

Minutes of the *Regular* Meeting of the Trenton Town Planning & Zoning Commission held on Tuesday April 18, 2023, at 7 p.m., in the Trenton Town Hall, 17 East Main, Trenton, Utah.

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

Guests: Randall Davis, Tom Griffin, Lynn Payne, Mike Gibbons, Rachelle Ludwinski, Dave Ludwinski, Charles Spackman, Stacey Wangsgard and Sandy Spackman.

Chairperson Downs called the meeting to order at 7:02 p.m.

Approval of Agenda

COMMISSIONER UDY MOVED TO APPROVE THE APRIL 18, 2023, MEETING AGENDA AS PRINTED WITH COMMISSIONER SPACKMAN SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

Commissioner Spackman noted that the date needed correcting, stating that the minutes say the 24th but that it should be the 23rd. COMMISSIONER SPACKMAN MOVED TO APPROVE THE JANUARY 24, 2023, MEETING MINUTES WITH THE NOTED CORRECTIONS WITH COMMISSIONER SIMMONDS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment

There was no public comment at this time.

Craig Merrill- Lot split 215 South 200 East- final review

The Commission reviewed the submitted final plat for the Craig Merrill lot split. They noted that all requested corrections had been made and that the plat followed all requirements of the subdivision ordinance. COMMISSIONER SPACKMAN MOVED TO APPROVE THE CRAIG MERRILL LOT SPLIT WITH COMMISSIONER SIMMONDS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Zoning Ordinance- Randall Davis

The Commission reviewed the Zoning Clearance for a shed for Randall Davis. The Commission asked if the portable shed was staying along with asking if the other sheds shown on the plat are going to stay. Mr. Davis stated that all the sheds but the portable one have been removed. COMMISSIONER SIMMONDS MOVED TO APPROVE THE ZONING CLEARANCE OF RANDALL DAVIS AS DISCUSSED WITH COMMISSIONER UDY SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Discussion on manure digester plant-Tom Griffin

Tom Griffin presented some of the layout for the manure digester that he will be turning in a Zoning Clearance to be discussed at next month's meeting. He shared that he has met with UDOT and reviewed what would be needed to have access off the state highway. In the process of getting the permit he requested that they put in a turn lane to prevent hazards as part of the permit. Commissioner Udy asked how far from the edge of the property the structures would be, noting that it looked like it was 10 feet from the property line. Mr. Griffin stated that what she was seeing on the drawing was a drive lane not a structure. Commissioner Udy asked about the number of trucks delivering manure each day, Mr. Griffin stated that each dairy would haul once per day. He stated that for 3-4 days a week there would be 2 employees there for 4-5 hours. Commissioner Udy asked if there would be an open manure pit and how long the manure would sit in the pit. Mr. Griffin stated that the manure would be unloaded and go down a sand lane.

He couldn't remember an exact amount of time but shared that he thought it would be fast. Mr. Griffin stated that all manure is enclosed except for the unloading lane. Commissioner Udy asked how the manure would be heated so that the methane could be created. He shared that the manure would be heated using electricity. Chairperson Downs asked how much water would be used as part of the digester, Mr. Griffin shared that it would use about 160 gallons a day, the uses for the water will be to mix the compound to make the natural gas along with using water for a bathroom for the employees. Commissioner Udy asked where the by-product gas would go, Mr. Griffin stated that most of the by-product would be water. Commissioner Udy asked about inspections. Mr. Griffin stated that California air and water laws would have to be abided by, with constant inspections. Commissioner Spackman asked how long the plant in Burley had been in operation, Mr. Griffin stated that it has been operating for 2 years, sharing that the plant in Burley services 10,000 cows. She asked where it was in Burley and the area that it was situated, Mr. Griffin stated that he wasn't sure. Charles Spackman stated that it was in Oak Valley, quite a ways outside of Burley and that any homes were quite a ways away. Mr. Griffin stated that there are homes nearby because it sits right on the dairy. Commissioner Udy asked about liability insurance. Mr. Griffin stated he wasn't sure what kind of insurance would be carried. Commissioner Udy stated that she felt it was an ag business not agriculture. Chairperson Downs asked about the height of the buildings. It was noted that the town ordinance doesn't allow for buildings over 2 ½ stories high. Commissioner Udy stated that there would need to be 2 - 3 parking stalls for the structure. Commissioner Spackman asked how many trucks per day, Mr. Griffin stated about 15 loads per day, stating that they would be hauling the manure in enclosed milk trucks. Chairperson Downs asked about the noise of the plant. Mr. Griffin stated that there wouldn't be any noise associated with the plant. Mr. Griffin asked what they will be required to review the plant. The Commission stated that everything on the Zoning Clearance would need to be turned in, specifically the Commission asked for a finalized site plan along with a completed Zoning Clearance. Randall Davis asked if there were anyplace that the decision could be appealed to, Commissioner Spackman stated that the property could be rezoned, clarifying that all the steps would have to be taken, or it could be appealed to the Board of Adjustment. The Commission discussed how to determine if the plant fell under "Agriculture" according to the town ordinance. Rachelle Ludwinski shared that she has discussed the issue with the town attorney on behalf of the town council, and the attorney stated that it was considered agriculture.

Adjournment

There being no further business to come before the Commission, COMMISSIONER SPACKMAN MOVED TO ADJOURN THE MEETING AT 8:10 PM WITH COMMISSIONER SIMMONDS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.