

**TOQUERVILLE CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**November 8, 2023, at 6:00 pm**  
**212 N. Toquer Blvd, Toquerville Utah**



Present: Planning Commission Chairman Shaun Huntsman; Commissioners: Wayne Olsen, Stacey Eaton, Val Preslar, Gary Tomsik; Planning Commission Alternate: Jenny Chamberlain; Staff: Planning & Zoning Administrator Darrin LeFevre, Planning & Zoning Official Ryker Steglich, Recorder Daisy Fuentes, City Attorney Heath Snow; Absent: Planning Commission Alternate Andrea Allred;

**A. CALL TO ORDER:**

Chairman Shaun Huntsman called the meeting to order at 6:00 p.m. Commissioner Tomsik led the Pledge of Allegiance.

Disclosures and declaration of conflicts from Commission Members.

Commissioner Eaton declared a conflict on item F1. He lives within 300 feet of the nightly rental. Chairman Huntsman declared a conflict as he owns a nightly rental in Toquerville City.

**B. APPROVAL OF AGENDA:**

<https://www.youtube.com/live/RT2TQv0sFFA?si=C6doaGrgTfwuFBU0&t=47>

*Commissioner Olsen moved to approve the agenda order B1. Commissioner Preslar seconded the motion. Motion carried, 5-0. Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;*

**C. REVIEW OF MINUTES:**

<https://www.youtube.com/live/RT2TQv0sFFA?si=2aFsCOWXHiUdmsCb&t=72>

1. Review and possible approval of Planning Commission Meeting Minutes from October 11, 2023.

*Commissioner Eaton made a motion to approve the meeting minutes from October 11, 2023. Commissioner Olsen seconded the motion. Motion carried, 5-0. Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;*

**D. PUBLIC FORUM:**

<https://www.youtube.com/live/RT2TQv0sFFA?si=obWgNQNIMv32Pv07&t=96>

Chairman Huntsman opened the public forum.

No comments from the public.

Chairman Huntsman closed the public forum.

**E. REPORTS:**

<https://www.youtube.com/live/RT2TQv0sFFA?si=E5UfdggCOOaJcusF&t=119>

1. Planning Chairman, Shaun Huntsman  
Chairman Huntsman gave an update on the General Plan Applicability ordinance.





2. Commissioners  
Nothing to report.
3. Planning and Zoning Official, Ryker Steglich  
Ryker Steglich reported on conferences he has attended, gave a legislative update and listed current ordinances being revised within the city. Commissioner Gary Tomsik asked for an update on the Bypass Road.
4. Planning and Zoning Administrator, Darrin LeFevre  
Darrin reported on the Bypass Road and gave an update on current projects within the city.

**F. BUSINESS ITEM(S):**

<https://www.youtube.com/live/RT2TQv0sFFA?si=K03sG8D2o8advha4&t=859>

1. Discussion on a Nightly Rental Application submitted by Lein Pouwer. Tax ID # T-ACP-18, current zoning is R-1-20 Single Family Residential.  
Ryker Steglich gave a report on this application. The applicant answered questions from the commissioners and staff.

**A. Public Hearing:**

<https://www.youtube.com/live/RT2TQv0sFFA?si=FKpGTRnDjXmGcXaG&t=1162>

Chairman Huntsman opened the public hearing.

The commissioners read letters submitted by Nate Wells, Laura Lowe, and Cheryl Harbert. Anita Eaton spoke on this item during the meeting.

***Commissioner Olsen made a motion to close the public. Commissioner Preslar seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;***

**B. Possible recommendation to City Council.**

<https://www.youtube.com/live/RT2TQv0sFFA?si=gYJZ9bBIY0K968Mh&t=1605>

The commissioners, staff and city attorney discussed this item and addressed their concerns.

***Commissioner Olsen made a motion to recommend denial on Business Item F1. Commissioner Tomsik seconded the motion. Motion carried, 3-2. Shaun Huntsman – aye, Stacey Eaton – nay, Gary Tomsik – aye, Val Preslar – nay, Wayne Olsen – aye;***

2. Discussion on a Nightly Rental Application submitted Michael Orvin. Tax ID # T-PARK-2-212, current zoning is R-1-20 Single Family Residential.

<https://www.youtube.com/live/RT2TQv0sFFA?si=8oQJD1A0RbM1AudN&t=3390>

Ryker Steglich gave a report on this application and answered questions from the commissioners and staff. The applicant addressed questions from the commissioners.

