

TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
December 13, 2023, at 6:00 p.m.
212 N. Toquer Blvd, Toquerville Utah



This meeting will also be broadcast via YouTube live on the Toquerville City YouTube channel at <https://www.youtube.com/channel/UCOn3wYhjwc2gKbc91YPRIAA>

A. CALL TO ORDER:

1. Call to order by Chairman Shaun Huntsman
2. Pledge of Allegiance by Commissioner Eaton
3. Disclosures and declaration of conflicts from Commission Members

B. AGENDA:

1. Approval of agenda order

C. REVIEW OF MINUTES:

1. Review and possible approval of Planning Commission Meeting Minutes from November 8, 2023.

D. PUBLIC FORUM:

Limit three (3) minutes per person; please address the microphone and state full name and address. Please note there will be no response by any city official during this time. For specific questions, please contact city staff directly.

E. REPORTS:

1. Planning Chairman, Shaun Huntsman
2. Planning Commissioners
3. Planning and Zoning Official, Ryker Steglich
4. Planning and Zoning Administrator, Darrin LeFevre

F. BUSINESS ITEM(S):

1. Discussion on Planning Commission appointed officials for the calendar year 2024.
2. Discussion and possible appointment of Planning Commission Chair for 2024.
3. Discussion and possible appointment of Planning Commission Pro Tempore for 2024.
4. Discussion and possible action on a lot line adjustment application submitted by Reina Rivas located at 15 E Spring Drive and 55 E Spring Drive. Tax ID #'s T-90-C and T-96-A-1-C-1-A. Current zoning is Single Family Residential (R-1-12).
5. Discussion on a Preliminary Plat Application submitted by Jerry Eves at Northwest Intersection I-15 & SR-17 Tax ID # T-3-0-22-3212. Current zoning is Business and Manufacturing Zone (BMP).
 - A. Public Hearing: Public input is sought on a Preliminary Plat Application submitted by Jerry Eves at Northwest Intersection I-15 & SR-17 Tax ID # T-3-0-22-3212. Current zoning is Business and Manufacturing Zone (BMP).
Limit 3 minutes per person; please speak into the microphone and state full name.
 - B. Possible recommendation to City Council.
6. Discussion on a Conditional Use Permit Application submitted by Ray Bence for a radio tower located at 1816 S Shangri La Toquerville, UT 84774. Tax ID # T-168-G current zoning is Multiple Use District (MU-20).
 - A. Public Hearing: Public input is sought on a Conditional Use Permit Application submitted by Ray Bence for a radio tower located at 1816 S Shangri La Toquerville, UT 84774. Tax ID # T-168-G current zoning is Multiple Use District (MU-20).
Limit 3 minutes per person; please speak into the microphone and state full name.
 - B. Possible recommendation to City Council

7. Discussion on Ordinance 2023.XX – Amending and restating Toquerville City Code 5-1-4: Care and Keeping of Animals and Livestock to address chicken costs.
 - A. Public Hearing: Public input is sought on Ordinance 2023.XX – Amending and restating Toquerville City Code 5-1-4: Care and Keeping of Animals and Livestock to address chicken costs.
Limit 3 minutes per person; please speak into the microphone and state full name.
 - B. Possible recommendation to City Council
8. Discussion on Ordinance 2023.XX – General Plan Applicability amending and restating Toquerville City Code 10-7 to create General Plan policies and a future land use map.
 - A. Public Hearing: Public input is sought on Ordinance 2023.XX – General Plan Applicability amending and restating Toquerville City Code 10-7 to create General Plan policies and a future land use map.
Limit 3 minutes per person; please speak into the microphone and state full name.
 - B. Possible recommendation to City Council
9. Discussion on the Toquerville City General Plan Amendment.
 - A. Public Hearing: Public input is sought on the Toquerville City General Plan Amendment.
Limit 3 minutes per person; please speak into the microphone and state full name.
 - B. Possible recommendation to City Council
10. Discussion on Ordinance 2023.XX – RWSA/WCWCD Compliant Landscape Ordinance to bring the landscape standards of the city into compliance with the Water Efficiency Standards adopted by WCWCD.
 - A. Public Hearing: Public input is sought on Ordinance 2023.XX – RWSA/WCWCD Compliant Landscape Ordinance to bring the landscape standards of the city into compliance with the Water Efficiency Standards adopted by WCWCD.
Limit 3 minutes per person; please speak into the microphone and state full name.
 - B. Possible recommendation to City Council
11. Discussion on Ordinance 2023.XX – Grading Ordinance amending and restating Toquerville City Code 10-18B to modify the grading process.
 - A. Public Hearing: Public input is sought on Ordinance 2023.XX – Grading Ordinance amending and restating Toquerville City Code 10-18B to modify the grading process.
Limit 3 minutes per person; please speak into the microphone and state full name.
 - B. Possible recommendation to City Council

G. ADJOURN:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office 435.635.1094, at least 48 hours in advance. This Agenda will be posted on the State website at <http://pmn.utah.gov>, posted on the Toquerville City website at www.toquerville.org, and at the City Office Building at 212 N Toquer Blvd. Posted December 12, 2023, by Toquerville City Recorder, Daisy Fuentes.