

**TOQUERVILLE CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
**November 8, 2023, 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/UCon3wYhjwc2gKbc91YPRIAA>

**A. CALL TO ORDER:**

1. Call to order by Chairman Shaun Huntsman
2. Pledge of Allegiance by Commissioner Preslar  
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 October 11, 2023.

**D. PUBLIC FORUM:**

*Limit three (3) minutes per person; please address the microphone and state full name and address. Please note there will be no response by any city official during this time. For specific questions, please contact city staff directly.*

**E. REPORTS:**

1. Planning Chairman, Shaun Huntsman
2. Planning Commissioners
3. Planning and Zoning Official, Ryker Steglich
4. Planning and Zoning Administrator, Darrin LeFevre

**F. BUSINESS ITEM(S):**

1. Discussion on a Nightly Rental Application submitted by Lein Pouwer. Tax ID # T-ACP-18, current zoning is R-1-20 Single Family Residential.
  - A. Public Hearing: Public input is sought on Nightly Rental Application submitted by Lein Pouwer. Tax ID # T-ACP-18, current zoning is R-1-20 Single Family Residential.  
*Limit 3 minutes per person; please speak into the microphone and state full name.*
  - B. Possible recommendation to City Council.
2. Discussion on a Nightly Rental Application submitted by Michael Orvin. Tax ID # T-PARK-2-212, current zoning is R-1-20 Single Family Residential.
  - A. Public Hearing: Public input is sought on Nightly Rental Application submitted by Michael Orvin. Tax ID # T-PARK-2-212, current zoning is R-1-20 Single Family Residential.  
*Limit 3 minutes per person; please speak into the microphone and state full name.*
  - B. Possible recommendation to City Council.
3. Discussion on the Toquerville City General Plan Amendment.
  - A. Public Hearing: Public input is sought on the Toquerville City General Plan Amendment.  
*Limit 3 minutes per person; please speak into the microphone and state full name.*
  - B. Possible recommendation to City Council.
4. Discussion on Ordinance 2023.XX – Extraction Industries Overlay Zone eliminating the multiple use zoning district as a possible zoning district where an extraction industries overlay zoning designation could be applied for and permitted.

- A. Public Hearing: Public input is sought on Ordinance 2023.XX – Extraction Industries Overlay Zone eliminating the multiple use zoning district as a possible zoning district where an extraction industries overlay zoning designation could be applied for and permitted.  
*Limit 3 minutes per person; please speak into the microphone and state full name.*
- B. Possible recommendation to City Council.

**G. 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](http://www.toquerville.org), and at the City Office Building at 212 N Toquer Blvd. Posted November 7, 2023, by Toquerville City Recorder, Daisy Fuentes.