



TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
December 13, 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; Staff: Planning & Zoning Administrator Darrin LeFevre, Planning & Zoning Official Ryker Steglich, Recorder Daisy Fuentes, City Attorney Heath Snow, Conflict Counsel Matt Ekins; Absent: Planning Commission Alternate Jenny Chamberlain;

A. CALL TO ORDER:

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

There were no disclosures or declarations of conflicts from Commission Members.

B. APPROVAL OF AGENDA:

Commissioner Preslar motioned to move business item F10 to F7. Commissioner Olsen 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/Z4KMtOExogg?si=jcdfXpHUCb4wkZS7&t=3>

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

Commissioner Eaton made a motion to approve the redlined meeting minutes from November 8, 2023. Commissioner Tomsik 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/Z4KMtOExogg?si=sZJ6ocyu6HRHdzuO&t=61>

Chairman Huntsman opened the public forum.

Richard Hoffman spoke during the public forum.

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

E. REPORTS:

<https://www.youtube.com/live/Z4KMtOExogg?si=TdxWxK12viKxj8aT&t=125>

1. Planning Chairman, Shaun Huntsman
Chairman Huntsman thanked the commissioners and announced that this would be his last meeting. He also reported on Commission Alternate Andrea Allred's resignation.
2. Commissioners
Nothing to report.



3. Planning and Zoning Official, Ryker Steglich
Ryker Steglich reported on the previous City Council meeting, Toquerville City code updates and ordinances in review.
4. Planning and Zoning Administrator, Darrin LeFevre
Darrin gave thanks to Chairman Huntsman for his service on the commission and he reported on projects within the city.

F. BUSINESS ITEM(S):

1. Discussion on Planning Commission appointed officials for the calendar year 2024.
https://www.youtube.com/live/Z4KMtOExogg?si=4LUpxEY_rxQmmn_r&t=556
Darrin reported on the upcoming commissioners for 2024.
2. Discussion and possible appointment of Planning Commission Chair for 2024.
https://www.youtube.com/live/Z4KMtOExogg?si=sntBO6hdMrHe_wCd&t=688
Commissioner Preslar made a motion to nominate Stacey Eaton. Commissioner Olsen seconded the motion. Motion carried, 5-0. Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;
3. Discussion and possible appointment of Planning Commission Pro Tempore for 2024.
<https://www.youtube.com/live/Z4KMtOExogg?si=hvVr94RwJ5puKLab&t=731>
Commissioner Tomsik made a motion to nominate Val Preslar to remain as pro tempore. Commissioner Eaton seconded the motion. Motion carried, 5-0. Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;
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).
<https://www.youtube.com/live/Z4KMtOExogg?si=3P700HwM87tgpeFF&t=762>
Ryker and Darrin reviewed this application and answered questions from the commission. Attorney Snow entered the meeting at 6:19pm. The commissioners shared their comments.

Commissioner Olsen made a motion to approve agenda item F4 with the conditions that the storm drain easement is all on the other lot and that JUC comments are taken into consideration. Commissioner Eaton seconded the motion. Motion carried, 5-0. Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;
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).
<https://www.youtube.com/live/Z4KMtOExogg?si=dAv8c1HvAbBSab0r&t=1366>
Ryker gave a report on this application. Darrin shared his comments regarding this application. The commissioners reviewed the JUC comments.

The applicant answered questions from the commissioners and staff.

A. Public Hearing:

Chairman Huntsman opened the public hearing.



Commissioner Eaton read a letter submitted by Doug Towler and Commissioner Tomsik read a letter submitted by Jason Hurst. Dean Haymore spoke during the public hearing.

Commissioner Eaton made a motion to close the public hearing. 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.

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

Commissioner Olsen made a motion to table and to possibly allow for the reopening of the public hearing subject to having a traffic study done and this preliminary plat modified to comply with any recommendations of the traffic study. Commissioner Eaton seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;

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).

<https://www.youtube.com/live/Z4KMtOExogg?si=eO5aCYnyFd5lkamd&t=3071>

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:

Chairman Huntsman opened the public hearing.
Dean Haymore spoke on this topic.

Commissioner Preslar made a motion to close the public hearing on business item F6 conditional use permit application submitted by Ray Bence for a radio tower. 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.

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

Commissioner Olsen made a motion to table business item F6 until we can come up with more additional information on how it was built and get it inspected to make sure height compliance and how it fits our code, until that determination then we can move forward. Commissioner Preslar seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;

The commissioners discussed item F10.

