



**TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
February 13, 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; Staff: City Manager Afton Moore, Planning & Zoning Administrator Darrin LeFevre, Planning & Zoning Official Ryker Steglich, City Attorney Matt Ekins, Recorder Daisy Fuentes; Absent: Planning Commission Alternates: Angela Harrison, Tyley Perkins

A. CALL TO ORDER:

Chairman Stacey Eaton called the meeting to order at 6:01 p.m. Commissioner Preslar led the Pledge of Allegiance.

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

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/wHSbYYK-w9M?si=wBUn0bMN7OBOLku-&t=45>

Chairman Eaton requested to move business item E5 to E1.

Commissioner Preslar made a motion to move business item 5 to 1. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Gary Tomsik – aye, Jenny Chamberlain – aye, Dean Haymore – aye.

C. REVIEW OF MINUTES:

<https://www.youtube.com/live/wHSbYYK-w9M?si=ipfZe4RADcUZsoDg&t=94>

1. Review and possible approval of Planning Commission Meeting Minutes from January 10, 2024.

Commissioner Chamberlain made a motion to approve the minutes from the January meeting. Commissioner Preslar seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Gary Tomsik – aye, Jenny Chamberlain – aye, Dean Haymore – aye.

D. REPORTS:

https://www.youtube.com/live/wHSbYYK-w9M?si=nozy9fG_8rze3L3J&t=126

1. Planning Chairman, Stacey Eaton
Chairman Eaton discussed meeting procedure.
2. Commissioners
Nothing to report.
3. Planning and Zoning Official, Ryker Steglich
Ryker Steglich reported on current Toquerville City ordinances being modified and updated the commission regarding the Subdivision ordinance grant.
4. Planning and Zoning Administrator, Darrin LeFevre
Darrin updated the commissioners of the following items: Toquerville City's active and



master transportation plan, dark sky compliant streetlights, trainings attended, the Dixie Transportation Expo and current projects within the city.

5. City Manager, Afton Moore

Afton reported on the following items: financial, a community report, upcoming community events, a variety of community projects to include the Toquerville Parkway project, grant applications, economic growth and the new website.

E. BUSINESS ITEM(S):

The commissioners discussed E5.

1. Discussion and possible recommendation on Resolution 2024.XX – City Council and Planning Commission annual meeting schedule.

<https://www.youtube.com/live/wHSbYYK-w9M?si=1sYFPeIYou8q7DG3&t=3654>

Chairman Eaton explained this resolution and the recommended changes. The commissioners discussed this item.

Commissioner Tomsik made a motion that if we're going to hold two Planning Commission meetings a month, we do it the second and fourth Wednesdays. Commissioner Preslar seconded the motion. Chairman Eaton included with the caveat that there will be a couple of days it'll be changed that fall on those holidays or socials.

The commissioners discussed the changes of the dates with conflicts and agreed to change those meeting days to Tuesdays. Beginning with moving February 28th to Tuesday February 27th. Commissioner Tomsik motioned; Commissioner Preslar seconded the motion.

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

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).

<https://www.youtube.com/live/wHSbYYK-w9M?si=i76j3JuS6f0Rl6wC&t=4179>

Ryker Steglich gave a report on this application. The commissioners, applicant and staff discussed this item.

Commissioner Haymore created a motion to approve with staff comments for approval for the lot line adjustment of application on these two parcels - E2. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Gary Tomsik – aye, Jenny Chamberlain – aye, Dean Haymore – aye.

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).

<https://www.youtube.com/live/wHSbYYK-w9M?si=UjGuoBib4hekiPWL&t=4827>

Ryker Steglich gave a report on this item to the commission. The applicant Jerry Eves spoke on this topic.



A. Public Hearing:

Chairman Eaton opened the public hearing.
Doug Towler and Jason Hurst spoke during the public hearing.
Chairman Eaton closed the public hearing.

B. Possible recommendation to City Council.

Darrin LeFevre and Ryker Steglich explained the traffic study process and review. The commissioners discussed their comments and concerns with staff and the applicant.

Commissioner Haymore made a motion to recommend approval to the city council on this plat and application E3 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) with staff recommendations and compliance with all city ordinances. Commissioner Preslar seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Gary Tomsik – aye, Jenny Chamberlain – aye, Dean Haymore – aye.

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.

<https://www.youtube.com/live/wHSbYYK-w9M?si=cKPlrAyiQgmXR-EU&t=6489>

Ryker Steglich gave a report on this item. Staff answered questions from the commissioners.

A. Public Hearing:

Chairman Eaton opened the public hearing.
Chairman Eaton closed the public hearing.

B. Possible recommendation to City Council.

The commissioners and staff discussed this item. Staff addressed their concerns from the commissioners.

Commissioner Preslar motioned to approve for recommendation to city council the conditional use application submitted by Sapp Brothers for a travel center building and diesel shop business item E4. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Gary Tomsik – aye, Jenny Chamberlain – aye, Dean Haymore – aye.

5. Discussion on Ordinance 2024.XX – Grading Ordinance amending and restating Toquerville City Code 10-18B to modify the grading process.

<https://www.youtube.com/live/wHSbYYK-w9M?si=aV7hyoxBmBsZq7ft&t=1521>

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

A. Public Hearing:

Chairman Eaton opened the public hearing.
Scott McCall and Anita Eaton spoke during the public hearing.
Chairman Eaton closed the public hearing.

B. Possible recommendation to City Council.

The commissioners and staff discussed this item and addressed their recommended changes. Jared Bates with Rosenberg Associates and staff addressed answered questions and addressed concerns brought up by the commissioners.

City Manager Afton Moore was excused from the meeting.

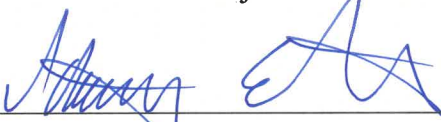
Commissioner Chamberlain moves to recommend that the city council adopt this ordinance with the revisions suggested tonight. Commissioner Preslar seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Gary Tomsik – aye, Jenny Chamberlain – aye, Dean Haymore – aye.

The commissioners discussed item E1.

F. ADJOURN:

Commissioner Haymore motioned to close the meeting. Commissioner Preslar seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Gary Tomsik – aye, Jenny Chamberlain – aye, Dean Haymore – aye.

Chairman Eaton adjourned the meeting at 7:55 pm.



Planning Chairman – Stacey Eaton

3/18/24

Date



Attest: City Recorder – Daisy Fuentes

