

**TOQUERVILLE CITY
SPECIAL PLANNING COMMISSION MEETING MINUTES**

**September 28, 2023, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**

Present: Planning Commission Chairman Shaun Huntsman; Commissioners: Wayne Olsen, Stacey Eaton; Commission Alternate: Jenny Chamberlain; Staff: City Manager Afton Moore, Planning & Zoning Administrator Darrin LeFevre, Recorder Daisy Fuentes; Absent: Gary Tomsik, Planning Commission Alternate Andrea Allred, Val Preslar, Planning & Zoning Official Ryker Steglich

A. CALL TO ORDER:

Chairman Shaun Huntsman called the meeting to order at 6:03 p.m. Commissioner Chamberlain led the Pledge of Allegiance.

Disclosures and declaration of conflicts from Commission Members.

Chairman Huntsman declared a conflict. He owns a nightly rental within Toquerville City.

B. APPROVAL OF AGENDA:

Commissioner Olsen moved to approve the agenda order. Commissioner Chamberlain seconded the motion. Motion carried, 4-0 Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Wayne Olsen – aye;

C. BUSINESS ITEM(S):

1. Discussion on a nightly rental application submitted by Ken Ellsworth. Tax ID #T-170-D, current zoning is R-1-20 Single Family Residential.

The commissioners discussed this item. Staff addressed concerns and answered questions with the commissioners. Ken Ellsworth joined via Zoom.

A. Public Hearing

Chairman Huntsman opened the public hearing.

Douglass Martin spoke on this item.

Manning Butterworth spoke on this item.

Commissioner Eaton made a motion to close the public hearing. Commissioner Olsen seconded the motion. Motion carried, 4-0. Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Wayne Olsen – aye;

B. Possible recommendation to City Council

Commissioners discussed this item.

Commissioner Eaton made a motion to recommend approval on business item C1. Commissioner Chamberlain seconded the motion. Motion carried, 4-0. Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Wayne Olsen – aye;



2. 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

A. Public Hearing

Chairman Huntsman opened the public hearing.

https://www.youtube.com/live/xKB_gJ5TlsE?si=2hgycXVnntu3yLAX&t=601

Public Hearing attendance: Dean Haymore, Shannon Potter, Douglass Martin, Chris Butterworth, Charlotte Potter, Mark Hare, Cami Bohne, Mike Franzese, Diana Thayer, Manning Butterworth and Polly Kegler.

City Manager Afton Moore read online, and hand delivered submissions by: Kathy Bence, Ray Bence, Kellie Fortier, Wendy Deguara/Peter Lynch, and Brenda Butterfield.

Commissioner Olsen made a motion to close the public hearing. Commissioner Chamberlain seconded the motion. Motion carried, 4-0. Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Wayne Olsen – aye;


B. Possible recommendation to City Council

Commissioners discussed this item and reviewed the 9 standards for review.


Commissioner Olsen made a motion to recommend denial on business item C2. Commissioner Eaton seconded the motion. Motion carried, 4-0. Shaun Huntsman – aye, Stacey Eaton – aye, Jenny Chamberlain – aye, Wayne Olsen – aye;

D. ADJOURN:


Chairman Huntsman adjourned the meeting at 6:57 pm.



Planning Chairman Shaun Huntsman



Date



Attest: City Recorder – Daisy Fuentes