

Minutes of the *Regular* Meeting of the Trenton Town Planning & Zoning Commission held on Tuesday April 15, 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: Kathryn Rawson, Alyssa Buttars, Tom Griffin, and Jared Buttars.

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

Approval of Agenda

COMMISSIONER SPACKMAN MOVED TO APPROVE THE APRIL 15, 2025, MEETING AGENDA AS PRINTED WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

Chairperson Downs noted that the minutes should have said that Linda Spackman for a new Commissioner not Linda Kingston and that Commissioner Mathis voted against the Zoning Clearance for Anabel Guadarrama. COMMISSIONER MATHIS MOVED TO APPROVE THE MARCH 18, 2025, MEETING MINUTES WITH THE NOTED CORRECTIONS AND COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment

There was no public comment at this time.

Zoning Clearance-Tom Griffin

The Commission reviewed the Zoning Clearance of Tom Griffin. He stated that they would be removing the current single wide trailer and putting in a new double wide, he clarified that the new home would be about 250 square feet bigger than the existing home. He stated that the front of the house would face the road, the Commission stated that the side yard would need to be at least 20 feet, Mr. Griffin stated that the new home would be positioned so that it was at least 20 feet from the property line. COMMISSIONER PAGE MOVED TO APPROVE THE ZONING CLEARANCE FOR TOM GRIFFIN WITH COMMISSIONER SPACKMAN SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE, THE MOTION PASSED.

Tom Griffin asked about changing Zoning Map to make North Center Street residential up to 600 North. The Commission discussed the current boundaries and the history and reason behind them.

Zoning Clearance-Jared Buttars

The Commission reviewed the application of Jared Buttars. They noted that the property was 4.44 acres and that it was in the Agriculture Zone, which requires 5 acres. The Commission stated that it is not in compliance with current Zoning Ordinances, Mr. Buttars asked about the possibility of making the property an A-2 zone. The Commission felt that their hands were tied and that they had no option but to deny the Zoning Clearance. Commissioner Page suggested that Mr. Buttars may want to make a request for the Board of Adjustment. COMMISSIONER SPACKMAN MOVED TO DENY THE ZONING CLEARANCE OF JARED BUTTARS DUE TO LACK OF ACREAGE WITH COMMISSIONER MATHIS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE. The Commission also discussed the lack of a certificate of occupancy for the structure that Mr. Buttars is currently living in. Mr. Buttars stated that he was working on the problem.

Subdivision update discussion

The Commission discussed the water requirements for Trenton, Councilmember Kingston stated that Deweyville Town won't let people drill wells within town. The Commission discussed getting another small town's updated Subdivision Ordinance to review at next month's meeting.

The Commission discussed the details of a request for a Variance for Jared Buttars and the complications and facts around the issue. Commissioner Spackman read some of the requirements being imposed by the State.

Internal Accessory Dwelling Unit discussion

The Commission reviewed the Ordinances that were found over the previous month. The Commission discussed defining what an IADU is. They reviewed the draft that was created based on last month's discussions and made some changes.

Adjournment

There being no further business to come before the Commission, COMMISSIONER SPACKMAN MOVED TO ADJOURN THE MEETING AT 8:28 PM WITH COMMISSIONER PAGE SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.