

Minutes of the *Regular Meeting* of the Trenton Town Council held on Tuesday December 7, 2021, at 7:00 p.m., in the Trenton Town Hall, 17 East Main, Trenton, Utah.

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Present:	Mayor Councilmember	Lynn Payne Rachelle Ludwinski Stacey Wangsgard Stephanie Merrill Donny Merrill Macall Smith
	Clerk	

Guests: Pauline Udy, Kyle Kingston, Cort Andrew, Cleone Allsop, Tom Griffin, Matt Regan, and Kaden Schvaneveldt via phone.

MAYOR PAYNE CALLED THE MEETING TO ORDER AT 7:00 P.M.
Councilmember Wangsgard led those in attendance in the pledge of allegiance.

Approval of Agenda

COUNCILMEMBER LUDWINSKI MOVED TO APPROVE THE MEETING AGENDA AS WRITTEN.
COUNCILMEMBER WANGSGARD SECONDED THE MOTION, WITH ALL COUNCILMEMBERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

Mayor Payne asked for a motion to approve the November 2, 2021 meeting minutes, Councilmember Donny Merrill noted that he abstained from voting on the October 5, 2021 Executive Session and asked that it be noted in the minutes. Councilmember Ludwinski noted that there was extra information at the end of the minutes and asked that the second Parks/Cemetery update be removed. COUNCILMEMBER LUDWINSKI MOTIONED TO APPROVE THE November 2, 2021 WITH THE NOTED CORRECTION COUNCILMEMBER WANGSGARD SECONDING THE MOTION AND ALL COUNCILMEMBERS IN ATTENDANCE VOTING AYE.

Public Comment:

Tom Griffin shared that West Cache Canal would be installing additional pressurized irrigation lines and wondered if the town could benefit from installing fire hydrants on the lines, suggesting that they could be used to fight fires. He discussed the some of the details of the system. Mayor Payne stated that the town would talk with the current engineers to see if the idea made sense, he also asked for further information from Mr. Griffin. Mr. Griffin also stated that he has talked with the Mayor-elec Hall of Lewiston about interconnecting water systems and Mayor Hall was in favor of connecting the two towns.

Agenda items:

Audit Report- Matt Regan

Matt Regan explained that he has completed the review of the town as required by the State. He reviewed the Agreed-upon procedures and shared that there were no findings. He went over the financial statements with the Council, including pages 14 *The Water Fund*, 28 *Review of Debt Services*, page 15 *Water Fund*, and page 12 *General Fund*, both the revenue and expenses were discussed in relation to the General Fund. Mr. Regan pointed out that the town stayed within the Budget once again this year. He asked for questions, there were none.

Public Hearing on the updated Zoning Ordinance and the Water Connection Ordinance

COUNCILMEMBER STACEY WANGSGARD MOVED TO OPEN THE PUBLIC HEARINGS ON THE ZONING ORDINANCE UPDATE AND THE WATER CONNECTION ORDINANCE AT 7:20 P.M. WITH COUNCILMEMBER LUDWINSKI SECONDING THE MOTION AND ALL COUNCILMEMBERS IN ATTENDANCE VOTING AYE. Councilmember Wangsgard shared that the Zoning Ordinance had the following changes; the setbacks were now defined as being from the Center of the road, 75 feet from the center of the road to the structure and that the side yards on a structure were now 20 feet on each side, she shared that a lot requires 150 feet of frontage on a road in Residential as well as Agriculture. Mayor Payne asked what the motivation behind increasing frontage in the Residential Zone, Councilmember

Wangsgard stated that the changes were based on the survey done in 2020. She also stated that a definition was added to the Ordinance for Substantial Progress as well as a section in Chapter 10 regarding substantial progress and time frame for building a home. Cleone Allsop asked what the definition of Substantial Progress was, Councilmember Ludwinski read the definition, SUBSTANTIAL PROGRESS. On a structure substantial progress is gained by passing the rough framing inspection by the town building inspector. Tom Griffin asked if there was a time limit for Substantial process to be made, Councilmember Wangsgard read the additions to 10.2 A & B which states

- A. A building permit must be obtained within 2 months of getting approval for a Zoning Clearance.
- B. Substantial progress must be made within 6 months of obtaining a building permit. If substantial progress is not made the permit will be suspended and a fine of \$1000 will be charged the first month following suspension and doubling each month thereafter that for up to six months. At the six month mark the permit will be revoked and the lot must be returned to a preconstruction state. All fines collected will be kept by the town to offset costs occurred with the process.

