



TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
September 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; Commission Alternate: Jenny Chamberlain; Staff: City Manager Afton Moore, Planning & Zoning Administrator Darrin LeFevre, Planning & Zoning Official Ryker Steglich, Recorder Daisy Fuentes; Absent: Gary Tomsik, Planning Commission Alternate Andrea Allred, City Attorney Heath Snow

A. CALL TO ORDER:

Chairman Shaun Huntsman called the meeting to order at 6:02 p.m. Commissioner Preslar led the Pledge of Allegiance.

Disclosures and declaration of conflicts from Commission Members.

https://www.youtube.com/live/nIaf3wqB_f8?si=6tYsBKtORGYYJSJU&t=32

Shaun Huntsman declared a conflict. He owns a nightly rental within the city and has a conditional use permit on the property.

B. APPROVAL OF AGENDA:

https://www.youtube.com/live/nIaf3wqB_f8?si=tmqHQxfBcJxdBQz&t=56

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

C. REVIEW OF MINUTES:

1. Review and possible approval of Planning Commission Meeting Minutes from August 9, 2023.

https://www.youtube.com/live/nIaf3wqB_f8?si=nrvB0CIIvNgaCR9m&t=84

Commissioner Eaton made a motion to approve the meeting minutes from August 9, 2023. Commissioner Preslar seconded the motion. Motion carried, 4-1 Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – abstain, Val Preslar – aye, Wayne Olsen – aye;

D. PUBLIC FORUM:

https://www.youtube.com/live/nIaf3wqB_f8?si=ME1eN5SwYcCMkJdl&t=121

Chairman Huntsman opened the public forum.

No comments from the public.

Chairman Huntsman closed the public forum.

E. REPORTS:

https://www.youtube.com/live/nIaf3wqB_f8?si=sY93QJv81wIOL8-r&t=164

1. Planning Chairman, Shaun Huntsman

Commissioner Huntsman discussed looking for a Planning Commission Alternate.



2. Commissioners
Nothing to report.
3. Planning and Zoning Administrator, Darrin LeFevre
Nothing to report.
4. Planning and Zoning Official, Ryker Steglich
Nothing to report.
5. City Manager, Afton Moore
Afton Moore reported on the following items: Financial, Grant Applications, Community projects, Toquerville Parkway, paving in Anderson Junction and Economic Growth. She also reported on the Utah Leagues of Cities and Towns conference.

F. DISCUSSION ITEM(S):

1. Discussion on Ordinance 2023.XX – R-1-10 District and the creation of an R-1-10 Zone within the R-1 Zoning District.

https://www.youtube.com/live/nIaf3wqB_f8?si=Ko1OnsjQc8Oyw6G_&t=1359

Commissioner Olsen shared his concerns with the ordinance. Afton Moore addressed this item. Commissioner Chamberlain addressed her support for this ordinance. Commissioner Eaton shared his support for this ordinance. The commissioners discussed this item. Staff answered questions from the commissioners. The commissioners gave direction to not continue this Ordinance.

2. Discussion on the Toquerville City General Plan.
https://www.youtube.com/live/nIaf3wqB_f8?si=yha-AEXbGBNu9ka0&t=2458
Ryker Steglich introduced this item. Afton Moore discussed this item with the Commissioners. The commissioners discussed this item.

3. Discussion on signage for Community Readiness Meetings
https://www.youtube.com/live/nIaf3wqB_f8?si=PcFoxA7YlCgtj_Pm&t=2775
Ryker Steglich introduced this item. Afton Moore discussed this item. Commissioners gave direction to staff to modify the sign ordinance.

G. BUSINESS ITEM(S):

https://www.youtube.com/live/nIaf3wqB_f8?si=mb_8BBDX-zIICLXB&t=3073

1. Discussion on a conditional use application submitted by Tyler Olsen. T-150-A-2-B-1 current zoning is Single Family Residential R-1-20.
The commissioners discussed this item. Staff addressed concerns and answered questions with the commissioners.

A. Public Hearing

Commissioner Huntsman opened the public hearing. No public comment.

*Commissioner Preslar made a motion to close the public hearing on business item G1-A. Commissioner Chamberlain seconded the motion. Motion carried, 5-0
Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Val Preslar – aye, Wayne Olsen – aye;*

- ##### **B. Possible recommendation to City Council**
- Commissioners discussed this item.



Commissioner Eaton made a motion to recommend approval with the stipulations of JUC stamp of approval item G1. Commissioner Chamberlain seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Val Preslar – aye, Wayne Olsen – aye;

2. Discussion on a nightly rental application submitted by Ken Ellsworth. Tax ID #1D, current zoning is Single Family Residential R-1-20.
https://www.youtube.com/live/nIaf3wqB_f8?si=Hkr4ei9jWU7wydMP&t=3949
Ryker Steglich introduced this item. Staff requested this item be tabled.

