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

Present:	Commissioner:	Meghan Downs
		Anne Spackman
		Darin Mathis
		Linda Spackman
		Daris Page
	Councilmember:	Kyle Kingston
	Recorder	Katie Downs

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

Guests: Tom Griffin, Lisa Hyde

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

Approval of Minutes
COMMISSIONER DOWNS MOVED TO APPROVE THE APRIL 21, 2026, MEETING MINUTES WITH THE DISCUSSED CHANGES. COMMISSIONER PAGE SECONDED THE MOTION WITH ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

Public Comment
Lisa Hyde came from the county and visited municipalities during their planning and zoning meetings.

Agenda Items:
Zoning Clearance - Tom Griffin
Mr. Griffin stated where the new building would be located. Chairperson Mathis asked where the setbacks would be. Mr. Griffin requested that he build on one acre instead of the allotted acreage for the zone. Mr. Griffin knew that he would be rejected. COMMISSIONER ANNE SPACKMAN MOTIONED TO REJECT THE REQUEST WITH COMMISSIONER DOWNS SECONDING THE MOTION AND ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.

West Cache Building - Tom Griffin
Mr. Griffin mentioned that West Cache is wanting to rebuild with a grant they have. West Cache wants to make it a 28 x 40-foot building and possibly have Trenton Town and West Cache trade property and possibly use it for Town and West Cache use. West Cache must spend their grant money by the end of November. Mr. Griffin stated the areas that they spoke about in town council meetings, being a land trade for a parcel by Tom Roark's property that the town owns, the volleyball pit and the south end of the ball field. West Cache does not want to build a new building over the pipeline. Mr. Griffin likes the possibility of trading land and building where the volleyball pit is and moving the volleyball pit. Chairperson Mathis asked what the legality for sharing town use with private entity use. Commissioner Anne Spackman stated that Trenton Town needs to legally figure out the land swap information and find out what needs to be done. Chairperson Mathis brought up the south side of the ballpark, Commissioner Anne Spackman, Commissioner Downs both liked that idea. Councilmember Kingston mentioned that the next step would be to find where the building could be put. Councilmember Kingston stated that he will take this information to the council.

Internal Dwelling Unit
The Planning and Zoning Commission read the current Internal Dwelling Unit Code in Trenton. The Commission decided to change the Code in Trenton to mention that the Internal Dwelling Unit must be in the original blueprint of the house but will no longer state that it must share a wall. Commissioner Downs will rewrite the code for the Internal Dwelling Unit for Trenton.

Adjournment

COMMISSIONER ANNE SPACKMAN MOVED TO ADJOURN THE MEETING AT 7:54 P.M. COMMISSIONER PAGE SECONDED THE MOTION WITH ALL COMMISSIONERS IN ATTENDANCE VOTING AYE.