

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

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

Guests: Kade Schvaneveldt, Krista Schvaneveldt and Mayor Lynn Payne.

Chairperson Udy called the meeting to order at 7:04 p.m.

Approval of Agenda

COMMISSIONER KINGSTON MOVED TO APPROVE THE AUGUST 21, 2021, MEETING AGENDA WITH COMMISSIONER SPACKMAN SECONding THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

Councilmember Wangsgard pointed out that she was not at the meeting, Clerk Smith stated that in the updated version it had Commissioner Jason Downs in attendance via the phone. COMMISSIONER SPACKMAN MOVED TO APPROVE THE JUNE 15, 2021, MEETING MINUTES WITH THE NOTED CORRECTIONS WITH COMMISSIONER KINGSTON SECONding THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment

There was no public comment at this time.

Questions regarding Zoning- Kade and Krista Schvaneveldt

Kade and Krista Schvaneveldt discussed with the Commission the possibility of a rezone for property they just purchased. The Commission discussed possible issues with rezoning the property. The Commission reviewed the legal descriptions for the property along with the surrounding areas. The Commission determined to investigate the issue and continue the discussion next week. Councilmember Wangsgard stated that she felt that it would be a good idea to discuss the issue with the County Planning department. COMMISSIONER KINGSTON MOVED TO TABLE THE ITEM UNTIL NEXT MONTH WITH COMMISSIONER SPACKMAN SECONding THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Continuation of Zoning Ordinance Update

Chairperson Udy shared that the County is now requiring a building permit to be finished every six month to maintain a current permit. The Commission discussed what needed to be done to keep building projects moving along. Chairperson Udy questioned if the Zoning Ordinance is ready for a public hearing on the update, she also raised the question of if fire hydrants should be installed prior to the home being built of before the final inspection, they discussed where to put this requirement into the Zoning Ordinance, the Commission discussed putting that requirement into Chapter 2 of the Ordinance. They would like to work on wording regarding fire hydrant requirements, completing/ passing a building inspections every six months. They discussed having wording at next month's meeting, having the town attorney review the proposed changes and then holding the public hearing in October, with the Town Council reviewing it in November. Councilmember Wangsgard asked how the Commission felt about requiring Jason Rinderknecht to get a Zoning Clearance for the shed he recently built. The Commission

discussed the issue and Commissioner Kingston felt that they should be asked to come and get approved for a Zoning Clearance. The Commission discussed what the parameters of when to get a Zoning Clearance, they discussed requiring a Zoning Clearance for anything over 200 square feet. Chairperson Udy shared that the county Building Inspector suggested having equal side yards for all buildings.

The Commission went outside to measure setback distances on Center Street. They discussed different options. Commissioners Spackman and Udy both liked 70 feet from the center of the road, Commissioner Kingston liked 70 feet setbacks along with 12 feet as a side yard. He was going to check on requirements for frontage and setbacks for fire code.

Adjournment

There being no further business to come before the Commission, COMMISSIONER KINGSTON MOVED TO ADJOURN THE MEETING AT 8:13 PM WITH COMMISSIONER SPACKMAN SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.