Commissioner Chamberlain made a motion to table this item G2 until the next meeting. Commissioner Preslar seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Val Preslar – aye, Wayne Olsen – aye;

3. Discussion on a nightly rental application submitted by Beau Drury. Tax ID #T-47-A-1, current zoning is R-1-20 Single Family Residential.
https://www.youtube.com/live/nIaf3wqB_f8?si=Dv3AiFHFGQjHY7lO&t=3996
The commissioners discussed this item. Staff addressed concerns and answered questions with the commissioners.

A. Public Hearing

Chairman Huntsman opened the public hearing.

Chairman Huntsman read a letter submitted by Lindsay Olsen.

Commissioner Olsen made a motion to close the public hearing on item G3. Commissioner Preslar seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Val Preslar – aye, Wayne Olsen – aye;

B. Possible recommendation to City Council

The commissioners discussed this item.

Commissioner Preslar made a motion to recommend approval for G3 for a nightly rental subject to staff comments. Commissioner Olsen seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Val Preslar – aye, Wayne Olsen – aye;

4. Discussion on Ordinance 2023.XX – Amending and restating sections 8-2 thru 8-7 of Title 10, Chapter 1 of the Toquerville City code regarding the noticing requirements of the city.
https://www.youtube.com/live/nIaf3wqB_f8?si=qU9-3Tog9hEuEcPs&t=4387
Afton Moore introduced this item. The commissioners discussed this item and asked questions to staff.

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 business item 4. Amending and restating sections of the Toquerville City Code. Commissioner Chamberlain seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye,



Stacey Eaton – aye, Jenny Chamberlain – aye, Val Preslar – aye, Wayne Olsen – aye;

B. Possible recommendation to City Council

Commissioner Chamberlain made a motion to recommend city council approve business item G4. Commissioner Preslar seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Val Preslar – aye, Wayne Olsen – aye;

5. Discussion on Ordinance 2023.XX – Planned Commercial Zone to establish an allowed use table for permitted uses and to clarify the application requirements.

https://www.youtube.com/live/nlaf3wqB_f8?si=bYNwZiqF8g-jBZXU&t=4653

Ryker Steglich introduced this item. Commissioners did not have any questions for staff. Afton Moore shared her concerns on this item.

A. Public Hearing

Dean Haymore and Chris Butterworth spoke on this topic.

Commissioner Preslar made a motion to close the public hearing on G5. Commissioner Olsen seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Val Preslar – aye, Wayne Olsen – aye;

B. Possible recommendation to City Council

The commissioners discussed this item. Staff discussed this item with the commissioners.

Commissioner Chamberlain made a motion to table item. Commissioner Eaton seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Val Preslar – aye, Wayne Olsen – aye;

6. Discussion on a zone change application submitted by Bob Lichfield. Tax ID #'s:
- T-168-E approximately 4.20 acres current zoning is Single Family Residential R-1-20
 - T-168-B-2-D approximately 28.03 acres current zoning is Single Family Residential R-1-20
 - T-149-A-4-A approximately 19.60 acres current zoning is Single Family Residential R-1-20
 - T-149-A-5 approximately 12.99 acres current zoning is Single Family Residential R-1-20
 - T-149-A-3 approximately 5.44 acres current zoning is Single Family Residential R-1-20
 - T-149-A-2-A approximately 10.88 acres current zoning is Single Family Residential R-1-20
 - T-150-A-2-B-1 approximately 5.00 acres current zoning is Single Family Residential R-1-20
 - T-168-J approximately 9.77 acres current zoning is Single Family Residential R-1-20.
- Proposed zoning is PC Planned Commercial.

https://www.youtube.com/live/nlaf3wqB_f8?si=EYSyUazGemCdzUHQ&t=6114

A. Possible recommendation to City Council.

Ryker Steglich gave a report on staff comments. Commissioner Eaton shared his concerns. Staff reviewed this item with the commissioners.

Commissioner Preslar made a motion to amend the agenda to include the public



hearing for item G6 for a discussion on a zone change application. Commissioner Chamberlain seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Val Preslar – aye, Wayne Olsen – aye;

Chairman Huntsman opened the public hearing.

Dean Haymore spoke on this topic.

Afton Moore discussed the noticing requirements regarding the public hearing portion of the meeting.

Commissioner Olsen made a motion to close the public hearing on G6. Commissioner Eaton seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Val Preslar – aye, Wayne Olsen – aye;

Commissioner Eaton made a motion to table item G6. Commissioner Olsen seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Val Preslar – aye, Wayne Olsen – aye;

H. ADJOURN:

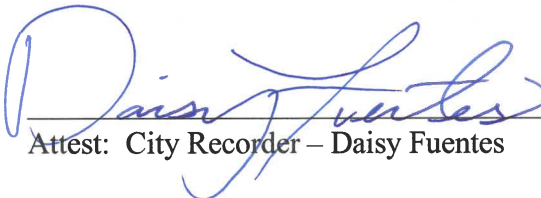
Chairman Huntsman adjourned the meeting at 7:56 pm.



Planning Chairman Shaun Huntsman

10/11/23

Date



Attest: City Recorder – Daisy Fuentes