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.



<https://www.youtube.com/live/Z4KMtOExogg?si=LOTJNLCRHekp6YyT&t=6004>

Ryker Steglich gave a report on this ordinance. The commissioners and staff discussed this ordinance and shared their concerns.

A. Public Hearing:

Chairman Huntsman opened the public hearing.
Dean Haymore and Glen Nakaoka spoke on this topic.

Commissioner Olsen made a motion to close the public hearing. 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.

The commissioners, city attorney and staff discussed this ordinance and possible updates to code.

Commissioner Olsen made a motion to table agenda F7 and give staff direction to work on ordinance. Commissioner Eaton seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;

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.
<https://www.youtube.com/live/Z4KMtOExogg?si=q3TMKM2EjD1YaRLw&t=7681>

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

A. Public Hearing:

Chairman Huntsman opened the public hearing.
Ray Bence spoke during the public hearing.

Commissioner Olsen made a motion to close the public hearing. 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

The commission, staff and city attorney discussed this item and addressed their questions regarding this ordinance and gave staff direction to make changes to the ordinance.

Commissioner Eaton made a motion to table Business Item F8 and give staff direction to make the changes as been suggested and to allow for the reopening of the public hearing once changes are made. Commissioner Olsen seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;



Discussion on the Toquerville City General Plan Amendment.

<https://www.youtube.com/live/Z4KMtOExogg?si=12D2q9KjLE9a0nHc&t=9232>

Ryker Steglich gave a report on this item and reviewed the redlines. Commissioners shared their comments and concerns.

A. Public Hearing:

Chairman Huntsman opened the public hearing.
Dean Haymore spoke on this item.

Commissioner Preslar made a motion to close the public hearing on F9. Commissioner Tomsik 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

The commission, staff and city attorney discussed this item and addressed their concerns and recommendations to the general plan.

Commissioner Eaton made a motion to table item F9 and instruct Ryker to make the changes that we've suggested and that we leave the public hearing open to continue. Commissioner Olsen seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;

The commissioners discussed item F11.

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.

<https://www.youtube.com/live/Z4KMtOExogg?si=zvVwQswniNzM7sfj&t=4282>

Ryker Steglich gave a report on this ordinance and addressed the redlines. Doug Bennett with the Washington County Water Conservancy District explained the WCWCD standards and answered questions from the commissioners.

A. Public Hearing:

Chairman Huntsman opened the public hearing.
Dean Haymore spoke on this item.

Commissioner Preslar made a motion to close the public. Commissioner Tomsik 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

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

Commissioner Eaton made a motion to recommend approval and that it be placed in ordinance format before it goes to the City Council. Commissioner Preslar seconded

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

The commissioners discussed item F7.

11. Discussion on Ordinance 2023.XX – Grading Ordinance amending and restating Toquerville City Code 10-18B to modify the grading process.

https://www.youtube.com/live/Z4KMtOExogg?si=bptR_U2NoGZJHVOG&t=10973

Ryker Steglich gave a report on this ordinance and addressed the redlines. The commissioners and staff discussed this item.

A. Public Hearing:

Chairman Huntsman opened the public hearing.
Scott McCall spoke on this item.

Commissioner Preslar made a motion to close the public hearing on business item F11 discussion on the Grading Ordinance. Commissioner Eaton 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

The commission, staff and city attorney discussed this item and addressed their concerns. The commissioners gave direction to staff for possible changes.

Commissioner Tomsik made a motion to table business item F11 and to have staff make the appropriate changes and allow the continuation of the public hearing.

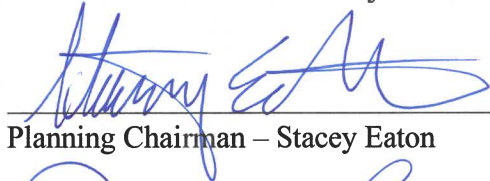
Commissioner Eaton seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;

Jerry Eves spoke to council regarding his application on the agenda. City Attorney Snow explained the action taken from the planning commissioners. The commissioners and staff discussed this item with the applicant.

<https://www.youtube.com/live/Z4KMtOExogg?si=ra2iLW8bH5-4gNqb&t=12821>

G. ADJOURN:

Chairman Huntsman adjourned the meeting at 9:41 pm.



Planning Chairman – Stacey Eaton

1/17/2024

Date



Attest: City Recorder – Daisy Fuentes

