

Minutes of the *Special* Meeting of the Board of Adjustment of Trenton Town held on Tuesday June 10, 2025, at 6:00 p.m., in the Trenton Town Hall, 17 East Main, Trenton, Utah.

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Present:	Chairperson:	Josh Riddle
	Board Members:	Kade Schvaneveldt
		Roger Nelson
		Jason Downs
		Sheri Newton-6:35 p.m.
	Councilmember:	Kyle Kingston
	Clerk	Macall Smith

Guests: Jared Butters.

Chairperson Riddle called the meeting to order at 6:05 p.m.

BOARD MEMBER DOWNS NOMINATED JOSH RIDDLE AS THE CHAIR WITH BOARD MEMBER SCHVANEVELDT SECONDING THE MOTION AND ALL BOARD MEMBERS IN ATTENDANCE VOTING AYE.

Approval of Agenda

BOARD MEMBER NELSON MOTIONED TO APPROVE THE MEETING AGENDA AS OUTLINED. BOARD MEMBER SCHVANEVELDT SECONDED THE MOTION, WITH ALL BOARD MEMBERS IN ATTENDANCE VOTING AYE.

AGENDA ITEMS

Election of Chairperson

The Board Elected Josh Riddle as the Chairperson.

Board of Adjustment training

Clerk Smith asked if anyone had any questions before the variance was discussed. Board Member Nelson asked what the wording in the Ordinance related to the A-5 Zone stated building or residence. Board Member Schvanevelt read from the Ordinance and confirmed that it states both residences and buildings.

Variance request- Variance request to accept smaller lot size for a hay shed- Jared Butters

Chairperson Riddle asked Mr. Butters to explain the situation. Mr. Butters stated that he has a hay shed that is on his brother's property and that he would like to move onto his property, and because of this a fire hydrant would need to be added. He provided the Zoning Clearance with Chief Kingston's notes regarding the fire hydrant. He shared that he already has water and power. Board Member Nelson asked the distance to other buildings on the property. It was noted that the closest shed was 55 feet away. Board Member Downs asked about the lot and how it came to be out of compliance with the Zoning Ordinance. Mr. Butters explained the history of the property, stating that the property was split so that the neighboring house would have the house in green belt, further explaining that a divorce was supposed to have made each lot 5 acres but that didn't happen. The Board asked if he could purchase an additional half acre from the neighbors. Mr. Butters shared that they may but only as a last resort. Board Member Schvanevelt asked if one of the current sheds is on the neighboring property, Mr. Butters stated that it looks that way on the County parcel viewer but that based on a survey he recently had completed it is on his property. The Board discussed the boundaries of the A-5 zone. Board Member Schvanevelt reviewed the 5 questions required to grant a variance. Board Member Nelson asked if the neighbors were okay with the shed being put on the property. Mr. Butters stated that yes, they were okay with it.

The Commission read through the five questions regarding the granting of a variance. Board Member Downs stated that he is concerned with allowing a variance and that it would open a can of worms to future cases. The Board discussed that a dwelling or a home would be a definite no, but they felt that an ag building may fall under different circumstances and might be considered. Chairperson Riddle noted that part of the problem is self-imposed. CHAIRPERSON RIDDLE MOVED TO GO INTO EXECUTIVE SESSION FOR 5 MINUTES AT 6:35 P.M. WITH BOARD MEMBER DOWNS SECONDING THE MOTION AND ALL BOARD MEMBERS IN ATTENDANCE VOTING AYE.

The Public cleared the room.

The board met in executive session to discuss any legal implications that the decision may have. Board Member Newton arrived at the meeting at 6:35 p.m.

BOARD MEMBER DOWNS MOTIONED TO ADJOURN THE EXECUTIVE SESSION AND RETURN TO THE

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REGULARLY SCHEDULED BOARD OF ADJUSTMENT MEETING AT 6:42 P.M. BOARD MEMBER SCHVANEVELDT SECONDED THE MOTION WITH ALL BOARD MEMBERS VOTING AYE.

The Board asked the public to come back into the room.

Board Member Newton reviewed the questions related to the granting of a variance. She asked Mr. Buttars if he had any further information regarding the hardship. He clarified that the property started in ownership of his dad. Board Member Newton clarified that the lot was the current size when Mr. Buttars purchased it. The rest of the Board reviewed the history of the property. Board Member Newton stated that she doesn't feel that the lot meets the requirements for a variance.

BOARD MEMBER DOWNS MOVED TO TABLE THE ITEM AND HOLD A FOLLOW UP MEETING TO ALLOW FOR FURTHER RESEARCH WITH BOARD MEMBER NELSON SECONDED THE MOTION AND ALL BOARD MEMBERS IN ATTENDANCE VOTING AYE. The Board determined to hold the next meeting on June 25th at 6:30 p.m. at the town hall. They stated that this will allow them to research the issue. Chairperson thanked Mr. Buttars in advance for his understanding that this is a process and that they are trying to do what is best for everyone.

Adjournment

BOARD MEMBER DOWNS MOTIONED TO ADJOURN THE BOARD OF ADJUSTMENT MEETING AT 6:59 P.M. BOARD MEMBER NELSON SECONDED THE MOTION, WITH ALL IN ATTENDANCE VOTING AYE.

Macall Smith, Town Clerk/Recorder

Josh Riddle, Chairperson

Approved _____