

Minutes of the *Regular* Meeting of the Trenton Town Planning & Zoning Commission held on April 21, 2026 at 7:00 p.m., in the Trenton Town Hall, 17 East Main Street, Trenton, Utah.

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Present:	Commissioner:	Megan Downs Anne Spackman Darin Mathis Linda Spackman Daris Page
	Councilmember: Clerk	Kyle Kingston Macall Smith

Chairperson Mathis called the meeting to order at 7:06 p.m.

Guests: None

Approval of Agenda

Chairperson Mathis asked for a motion to approve the agenda. COMMISSIONER DOWNS MOVED TO APPROVE THE AGENDA AS WRITTEN. COMMISSIONER LINDA SPACKMAN SECONDED THE MOTION WITH ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Approval of Minutes

COMMISSIONER ANNE SPACKMAN MOVED TO APPROVE THE FEBRUARY 17, 2026, MEETING MINUTES WITH THE DISCUSSED CHANGES. COMMISSIONER PAGE SECONDED THE MOTION WITH ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment

There was no public comment at this time.

Agenda Items:

Zoning Clearance- Richard Allsop

The Commission reviewed Mr. Allsop's request for a Zoning Clearance. They noted that it complied with all required setbacks and lot size. COMMISSIONER DOWNS MOVED TO APPROVE THE ZONING CLEARANCE OF RICHARD ALLSOP FOR A HAY SHED WITH COMMISSIONER ANNE SPACKMAN SECONDED THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Subdivision Update

Chairperson Mathis updated the Commission on recent updates by the state legislation that may impact Trenton. Commissioner Spackman stated that she looked over the Utah League of Cities and Towns website, and she said that she didn't see any proposed changes that would impact municipalities.

Internal Accessory Dwelling Unit update

Chairperson Mathis asked if anyone had heard back from the County on the "connectivity" issue. Commissioner Downs shared that the County was still waiting for changes from the State. Chairperson Mathis stated that he would like to have this ready to forward to the Town Council. Commissioner Downs was going to call the County to find out more information about the definition of "connectivity". Chairperson Mathis stated that he feels comfortable stating that the Internal Dwelling Unit must have share a common wall with the primary building.

The Commission asked for a printed copy of the Zoning update for next month's meeting. They also discussed the home being built at 303 West Main, they determined the need to remind the County of the requirement for the two homes to be connected before a Certificate of Occupancy. They also wanted to know what inspections had been carried out on the home. They asked that the County remind them that if changes are made to the plan they need to come to the Commission and discuss/get approval for the changes.

The Commission discussed the home at 61 West Main Street and wondered if a Building Permit had ever been obtained. Commissioner Page stated that he will stop and discuss the problem with the property owner, Kim Pitcher,

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to see if a permit had been issued. They determined that if no building permit has been issued, they would revisit the matter next month.

Chairperson Mathis asked for a printed copy of the Town General Plan, he would like to be prepared to review the Subdivision update along with the final version of the IADU.

Adjournment

COMMISSIONER ANNE SPACKMAN MOVED TO ADJOURN THE MEETING AT 7:30 P.M. WITH
COMMISSIONER DOWNS SECONDED THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE
VOTING AYE.