

Minutes of the Regular Meeting of the Trenton Town Planning & Zoning Commission held on January 20, 2026 at 7:00 p.m., in the Trenton Town Hall, 17 East Main Street, Trenton, Utah.

Present:	Commissioner:	Megan Downs Anne Spackman Darin Mathis Linda Spackman Daris Page
	Councilmember:	Kyle Kingston
	Excused:	Clerk Macall Smith

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

Guests: Seth Buttars

**Approval of Agenda**

Commissioner Downs asked for a motion to approve the agenda. COMMISSIONER PAGE MOVED TO APPROVE THE AGENDA AS WRITTEN. COMMISSIONER ANNE SPACKMAN SECONDED THE MOTION WITH ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

**Approval of Minutes.** COMMISSIONER ANNE SPACKMAN MOVED TO APPROVE THE NOVEMBER 18, 2025 MEETING MINUTES. COMMISSIONER MATHIS SECONDED THE MOTION WITH ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Commissioner Downs stated that her time is up as Chairperson of the Commission and she asked for nominations for a new Chairperson. COMMISSIONER DOWNS NOMINATED COMMISSION DARIN MATHIS WITH COMMISSIONER ANNE SPACKMAN SECONDING THE MOTION WITH ALL COMMISSIONERS IN ATTENDANCE VOTING AYE. Commissioner Downs asked if the Commission was okay staying with the current time for meeting. The Commissioners all stated that they were.

**Public Comment**

There was no public comment at this time.

**Agenda Items**

**Questions regarding house plans- Seth Buttars**

Seth Buttars brought in information from the Records office, he asked if he would be able to build a house on his second lot which is on a separate parcel and then keep his current home and use it as a rental. He wondered if he could build a new home where the current barn is. Commissioner Downs stated that both his lots were created prior to the Zoning Ordinance which makes his lots legal non-conforming lots. Commissioner Downs stated that if the lots were to change it would make his lots illegal and he would be required to have 5 acres. Mr. Buttars asked if he was able to purchase 5 acres what should he do. The Commission recommended if he bought an additional 5 acres he should just leave it as a separate parcel. He asked about a water hook-up and how to get on the list. He asked about using his existing water hook-up. The Commission stated that he would have to tear down the existing home. Explaining that the town Water Ordinance states that only one home per lot. The Commission stated that he would need to contact the clerk via email and she can get him an application. He ask for the cost, the Commission stated that it is probably around \$12,000 to get it installed. The Commission clarified that a Zoning Clearance is good for 6-months.

**Internal Accessory Dwelling Unit Ordinance update-tabled until March**

Commissioner Downs read the County's updated definition based on the changes made by the Legislators. She also stated that she would e-mail the County reminding them that no Certificate of Occupancy should be issued until the home is completed.

**Subdivision update discussion**

Commission Mathis stated that he felt it would be good to table until this year's legislative session is over and they have made what changes they are going to. The Commission discussed that the changes could take until the beginning of March.

The Commission determined to not hold a meeting in February unless an application is submitted. Councilmember Kingston shared that Councilmember Merrill is asking Planning and Zoning to consider an ordinance that would deal with right-of-ways. The Commission asked for more information from Commissioner Kingston regarding what was needed. Councilmember Kingston stated that this would deal with existing roads. Commissioner Downs stated that

it would be helpful to know what roads are an issue.

**Adjournment**

COMMISSIONER ANNE SPACKMAN MOVED TO ADJOURN THE MEETING AT 7:30 P.M.  
COMMISSIONER PAGE SECONDED THE MOTION WITH ALL COMMISSIONERS IN ATTENDANCE  
VOTING AYE.