

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

Present:	Chairperson	Meghan Downs
	Commissioners:	Anne Spackman Darris Page Darrin Mathis
Excused:	Councilmember:	Kyle Kingston
	Commissioner:	Pauline Udy

Guests: Cleone Allsop and Sandy Spackman

Commissioner Spackman called the meeting to order at 7:00 p.m.

Approval of Agenda

COMMISSIONER SPACKMAN MOVED TO APPROVE THE SEPTEMBER 17, 2024, MEETING AGENDA AS PRINTED WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

COMMISSIONER MATHIS MOVED TO APPROVE THE AUGUST 20, 2024, MEETING MINUTES WITH COMMISSIONER SPACKMAN SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment

There was no public comment at this time.

The Commission reviewed the proposed section of the Zoning Ordinance dealing with the Special Event Chapter proposed to be added to the Zoning Ordinance. They shared the purpose and details of the Special Event permit; they discussed some of the events that may require a permit. They also shared info regarding the temporary dwelling language being proposed to be added to chapter 2 of the Zoning Ordinance. They shared what is required for a temporary dwelling permit and reviewed the definitions of trailer, mobile home etc.

7:10 p.m.- Public Hearing concerning adoption of the updated Zoning Ordinance, particularly the addition of a Special Events chapter and wording related to Temporary Dwellings

At 7:10 PM COMMISSIONER SPACKMAN MOVED TO OPEN THE PUBLIC HEARING CONCERNING ADOPTION OF THE UPDATED ZONING ORDINANCE, PARTICULARLY THE ADDITION OF A SPECIAL EVENTS CHAPTER AND WORDING RELATED TO TEMPORARY DWELLINGS WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

The Commission asked for questions from the public.

Sandy Spackman asked if there were any teeth or consequence of staying in a temporary dwelling for longer than 6 months, or when the permit expired. Commissioner Spackman stated that a fine could be imposed. Councilmember Kingston stated that it would go before the town council. Clerk Smith stated that they could put a line in the ordinance defining what kind of a fee would be imposed.

Cleone Allsop asked if there had been any attempts to contact people who currently are in violation of the temporary dwelling section. Ms. Spackman asked if there was anyone in the town who would enforce the ordinance. Councilmember Kingston stated that if there were complaints from neighbors this ordinance will put the town on a firmer foundation so that they can then deal with noncompliance. He stated that the town doesn't want to kick people out of their homes. Ms. Spackman stated that she thought that the ordinance was also to ensure that there is one home per water meter.

Ms. Spackman asked if there was anyone who would be grandfathered on the issue or if situations like this are

currently here will they have to comply with the Ordinance. Chairperson Downs stated that the ordinance already says one dwelling per water meter so these changes will just give the town more teeth when dealing with those who violate the ordinance.

Ms. Allsop asked if there was a time frame for them to comply. Commissioner Mathis stated that he felt timelines could be dealt with when notification is given. The Commission discussed adding language stating, "Violation of the provisions of this title shall be guilty of a class C misdemeanor, and in addition to the fine for such violation, the violator shall pay all cost and expenses involved in the case as noted in Chapter 11.8 of the Trenton Town Zoning Ordinance."

Ms. Allsop asked if the notification would be by certified letter.

Ms. Spackman asked about ADU, and if there were regulations that deal with that and how emergency services would be provided and how they would be improved with the passing of the Ordinance.

At 7:31 PM COMMISSIONER SPACKMAN MOVED TO CLOSE THE PUBLIC HEARING CONCERNING ADOPTION OF THE UPDATED ZONING ORDINANCE, PARTICULARLY THE ADDITION OF A SPECIAL EVENTS CHAPTER AND WORDING RELATED TO TEMPORARY DWELLINGS WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Zoning Ordinance determination on sending to Town Council

COMMISSIONER PAGE MOVED TO ADD FEE LANGUAGE TO THE ORDINANCE AND SEND TO THE TOWN COUNCIL WITH COMMISSIONER SPACKMAN SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Councilmember Kingston stated that Commissioner Udy has been serving for a while and asked for suggestions to fill her seat.

Ms. Spackman asked how the requirement for neighbors' permission would work.

Adjournment

There being no further business to come before the Commission, COMMISSIONER MATHIS MOVED TO ADJOURN THE MEETING AT 7:35 PM WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.