

TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
February 13, 2024, 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/UCon3wYhjc2gKbc91YPRIAA>

A. CALL TO ORDER:

1. Call to order by Chairman Stacey Eaton
2. Pledge of Allegiance by Commissioner Preslar
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 January 10, 2024.

D. REPORTS:

1. Planning Chairman, Stacey Eaton
2. Planning Commissioners
3. Planning and Zoning Official, Ryker Steglich
4. Planning and Zoning Administrator, Darrin LeFevre
5. City Manager, Afton Moore

E. BUSINESS ITEM(S):

1. Discussion and possible recommendation on Resolution 2024.XX – City Council and Planning Commission annual meeting schedule.
2. Discussion and possible action on a Lot Line Adjustment Application submitted by Jeff and Kaesha Fry located at 590 S Toquer Blvd. Toquerville, UT 84774. Tax ID #'s T-125-D-1-A & T-125-C. Current zoning is Agricultural (A-1).
3. Discussion on a Preliminary Plat Application submitted by Jerry Eves located 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 located 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.
4. Discussion on a conditional use application submitted by Sapp Bros Inc. for a travel center building and diesel shop located at 600 W 1700 N. Tax ID #'s: T-3-0-27-3410 and T-3-0-27-315. Current zoning is Highway Commercial.
 - A. Public Hearing: Public input is sought on a conditional use application submitted by Sapp Bros Inc. for a travel center building and diesel shop located at 600 W 1700 N. Tax ID #'s: T-3-0-27-3410 and T-3-0-27-315. Current zoning is Highway Commercial.
Limit 3 minutes per person; please speak into the microphone and state full name.
 - B. Possible recommendation to City Council.

5. Discussion on Ordinance 2024.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 2024.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

F. 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 February 12, 2024, by Toquerville City Recorder, Daisy Fuentes.