



TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
January 10, 2024 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

Present: Planning Commission Chairman Stacey Eaton; Commissioners: Val Preslar, Gary Tomsik, Jenny Chamberlain, Dean Haymore; Planning Commission Alternates: Angela Harrison, Tyley Perkins; Staff: Planning & Zoning Administrator Darrin LeFevre, Planning & Zoning Official Ryker Steglich, Recorder Daisy Fuentes.

A. CALL TO ORDER:

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

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

Chairman Eaton, commissioners and alternates recited the Oath of Office.

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/UgtxgqeyQyw?si=qo0x4uBRm5Oyz2D9&t=91>

Commissioner Haymore motioned to approve the agenda as posted. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye;

C. REVIEW OF MINUTES:

https://www.youtube.com/live/UgtxgqeyQyw?si=OndW5nevYPb_dsZ5&t=120

1. Review and possible approval of Planning Commission Meeting Minutes from December 13, 2023.

Commissioner Preslar made a motion to approve the agenda meeting minutes from December 13th. Commissioner Tomsik seconded the motion. Motion carried, 3-2. Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Jenny Chamberlain – abstain, Dean Haymore – abstain;

D. REPORTS:

<https://www.youtube.com/live/UgtxgqeyQyw?si=p1hq5XWYV7UL37pH&t=160>

1. Planning Chairman, Stacey Eaton
Chairman Eaton discussed meeting procedure and meeting schedule. He welcomed the new commissioners and alternates.
2. Commissioners
Nothing to report.
3. Planning and Zoning Official, Ryker Steglich
Ryker Steglich reported on trainings attended and current Toquerville City ordinances being updated.

4. Planning and Zoning Administrator, Darrin LeFevre
Darrin reported on projects within the city.



E. BUSINESS ITEM(S):

1. Discussion on a nightly rental application submitted by Daisy Johnson. Tax ID #: T-AHP-A-67 current zoning is R-1-20 Single Family Residential.
<https://www.youtube.com/live/UgtxgqeyQyw?si=Doe0-Ak1SItdONV&t=616>

Chairman Eaton called on Kaesha Fry she is the property manager and is an agent on behalf of the applicant. Kaesha had no comments. Ryker Steglich introduced the item to the commissioners.

A. Public Hearing:

Chairman Eaton opened the public hearing.

Public participation:

Bruce Mackay, Candice Kodama, Mandy Leavitt, and Kim Mackay

Email Submittal:

Debora Adam & Pam LaFleur

Kaesha Fry read a letter submitted to her from a member of the public. She also addressed concerns and comments from the public.

Commissioner Haymore made a motion to close the public comment. Commissioner Preslar seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye;

B. Possible recommendation to City Council.

The commissioners addressed comments from the public and discussed this item.

Commissioner Haymore made a motion to recommend approval and send this on to the city council with the findings that staff has reviewed and they're all in compliance with 10-17-3 of Toquerville City code. The proposed nightly rental will occur within the one roof of a dwelling and not in a structure that is temporary as per section 10-7-3(2)(c) plus that it's limited to 10 occupants maximum the proposed nightly rental meets the parking requirements, the property provides property management with the proper contact and the proposed nightly rental complies with the minimum distance as required and the proposed nightly rental has passed the fire inspection. Commissioner Tomsik seconded the motion. Motion carried, 5-0. Jenny Chamberlain – aye, Val Preslar – aye, Dean Haymore – aye, Gary Tomsik – aye, Stacey Eaton – aye.

2. Discussion 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/UgtxgqeyQyw?si=G-1NxPbsbCk6jV8C&t=2538>

The applicant has requested that this application be tabled.

Commissioner Preslar made a motion to table the discussion on the conditional use permit application by Ray Bence for a radio tower on business item 2. Commissioner Chamberlain

seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye;

3. 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/UgtxgqeyQyw?si=u_tXkqrE4x4Lt4rA&t=2575

Ryker Steglich gave a report on this item to the commission.

A. Public Hearing:

Chairman Eaton opened the public hearing.
No comments from the public.



Commissioner Preslar made a motion to close the public hearing. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye;

B. Possible recommendation to City Council.

The commissioners discussed this item.

Commissioner Preslar made a motion to recommend approval the Ordinance 2023.XX General Plan Applicability to the City Council and put it in ordinance format. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye;

4. Discussion on the Toquerville City General Plan Amendment.
https://www.youtube.com/live/UgtxgqeyQyw?si=O8F_-aAjLx0QFDV&t=2821
Ryker Steglich gave a report on this item and reviewed the redlines within the General Plan.
The commissioners discussed their comments and proposed changes.

A. Public Hearing:

Chairman Eaton opened the public hearing.

Richard Hoffman spoke about the Landscape Ordinance.

Commissioner Chamberlain made a motion to close the public hearing. Commissioner Tomsik seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye;

B. Possible recommendation to City Council.

Commissioner Preslar made a motion to recommend approval on discussion 4 on the Toquerville City General Plan Amendment with the changes talked about tonight and have it redone in the proper format. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye;

5. 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/UgtxgqeyQyw?si=n5rZThJuQ6LKMx5t&t=3390>

Ryker Steglich gave a report on this item to the commission and reviewed the redlines.

A. Public Hearing:

Chairman Eaton opened the public hearing.
Richard Hoffman spoke during this item.

Commissioner Preslar made a motion to close the public hearing on discussion the landscape ordinance. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye;

B. Possible recommendation to City Council.

The commissioners and staff discussed this item. Commissioner Chamberlain noted grammatical errors.

Commissioner Chamberlain made a motion to recommend approval on discussion item E5 in ordinance format with the changes mentioned this evening. Commissioner Preslar seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye;

F. ADJOURN:

Commissioner Chamberlain made a motion adjourn the meeting. Commissioner Preslar seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye;

Chairman Eaton adjourned the meeting at 7:04 pm.



Planning Chairman – Stacey Eaton

3/18/24

Date



Attest: City Recorder – Daisy Fuentes

