

Minutes of the Regular Trenton Town Planning and Zoning Meeting held on Tuesday June 28, 2022, at 7:00 p.m., in the Trenton Town Hall, 17 East Main, Trenton, Utah.

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

Guests: Krista Schvaneveldt.

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

Approval of Agenda

COMMISSIONER DOWNS MOVED TO APPROVE THE JUNE 28, 2022, MEETING AGENDA WITH COMMISSIONER SIMMONDS SECONDDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

Chairperson Udy asked for a motion to approve the May 17, 2022, meeting minutes. COMMISSIONER DOWNS MOVED TO APPROVE THE MAY 17, 2022, MEETING MINUTES AS PRINTED WITH COMMISSIONER SPACKMAN SECONDDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment

The Commission discussed the need for a fifth Commissioner, Councilmember Kingston stated that he was working on getting the position filled.

PUBLIC HEARING REGARDING THE 2022 UPDATE TO THE GENERAL PLAN

COMMISSIONER SPACKMAN MOVED TO OPEN THE PUBLIC HEARING AT 7:10 P.M. COUNCILMEMBER DOWNS SECONDED THE MOTION WITH ALL COUNCILMEMBERS IN ATTENDANCE VOTING AYE. Chairperson Udy asked for input from the public. There was no public comment at this time. COMMISSIONER SPACKMAN MOVED TO FORWARD THE GENERAL PLAN TO THE TOWN COUNCIL WITH THE RECOMMENDATION THAT THE GENERAL PLAN BE APPROVED. COMMISSIONER SIMMONDS SECONDED THE MOTION WITH ALL COMMISSIONERS IN ATTENDANCE VOTING AYE. Councilmember Kingston asked that it be put on the Town Council agenda for them to take action. COMMISSIONER DOWNS MOVED TO CLOSE THE PUBLIC HEARING REGARDING THE 2022 UPDATED TO THE GENERAL PLAN WITH COMMISSIONER SPACKMAN SECONDDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Lot- Split Application- Kade and Krista Schvaneveldt

The Commission reviewed the application and updated plat map of the lot split for Kade and Krista Schvaneveldt. Ms. Schvaneveldt provided a map with changes made by the surveyor. Ms. Schvaneveldt asked how about the utility right of way, the Commission stated that they were okay with the utility right of way being part of the plat. Ms. Schvaneveldt asked about the right of way for a driveway that would be used by the south lot but run through the north lot. The Commission discussed if there was a difference between a right of way and a dedicated roadway. Commissioner Downs suggested that lot 1 have the frontage reduced to 150 feet instead of the current 165 feet and then use the 15 feet as a roadway

to access the south lot. Commissioner Simmonds suggested that having the access lie within the boundaries of the lot would keep the lot simpler with less potential issues in the future. Ms. Schvaneveldt stated that she would talk with her surveyor and have them make the changes suggested and add a driveway to the south lot. She asked if there were any other issues with the plat. The Commission stated that they didn't see any other problems. The Commission discussed the need to clarify the ordinance so that the requirements were clearer.

The Commission asked that revisions to the Commercial zone and the section dealing with frontages and drive approaches be put on next months agenda for discussion and possible changes. They discussed changing the wording to state that all lots must have a driveway located within the lot that will use the access and be on an existing class "c" road and be no less than 20 feet wide.

Annexation Policy Plan

After looking into what is required to do an updated annexation policy plan and the lack of need to update the plan the Commission determined to not go forward with updating the Annexation Policy Plan.

There were no Commissioner comments.

Adjournment

There being no further business to come before the Commission, COMMISSIONER SPACKMAN MOVED TO ADJOURN THE MEETING AT 7:50 PM WITH COMMISSIONER DOWNS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.