Mayor Payne asked if there was wording that would accommodate issues such as COVID that would impact the timeline for a home to be built. Councilmember Donny Merrill asked if by changing the setbacks it would create homes that are now an illegal lot, Councilmember Wangsgard stated that any home that is currently built would be considered a legal non-conforming lot. Mr. Griffin asked if wording could be added to deal with someone who was building the home themselves would have the option to apply for additional time, Councilmember Ludwinski stated that one of the things that they have notice is that if you wait until right before the 6 months is up it may be that things are not available, but that didn't seem fair to let situation like this happen, she stated that talking to the building inspector he said that 6 months is a reasonable amount of time to have a house framed, sharing that he stated that even during the COVID times 6 months was doable.

The Council asked for Comments on 21-12-2 Water Connection Ordinance. Councilmember Ludwinski shared the wording that had been updated on the Ordinance, sharing that it states that the first application received and not withdrawn. She asked for comments from the public, there was none. COUNCILMEMBER WANGSGARD MOVED TO CLOSE THE PUBLIC HEARING AT 7:30 P.M. WITH COUNCILMEMBER STEPHANIE MERRILL SECONDED THE MOTION AND ALL COUNCILMEMBERS IN ATTENDANCE VOTING AYE.

21-12-1- Zoning Ordinance

COUNCILMEMBER LUDWINSKI MOVED TO APPROVE THE 21-12-1 ZONING ORDINANCE AS PRESENTED. COUNCILMEMBER STEPHANIE MERRILL SECONDED THE MOTION WITH ALL COUNCILMEMBERS IN ATTENDANCE VOTING AYE.

21-12-2-Water Connection ordinance

COUNCILMEMBER WANGSGARD MOVED TO APPROVE THE 21-12-2 WATER CONNECTION ORDINANCE AS PRESENTED. COUNCILMEMBER STEPHANIE MERRILL SECONDED THE MOTION WITH ALL COUNCILMEMBERS IN ATTENDANCE VOTING AYE.

2021 Municipal General Election certification

Clerk Smith reviewed the numbers provided by the County regarding the General Election. COUNCILMEMBER WANGSGARD MOVED TO CERTIFY THE NOVEMBER 2021 GENERAL ELECTION WITH COUNCILMEMBER LUDWINSKI SECONDED THE MOTION AND ALL COUNCILMEMBERS IN ATTENDANCE VOTING AYE.

Mosquito abatement board member update

Clerk Smith stated that the position of Mosquito Abatement Board Member has been posted it has to be posted for 1 month and then the Council can appoint one of the applicants.

Dumpster at feed mill- Councilmember Donny Merrill

Councilmember Merrill asked that this be tabled until next month.

Rezone Application- Kade & Krista Schvaneveldt

The Schvaneveldt's attended the meeting via phone. The Council discussed the Rezone request. Councilmember Ludwinski stated that she was concerned about possible precedents that this may set. COUNCILMEMBER DONNY MERRILL MOVED THAT THE ISSUE BE TABLED UNTIL THE TOWN ATTORNEY COULD BE CONSULTED FOR ADVICE AND INPUT COUNCILMEMBER LUDWINSKI SECONDED THE MOTION WITH ALL COUNCILMEMBERS IN ATTENDANCE VOTING AYE.

Planning & Zoning update

Councilmember Wangsgard stated that Planning & Zoning has been working on the rezone request. She shared that they held a public hearing for the Zoning Ordinance at the November Planning and Zoning Commission meeting.

Roads Update

Mayor Payne shared that the town is in the process of signing paperwork to accept the COG funding for the Center Street redo. Councilmember Donny Merrill stated that he would like to replace the culverts at the intersection of 400 South and 200 East.

Water Update

Councilmember Ludwinski shared she is working on closing out the CDBG grant. She let the Council know that there is a leak that should be taken care of this week

Park/Cemetery Update

There was no update at this time.

Adjournment

COUNCILMEMBER LUDWINSKI MOVED TO ADJOURN THE REGULARLY SCHEDULED TOWN COUNCIL MEETING AT 8:05 P.M. WITH COUNCILMEMBER STEPHANIE MERRILL SECONDING THE MOTION AND ALL COUNCILMEMBERS IN ATTENDANCE VOTING AYE.