

Minutes of the *Regular* Meeting of the Trenton Town Planning & Zoning Commission held on Tuesday March 18, 2025, 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
		Darrin Mathis
	Councilmember:	Kyle Kingston

Guests: Kevin Pack, Mayor Lynn Payne

Chairperson Downs called the meeting to order at 7:02 p.m.

Approval of Agenda

COMMISSIONER MATHIS MOVED TO APPROVE THE MARCH 18, 2025, MEETING AGENDA AS PRINTED WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

COMMISSIONER PAGE MOVED TO APPROVE THE FEBRUARY 18, 2025, MEETING MINUTES WITH COMMISSIONER MATHIS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment

There was no public comment at this time.

Zoning Clearance-Anabel Guadarrama

The Commission reviewed the Zoning Clearance of Anabel Guadarrama. Kevin Pack was in attendance representing Ms. Guadarrama. The Commission discussed that the new home needs to be attached to the existing home and that all setbacks need to be maintained. Mr. Pack stated that the septic tank is being replaced and enlarged, he shared that they are still waiting to hear back from UDOT on the road access approval. He explained that they are required to abandon 1 of the accesses and instead use the second existing access for the entire property. Chairperson Downs stated that the home as presented looked like a duplex and that this doesn't fall within the requirements of the town ordinance. She stated that the door on the old house needs to be moved to the side in order to have the home appear as one home not two. She emphasized that the home needs to look like one house not a duplex. The Commission asked Mr. Pack to update the site plan to reflect the changes discussed so that they could look at it before granting approval. Mr. Pack updated the paperwork to state that the door would be removed, the carport is enclosed, and the house would have one main entrance, and the new house would be attached by a common wall to the old house with the appearance of one home. COMMISSIONER SPACKMAN MOVED TO APPROVE THE ZONING CLEARANCE FOR ANABEL GUADARRAMA PENDING APPROVAL BY UDOT AND WITH THE CHANGE TO THE APPLICATION THAT STATES THAT THERE WILL BE ONE COMMON WALL WITH THE NEW AND OLD PARTS OF THE HOME AND ONE ENTRANCE TO THE HOME WITH COMMISSIONER PAGE SECONDING THE MOTION AND WITH COMMISSIONERS SPACKMAN, DOWNS AND PAGE VOTING IN FAVOR AND COMMISSIONER MATHIS VOTING AGAINST, THE MOTION PASSED.

Subdivision update discussion

Clerk Smith shared the changes to Utah Code regarding Subdivision Ordinances. She stated that a price of \$3000 was received to have outside help from Mike Hansen in updating the town's ordinance and that State funding is no longer available. The Commission asked that she send out the paperwork explaining what needed to be changed and then they would discuss it next month.

Internal Accessory Dwelling Unit discussion

The Commission reviewed the Ordinances that were found over the previous month. They reviewed the Kaysville, Utah ordinance and decided to continue the review process next month by putting together Lewiston's Ordinance with Kaysville's ordinance. They asked that the item be put on the agenda for next month.

Councilmember Kingston asked for suggestions to fill the seat that was recently held by Pauline Udy. He said that the Council suggested that a notice be put in the newsletter asking for volunteers within the town. He stated that he felt that Linda Spackman would do well serving on the Commission. The Commission also felt that Linda would do a good job. Councilmember Kingston stated that he would talk with her.

Adjournment

There being no further business to come before the Commission, COMMISSIONER SPACKMAN MOVED TO ADJOURN THE MEETING AT 8:05 PM WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.