

Minutes of the Regular Trenton Town Planning and Zoning Meeting held on Tuesday April 19, 2022, at 7:00 p.m., in the Trenton Town Hall, 17 East Main, Trenton, Utah.

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

Guests: Krista Schvaneveldt, Dennis Hardy, Kirt Hatch, Rigo Chaperro, Amber Christoffersen and Bruce Ceustas.

Chairperson Udy called the meeting to order at 7:03 p.m.

Approval of Agenda

COMMISSIONER SPACKMAN MOVED TO APPROVE THE APRIL 19, 2022, MEETING AGENDA WITH COMMISSIONER DOWNS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

Chairperson Udy asked for a motion to approve the March 24, 2022, meeting minutes. COMMISSIONER DOWNS MOVED TO APPROVE THE MARCH 24, 2022, MEETING MINUTES WITH COMMISSIONER SPACKMAN SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment

Dennis Hardy asked the Commission about his lot on 100 West, he stated that he has a piece of property that has just under 150 feet of frontage and that it has been that way for a long period of time, he wondered how the changes made last fall to the Zoning Ordinance, which require 150 feet of frontage, would impact this piece of property. He asked about combining the frontage on both 50 West and 100 West to make the required 150 feet. The Commission shared that the frontage was increase due to the town survey completed in 2020. Chairperson Udy suggested that he get on the May Planning & Zoning agenda and then the issue could be discussed. She stated that the Commission would do some research and come next month prepared to have a discussion about the issue.

Zoning Clearance- Cuestas-340 South 400 West

The Commission reviewed the Cuestas Zoning Clearance, noting that this lot is the south lot on the Haviland Minor Subdivision. The Commission reviewed the application. They noted that the frontage is noted as 173 feet but is over 600 feet, it was also pointed out that the property was not showing as being owned by Mr. Cuestas. The Commission stated that they could approve the Clearance pending the ownership being proved. COMMISSIONER SPACKMAN MOVED TO APPROVE THE ZONING CLEARANCE OF BRUCE CUESTAS BASED ON RECEIVING PROOF THAT THE PROPERTY HAS BEEN TRANSFERRED INTO HIS NAME WITH COMMISSIONER DOWNS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Zoning Clearance- Wood- 501 East 1600 South

Rigo Chaparro let the Commission noted that he would be representing the Wood's. The Commission noted that proof of property ownership had not been provided. The Commission reviewed the Wood Zoning Clearance. Commissioner Udy asked about a fire hydrant. The Commission stated that they could approve the Clearance pending the ownership being proved. COMMISSIONER DOWNS MOVED

TO APPROVE THE ZONING CLEARANCE OF CASS WOOD BASED ON RECEIVING PROOF THAT THE PROPERTY HAS BEEN TRANSFERRED INTO HER NAME WITH COMMISSIONER SPACKMAN SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Kirt Hatch- Question regarding Zoning on his property at 184 South 200 East

Kirt Hatch noted that his property is currently in the A-5 Zone. He asked about the possibility of changing to Residential Zone. The Commission stated that Agriculture requires 5 acres and Residential requires 5/8 of an acre. The Commission discussed the frontage of Residential and Agricultural. They noted that he would need 150 feet of frontage for each lot. He stated that the current frontage is around 225 feet. The Commission stated that each lot would need to have 150 feet of frontage. The possibility of purchasing additional land from a neighboring landowner was discussed. The Commission discussed the boundaries of the residential zone and discussed options and requirements for a rezone.

Lot- Split Application

The Commission reviewed the lot split application. Changes to the application included changing the title to Lot-Split Application and removing parts 2, 3 and 4 along with changing the wording of preliminary plat to lot-split throughout the document. The Commission discussed the fee's and felt that \$50 for a lot split would cover all the associated costs, they also determined that \$50 for a Concept Plan and Zoning Clearance would cover any costs associated with those applications.

Discussion on Subdivision Ordinance Chapter 13.02.3 Lot- Split

The Commission reviewed the Zoning Ordinance Chapter 13.02.3 Lot Split. They discussed changing the requirements so that the signature of the Health Department and town attorney are not required for a Lot Split.

Discussion on the General Plan

The Commission determined that the General Plan was ready to be forwarded to the Town Council for approval. COMMISSIONER SPACKMAN MOTIONED TO FORWARD THE GENERAL PLAN TO THE TOWN COUNCIL WITH COMMISSIONER DOWNS SECONDING THE MOTION WITH ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Councilmember Kingston discussed some inconsistency with the Commercial Zones and the rest of the Zones. Commissioner Spackman stated that she would like to see the Commercial Zone consistent with the rest of the Zones. The Commission reviewed where the Commercial Zones were located.

The Commission discussed the need for a new Zoning Map. Clerk Smith stated that she would call and get some information about a new map.

The Commission looked over the Annexation Policy Plan and determined that some updating may be needed.

The Commission discussed the issues with Denis Hardy's property on 100 West. They looked at the property history and discussed the issue of a grandfathered lot. The idea of using both sides of the property to fill the frontage requirement was discussed.

Adjournment

There being no further business to come before the Commission, COMMISSIONER DOWNS MOVED TO ADJOURN THE MEETING AT 8:19 PM WITH COMMISSIONER SPACKMAN SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.