

Minutes of the Regular Trenton Town Planning and Zoning Meeting held on Tuesday October 19, 2021, at 7:00 p.m., in the Trenton Town Hall, 17 East Main, Trenton, Utah.

Present:	Commissioners:	Pauline Udy Anne Spackman Meghan Downs Kyle Kingston
	Councilmember: Clerk	Stacey Wangsgard Macall Smith

Guests: Krista Schvaneveldt and Matt McAllister.

Chairperson Udy called the meeting to order at 7:09 p.m.

Approval of Agenda

COMMISSIONER KINGSTON MOVED TO APPROVE THE OCTOBER 19, 2021, MEETING AGENDA WITH COMMISSIONER DOWNS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

COMMISSIONER DOWNS MOVED TO APPROVE THE SEPTEMBER 21, 2021, MEETING MINUTES WITH COMMISSIONER SPACKMAN SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment

There was no public comment at this time.

Zoning Clearance- Matt McAllister 342 West Main

Matt McAllister stated that he would like to build a 12 x 20 portable shed. It will be put on blocks. Chairperson Udy stated that the lot was at one time a legal non-conforming lot but due to changes made to the lot is now an illegal non-conforming lot. She pointed out that the lot needed to be .625 and that he only has .53 of an acre. The Commission discussed the reason behind the change, they suggested to Mr. McAllister that he investigate the change at the County Records Office. COMMISSIONER KINGSTON MOVED TO TABLE THE APPLICATION IN ORDER TO OBTAIN MORE INFORMATION WITH COMMISSIONER SPACKMAN SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Follow-up of questions regarding Zoning- Kade and Krista Schvaneveldt

Chairperson Udy was able to obtain a map from the County, she pointed out that there is a line they could follow between Walkers and the Kingston dairy to do a rezone. She stated that the County recommends following parcel lines but that it is up to the municipality. The Commission discussed the issue and the best way to go about initiating the rezone process. They discussed how to get an application for the Schvaneveldt's and discussed if the town or the applicant should initiate the process. Councilmember Wangsgard suggested that the Commission work on putting together an application for the Schvaneveldt's to be able to fill out. Commissioner Spackman shared the information that she had obtained with the Commission, she read from 10-9-205 of the Utah State Code. Councilmember Wangsgard suggested looking at the General Plan to see what guidance it gives for Rezones. They asked that a copy of the General Plan be sent to all the Commission members. The Commission determined to continue researching and discuss more at next months meeting. COMMISSIONER KINGSTON MOTIONED TO TABLE THE DISCUSSION WITH COMMISSIONER DOWNS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Continuation of Zoning Ordinance Update

The Commission discussed increasing side yards to 20 feet and leaving the frontage at 150 feet.

Commissioner Kingston stated that he was going to look into fire code for accessory buildings to see if the setbacks should be the same as a primary structure. The Commission discussed accessory buildings having a side yard of 10 feet as well as holding a public hearing on the update to the Zoning Ordinance, the public hearing would include updates to the set-backs, side yards, timing of installation of a water meter. They discussed wording that would deal with substantial progress and discussed adding a definition of substantial progress that states that *substantial progress is made by passing the rough framing inspection by the town building inspector within six months of a zoning clearance approval*. The Commission discussed adding wording to chapter 10.2 that states “*Substantial progress must be made within two (2) months of obtaining a Zoning Clearance a building permit must be obtained and within six months of obtaining the building permit substantial progress must be made. If substantial progress is not made the permit will be put in suspension and a fine of \$1000 will be charged for the first month following suspension and doubling for each month after that up to six months, at the six month mark the permit will be revoked and the lot must be returned to preconstruction state, all fines collected will be kept by the town and all water meters and infrastructure will be returned to the town.*”

The Commission reviewed the rezone process in the town ordinance, they looked at the County rezone petition, they liked a charge of \$500 for a rezone and recommended that the town adopt a fee of \$500 for a rezone.

Chairperson Udy gave an update on violations and what should be done to remedy them, along with building permits and their current status.

Adjournment

There being no further business to come before the Commission, COMMISSIONER KINGSTON MOVED TO ADJOURN THE MEETING AT 9:19 PM WITH COMMISSIONER DOWNS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.