

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 Erick Simmonds
	Councilmember:	Kyle Kingston
	Clerk	Macall Smith
Excused:	Commissioner:	Meghan Downs

Guests: Krista Schvaneveldt, Dennis Hardy, Kim Hardy, and Councilmember Rachelle Ludwinski.

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

Approval of Agenda

COMMISSIONER SPACKMAN MOVED TO APPROVE THE MAY 17, 2022, MEETING AGENDA WITH COMMISSIONER SIMMONDS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

Chairperson Udy asked for a motion to approve the April 19, 2022, meeting minutes. COMMISSIONER SPACKMAN MOVED TO APPROVE THE APRIL 19, 2022, MEETING MINUTES AS PRINTED WITH COMMISSIONER SIMMONDS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment

There was no public comment at this time.

Lot- Split Application- Kade and Krista Schvaneveldt

The Commission reviewed the application and plat map of the lot split for Kade and Krista Schvaneveldt. Ms. Schvaneveldt provided a map with some changes made by the surveyor. Chairperson Udy explained that the map needed to show the driveway as well as stating that the building lot will need to have its own driveway, further explaining that the town doesn't allow for a "right of way" driveway, further explaining that the ordinance requires the property to have the driveway on the property along with the utilities and both shown on the plat map. Councilmember Kingston shared that he felt this was a different situation because they aren't applying for a building permit. Chairperson Udy stated that other subdivision requests have had to follow the same requirements., Councilmember Kingston stated that that was for a subdivision, Chairperson Udy stated that a lot split is a subdivision because the purpose of the division is to create a building lot. Ms. Schvaneveldt questioned why she needed all this if she wasn't even going to be guaranteed the ability to build. Chairperson Udy explained that the purpose of the lot split was to have a building lot and the driveway and utility locations are still required to have on a plat map. Ms. Schvaneveldt questioned if the work improvements had to be done before the lot split was finalized, Chairperson Udy stated that the work didn't have to be done but did have to be shown on the plat map. Ms. Schvaneveldt asked where in the Ordinance she could find this information. The Commission looked through the Ordinance and stated that in 13.04.3 utilities and easements were discussed. Commissioner Spackman stated that having all the driveway and utility information will be helpful in the future when they are ready to build. Ms. Schvaneveldt asked what they needed to add/change on the plat. Chairperson Udy stated that they need to show the driveway for lot 1, the building lot, as well as the utilities noted on that property along with changing the title from Minor Subdivision to Lot Split. Ms. Schvaneveldt asked why the Commission went with 75 feet for a setback. The Commission explained that they looked at properties around town and measured out a couple of different set backs and in order

to simplify felt that 75 feet would be a good setback. Ms. Schvaneveldt asked if the lot split had to be approved by the Town Council, the Commission stated that it didn't have to.

Discussion regarding water delivery and Zoning Ordinance- Councilmember Rachelle Ludwinski

Councilmember Ludwinski shared a problem with the Zoning requirements. She stated that lots that are too high on the hill on 5200 West won't meet code for water pressure. She asked which of the two options would the Commission be in favor of, change the Ordinance to not allow building outside a certain area in area in order to prevent pressure issues or to give her more information at the beginning of the process to allow her to have more insight into the details of the building request. Councilmember Ludwinski asked about what happens if the applicant changes their plans in the middle of the process, Chairperson Udy explained that if they change their plans, they have to start the process over. The Commission felt that making the water department more involved from the beginning of a Zoning Clearance was the best way to take care of any issues. Councilmember Kingston stated that he would keep Councilmember Ludwinski up to date on any Zoning Clearance requests.

Questions regarding lot on 100 West- Dennis Hardy

Dennis Hardy discussed his lot on 100 West, he shared that it has been a one acre with the same boundaries and frontage since 1970. He stated that with the recent changes in the Zoning Ordinance it made the lot, which has 147 feet of frontage, an illegal lot. It was pointed out that there is 147 feet of frontage on both 100 West and 50 West. THE COMMISSION DISCUSSED THE ISSUE AND DETERMINED THAT SINCE THE LOT HAS NOT CHANGED SINCE 1970 ALONG WITH THE FACT THAT THERE IS 147 FEET OF FRONTAGE ON BOTH ROAD FRONTAGES THE THE LOT SHOULD BE CONSIDERED A LEGAL LOT AND ABLE TO BE BUILT ON. COMMISSIONER SPACKMAN SO MOVED WITH COMMISSIONER SIMMONDS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE. Mr. Hardy asked if someone came in tomorrow and wanted to build on the lot could they get a Zoning Clearance, the Commission stated that if there was water and the home was in compliance as far as setback and side yards they could get a Zoning Clearance.

Annexation Policy Plan

The Commission determined to look into what it takes to approve and adopt an updated Annexation Policy Plan.

General Plan

Clerk Smith stated that after looking through Utah State code she discovered that the Public Hearing on the General Plan is held by the Planning Commission. She stated that she would put the General Plan Public Hearing on the agenda for next month and take care of the proper noticing.

Chairperson Udy update the Commission on the meeting regarding Trails in the County that was held in Lewiston and put on by the County. She shared that they asked for information about Trenton, a summary of Trenton along with discussing open space and trails that would interconnect all the municipalities within the valley.

Adjournment

There being no further business to come before the Commission, COMMISSIONER SPACKMAN MOVED TO ADJOURN THE MEETING AT 7:49 PM WITH COMMISSIONER SIMMONDS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.