

Minutes of the Regular Trenton Town Planning and Zoning Meeting held on Tuesday July 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, Mayor Lynn Payne and Andrea Diamond.

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

Approval of Agenda

COMMISSIONER SPACKMAN MOVED TO APPROVE THE JULY 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 June 28, 2022, meeting minutes. COMMISSIONER DOWNS MOVED TO APPROVE THE JUNE 28, 2022, MEETING MINUTES AS PRINTED WITH COMMISSIONER SPACKMAN 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 looked over the updated Plat provided by Ms. Schvaneveldt, they noted that the driveway had been added to lot number 1 with a utility right-of-way on lot number 2. Chairperson Udy asked if the right-of-way was just for utilities, Ms. Schvaneveldt stated that yes it was just for utilities. Commissioner Spackman reiterated that a lot split would not have to be approved by the Council, the Zoning Ordinance just requires approval by the Planning Commission. COMMISSIONER SPACKMAN MOVED TO APPROVE THE SCHVANEVELDT LOT SPLIT AS PRESENTED WITH COMMISSIONER DOWNS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Questions regarding Conversion of a shed to a dwelling- Andrea Diamond

Andrea Diamond was in attendance to discuss with the Commission some questions she had regarding her property and options for the water hook-up that has fallen to them. She asked about converting the small shed to a dwelling. The Commission discussed the issues with her. Chairperson Udy stated that Ms. Diamond applied for a water hook-up based on a residential water hook-up. The Commission discussed that a water hook-up can only be used for one dwelling. They discussed Utah Code regarding accessory dwelling units. Chairperson Udy pointed out that the shed being discussed is only 10 feet from the property line and in order to be used as a dwelling according to the Zoning Ordinance it would need 30 feet from the property line. Ms. Diamond asked about the forms and timeline requirements that are connected to the water connection ordinance. Clerk Smith stated that she would e-mail the information, Wednesday when she is in the office.

Zoning Map Update

The Commission reviewed the current map and wording for accuracy.

Changes to Zoning Ordinance

The Commission discussed pages 46 and 49-64 of the Zoning Ordinance. The made changes to the Chapters 18, 19 and 20 along with reviewing the descriptions of the individual Zones. They also determined to update the wording in 13.04.6 D to add clarification to the requirements for driveways.

Adjournment

There being no further business to come before the Commission, COMMISSIONER SPACKMAN MOVED TO ADJOURN THE MEETING AT 8:23 PM WITH COMMISSIONER DOWNS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.