within the definition of agriculture. COMMISSIONER SPACKMAN MOVED THAT THE COMMISSION DETERMINED TO KEEP THE CURRENT A-5 ZONE AND COMMERCIAL ZONES THE SAME AND ALLOW IFA TO SUBMIT A ZONING CLEARANCE FOR A FERTILIZER STORAGE BUILDING ON THE A-5 PROPERTY, DUE TO THE REQUEST FALLING WITHIN THE REQUIREMENTS OF THE A-5 ZONE A REZONE WAS NOT NECESSARY. COMMISSIONER UDY SECONDED THE MOTION WITH ALL IN ATTENDANCE VOTING AYE.

**Finalization of Temporary dwelling language to Zoning Ordinance**

The Commission discussed the changes to the temporary dwelling language, they discussed adding the timelines for the permitting process. They reviewed the new language for requiring a building when a temporary dwelling is being used in conjunction with building a house.

**Temporary Dwelling Permit**

The Commission discussed a few minor changes to the permit including adding a section that allowed for an

“intended use” description and the wording “if required” to the signature of local health department. They felt that both would clarify the process and make it simpler.

The Commission discussed sending the updated language to the town attorney to review and have a final review next month where his suggestions could be discussed.

***Adjournment***

There being no further business to come before the Commission, COMMISSIONER UDY MOVED TO ADJOURN THE MEETING AT 8:07 PM WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.