**A. Public Hearing:**

<https://www.youtube.com/live/RT2TQv0sFFA?si=p3UlqQMoywsEcIZg&t=3743>

Chairman Huntsman opened the public hearing.

Anita Eaton spoke on this topic.

***Commissioner Olsen made a motion to close the public. Commissioner Preslar seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton –***



*aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;*

B. Possible recommendation to City Council.

<https://www.youtube.com/live/RT2TQv0sFFA?si=H24Zttm1-OM1I8l4&t=3905>

The commissioners, staff and city attorney discussed this item and addressed their concerns. The commissioners gave Ryker direction to make modifications to the Nightly Rental Ordinance.

***Commissioner Eaton made a motion to recommend approval of the nightly rental permit on the condition that between now and the city council meeting taking action on this permit that they provide to the city a certificate of occupancy and proof of a passed fire inspection and that if the applicant cant then the recommendation is for denial.***

***Commissioner Olsen seconded the motion. Motion carried 5-0. Wayne Olsen – aye, Val Preslar – aye, Shaun Huntsman – aye, Gary Tomsik – aye, Stacey Eaton – aye.***

3. Discussion on the Toquerville City General Plan Amendment.

[https://www.youtube.com/live/RT2TQv0sFFA?si=ODCBVNsXwk\\_w6KDt&t=4595](https://www.youtube.com/live/RT2TQv0sFFA?si=ODCBVNsXwk_w6KDt&t=4595)

Ryker Steglich gave a report on this amendment.

A. Public Hearing:

<https://www.youtube.com/live/RT2TQv0sFFA?si=lbolw6f86qkydE1T&t=4719>

Chairman Huntsman opened the public hearing.

***Commissioner Preslar made a motion to continue the public hearing until next meeting December 13<sup>th</sup>. Commissioner Olsen seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;***

B. Possible recommendation to City Council.

***Commissioner Eaton made a motion to table business item F3. Commissioner Preslar seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;***

4. Discussion on Ordinance 2023.XX – Extraction Industries Overlay Zone eliminating the multiple use zoning district as a possible zoning district where an extraction industries overlay zoning designation could be applied for and permitted.

<https://www.youtube.com/live/RT2TQv0sFFA?si=ZrQtP7UDoiLLSA&t=4842>

Ryker Steglich gave a report on this ordinance and addressed the redlines.

A. Public Hearing:

<https://www.youtube.com/live/RT2TQv0sFFA?si=w0IJzVbOsOLURVID&t=4933>

Chairman Huntsman opened the public hearing.

No comments from the public.

***Commissioner Preslar made a motion to close the public hearing on business item F4. Commissioner Olsen seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;***

B. Possible recommendation to City Council

<https://www.youtube.com/live/RT2TQv0sFFA?si=vsNOZhjN2tU1HKfq&t=4980>

The council, staff and city attorney discussed this item and addressed their questions

regarding this overlay zone.

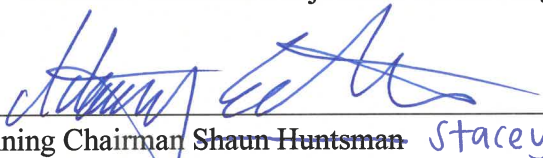
***Commissioner Eaton made a motion to table business item F4(b). Commissioner Preslar seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;***

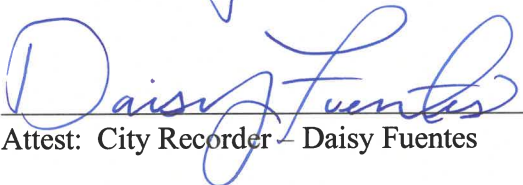
**G. ADJOURN:**

[https://www.youtube.com/live/RT2TQv0sFFA?si=\\_ppWE2BHInSKMWtF&t=5462](https://www.youtube.com/live/RT2TQv0sFFA?si=_ppWE2BHInSKMWtF&t=5462)

***Commissioner Preslar made a motion to adjourn the meeting. Commissioner Tomsik seconded the motion. Motion carried: 5-0 Wayne Olsen – aye, Valerie Preslar – aye, Shaun Huntsman – aye, Gary Tomsik – aye, Stacey Eaton – aye;***

Chairman Huntsman adjourned the meeting at 7:31 pm.

  
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Planning Chairman ~~Shaun Huntsman~~ *Stacey Eaton*      *1/17/2024*  
Date

  
\_\_\_\_\_  
Attest: City Recorder – Daisy Fuentes

