Minutes of the *Regular* Meeting of the Trenton Town Planning & Zoning Commission held on **September 15th** at 7:00 p.m., in the Trenton Town Hall, 17 East Main Street, Trenton, Utah.

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Present:	Commissioner:	Megan Downs
		Anne Spackman
		Darin Mathis
		Daris Page
	Councilmember:	Kyle Kingston
	Recorder:	Katie Downs
	Absent: Linda Spackman	

Chairperson Mathis called the meeting to order at **7:00** p.m.

Guests: Tawni Fanning, Mayor Simmonds, Roger Nelson, Lisa Hyde

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

Approval of Minutes
COMMISSIONER PAGE MOVED TO APPROVE THE JULY 21, 2026, MEETING MINUTES WITH THE DISCUSSED CHANGES. COMMISSIONER DOWNS SECONDED THE MOTION WITH ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment
Lisa Hyde came from Cache County with the County Wide Planning Commission and wanted to let everyone know there are training courses that can be taken.

Agenda Items:
Property Zoning Questions – Roger Nelson
Roger Nelson had questions regarding what his property is zoned and the possibility of rezoning the property, in the event where someone else buys the property and would like to rezone it as commercial. Chairperson Mathis mentioned that the town likes to keep things continuous for zoning. The commission discussed that Mr. Nelson's property is currently zoned as C-1. Chairperson Mathis said getting it rezoned would be very difficult right now. Commissioner Anne Spackman mentioned that town cannot rezone with out reason. There would have to be someone to buy the property and want to do business then it could be rezoned.

Public Hearing – To Present and Approve Ordinance No. 2026-09-15
COMMISSIONER ANNE SPACKMAN MOTIONED TO OPEN THE PUBLIC HEARING AT 7:17 WITH COMMISSIONER DOWNS SECONDING THE MOTION WITH ALL OTHER COMMISSIONERS IN ATTENDANCE VOTING AYE.

The commission discussed Ordinance No. 2026-09-15 and the details of it. Chairperson Mathis and Commissioner Downs stated how they would like it to mention in the ordinance how it needs to benefit the town.

COMMISSIONER DOWNS RECCOMENED TO APPROVE WITH THE VERBAGE TO PRIMARILY BENEFIT THE TOWN WITH COMMISSIONER PAGE SECONDING THE RECCOMENDATION WITH ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

COMMISSOINER ANNE SPACKMAN MOTIONED TO CLOSE THE PUBLIC HEARING AT 7:29 PM WITH COMMISSIONER DOWNS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

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Ordinance #2026-06-01 Internal Accessory Dwelling Unit Approval

The commissioners discussed changing the wording in section K, to state that the IADU must be in the original blueprint of the house. The town recorder will adjust the wording, and the Commission will approve it next month.

Subdivision Ordinance

The commission discussed having the town attorney look at the Subdivision Ordinance and figure out what needs to happen and what changes need to be made.

Mayor Simmonds came to the meeting and let the commission know that Anne Spackman has been on the commission for 5 years and is being released from the Planning and Zoning Commission. The mayor will appoint a new member of the Planning and Zoning Commission at the Town Council Meeting.

Adjournment

COMMISSIONER PAGE MOVED TO ADJOURN THE MEETING AT 7:48 PM . COMMISSIONER ANNE SPACKMAN SECONDED THE MOTION WITH ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.