

Minutes of the Regular Trenton Town Planning and Zoning Meeting held on Tuesday May 16, 2023, 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:	Kyle Kingston
	Clerk	Macall Smith
Excused	Commissioner:	Darris Page

Guests: Tom Griffin, Seth Mayberry, Stacey Wangsgard, Charles Spackman

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

Approval of Agenda

COMMISSIONER SPACKMAN MOVED TO APPROVE THE MAY 16, 2023, MEETING AGENDA WITH COMMISSIONER SIMMONDS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

Chairperson Downs asked for a motion to approve the April 18, 2023, meeting minutes. Commissioner Udy stated that she found one error that needed correcting changing a “was” to “a ways”. COMMISSIONER UDY MOVED TO APPROVE THE APRIL 18, 2023, 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.

Zoning Clearance- Seth & Lindsey Mayberry

The Commission reviewed the Zoning Clearance. Commissioner Spackman asked about the Septic permit. Seth Mayberry stated that it was approved just yesterday and provided the permit to the Commission. The Commission reviewed the set back and side yards. COMMISSIONER SPACKMAN MOVED TO APPROVE THE ZONING CLEARANCE OF SETH AND LINDSEY MAYBERRY WITH COMMISSIONER UDY SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Zoning Clearance- Tom Griffin

Tom Griffin explained that the Zoning Clearance is for a structure to be used as part of a manure digester plant. He explained that UDOT has been out to review and look over the road way access. He stated that they are working on the permit. He asked if the Commission would be willing to approve contingent on the UDOT access permit. Chairperson Downs asked about the setbacks on the back of the structure. Mr. Griffin explained that the site plan shows that it is 60 feet to the property line and the 20 feet showing is just an asphalt strip. Commissioner Udy asked where the manure would be dumped, Mr. Griffin stated that it is at the back of the property. Commissioner Udy asked about gas flares and how often they would be run. Mr. Griffin stated that he wasn't sure. Commissioner Spackman stated that based on what she has researched it acts as a pressure release, to ensure that there is balance between the different areas. Mr. Griffin stated that Dominion Energy has a higher standard, further sharing that there will be six months of engineering before the plans are finalized. Mr. Griffin stated that according to Fire Chief Kingston this plant is less likely to explode than a propane tank that is used for a home, very low chance. He shared

that after the engineering was complete Fire Chief Kingston would review and give final fire approval. Commissioner Spackman stated that her research would suggest that regular onsite checking would need to be a part of the plan. Mr. Griffin stated that the monitoring would be done online, he shared that the Utah Department of Ag is in favor of the project. Commissioner Udy asked if the State of Utah has any regulations for a plant like this. Commissioner Udy shared that she has emailed the EPA and they have sent her applicable regulations. Commissioner Spackman stated that if any of the structures were to change location the Zoning clearance would have to be brought back to the Zoning Commission for an update. Mr. Griffin asked Commissioner Udy what concerns she had with regards to town ordinances. Commissioner Udy stated that noise is one issue that she was concerned with. Mr. Griffin stated that it is a very quiet operation. Stacey Wangsgard asked who would do inspections of the structure and if it would be inspected by the County Building department. Mr. Griffin explained that it would be inspected by the County just like any other structure. COMMISSIONER SIMMONDS MOVED TO APPROVE THE ZONING ORDINANCE OF TOM GRIFFIN CONTINGENT ON UDOT PERMIT APPROVAL, COMMISSIONER SPACKMAN SECONDED THE MOTION WITH CHAIRPERSON DOWNS, COMMISSIONERS SIMMONDS AND SPACKMAN VOTING IN FAVOR AND COMMISSIONER UDY VOTING AGAINST, THE MOTION PASSED, THE ZONING CLEARANCE WAS APPROVED. Commissioner Spackman reiterated that if there were changes to the footprint the Clearance would need to be reviewed again. She asked if any neighbors had concerns about the project. It was expressed that the neighbor's concerns had been addressed.

Councilmember Kingston shared concerns with individual's living in RV's full time and connecting to an existing homes water and power. The Commission discussed it and Councilmember Kingston stated that he would discuss it with the Council.

The Commission also discussed an individual who is living in a shed and if that was a legal residence.

There being no further business to come before the Commission, COMMISSIONER SPACKMAN MOVED TO ADJOURN THE MEETING AT 7:55 PM WITH COMMISSIONER UDY SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.