



TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
October 11, 2023, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah



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

A. CALL TO ORDER:

https://www.youtube.com/live/_6G1HWite2U?si=KcsOgg9Yz02JdQzH&t=1

Chairman Shaun Huntsman called the meeting to order at 6:00 p.m. Commissioner Preslar led the Pledge of Allegiance.

Disclosures and declaration of conflicts from Commission Members.

No disclosures or declarations.

B. APPROVAL OF AGENDA:

https://www.youtube.com/live/_6G1HWite2U?si=QhjEVg1U2tA4FEIe&t=53

Commissioner Preslar moved to approve the agenda order as it stands. Commissioner Olsen seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;

C. REVIEW OF MINUTES:

https://www.youtube.com/live/_6G1HWite2U?si=vTurBKJcuDy7rszA&t=80

1. Review and possible approval of Planning Commission Meeting Minutes from September 13, 2023 and September 28, 2023.

Commissioner Eaton made a motion to approve the meeting minutes from September 28, 2023, as written. Commissioner Olsen seconded the motion. Motion carried, 3-2 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – abstain, Val Preslar – abstain, Wayne Olsen – aye;

Commissioner Eaton made a motion to approve the meeting minutes from September 13, 2023, as written. Commissioner Preslar seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;

D. PUBLIC FORUM:

https://www.youtube.com/live/_6G1HWite2U?si=EemfApXmkfh0OWcf&t=188

Chairman Huntsman opened the public forum.
No comments from the public.

Chairman Huntsman closed the public forum.



E. REPORTS:

https://www.youtube.com/live/_6G1HWite2U?si=fmGxu7EmWiKPFmsG&t=212

1. Planning Chairman, Shaun Huntsman
Nothing to report.
2. Commissioners
Nothing to report.
3. Planning and Zoning Official, Ryker Steglich
Ryker Steglich reported on conferences he has attended and gave a legislative update.
4. Planning and Zoning Administrator, Darrin LeFevre
Absent
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/One Utah Summit conference and updated the Commissioners on City Council items.

F. BUSINESS ITEM(S):

1. Discussion on Ordinance 2023.XX – General Plan Applicability to modify the consistency policy.

https://www.youtube.com/live/_6G1HWite2U?si=nzQq5MFfuV9r4o4a&t=1356

City Manager Afton Moore introduced this item to the commissioners. Attorney Snow reviewed the current Toquerville City code, current and proposed general plan. He discussed the difference between a regulatory and general – general plan using the surrounding municipalities general plans as examples. Daniel Jensen, a representative for Sunrise Engineering, spoke on the matter including noticing requirements, the different types of general plans and he answered questions from staff and the commissioners. The commissioners, Attorney Snow, and Afton Moore discussed the history of this ordinance. Chairman Huntsman and the commissioners shared their thoughts on this item. Afton Moore shared her comments.

https://www.youtube.com/live/_6G1HWite2U?si=PCCrBTgl_Euj-3Hf&t=5072

Attorney Snow shared his comments regarding having this item be heard at City Council for further instruction. The commissioners agreed to have this item be heard at the next regularly scheduled City Council meeting.

2. Discussion on the Toquerville City General Plan.

https://www.youtube.com/live/_6G1HWite2U?si=Yedtw2amknI3gIRi&t=5383

Daniel Jensen with Sunrise Engineering presented this item. The commissioners addressed their questions and concerns.

A. Public Hearing

https://www.youtube.com/live/_6G1HWite2U?si=BbCV-Fu9SkvtzzD4&t=6720

Chairman Huntsman opened the public hearing.

Manning Butterworth addressed his concerns with the proposed general plan.



Commissioner Preslar made a motion to close the public hearing on business item F2 the city's general plan. Commissioner Tomsik seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;

B. Possible recommendation to City Council

https://www.youtube.com/live/_6G1HWite2U?si=NIXBD6TKPBHffBU7&t=7074

The commissioners, staff and Daniel discussed this item and addressed the proposed changes.

https://www.youtube.com/live/_6G1HWite2U?si=u8YUNzzFirHqwFnP&t=9175

Commissioner Eaton made a motion table this item so the items that we covered can be redlined and also so we can get some feedback from City Council on how they want to proceed with the ordinance weather the plan is advisory or regulatory. Commissioner Preslar seconded the motion. Motion carried, 5-0 Shaun Huntsman – aye, Stacey Eaton – aye, Gary Tomsik – aye, Val Preslar – aye, Wayne Olsen – aye;

3. 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/_6G1HWite2U?si=BT4UJQ2DvvZhsEM8&t=9223

Planning and Zoning Official, Ryker Steglich presented this ordinance to the commissioners and read staff comments. The commissioners, Attorney Snow and staff discussed this item.

A. Public Hearing

https://www.youtube.com/live/_6G1HWite2U?si=zUDbrqrUWQIot29g&t=9555

Chairman Huntsman opened the public hearing.

Chris Butterworth, Diane Sands, Manning Butterworth and Gary Chaves spoke during the public hearing.

Chairman Huntsman closed the public hearing.

B. Possible recommendation to City Council

The commissioners and Attorney Snow discussed the allowed use table.

https://www.youtube.com/live/_6G1HWite2U?si=VKXXyAikLaynDFOr&t=10832

Commissioner Olsen made a motion to recommend approval on the original version of Planned Commercial Ordinance striking taverns, liquor stores, tattoo parlors and vape shops. Commissioner Tomsik seconded the motion. Motion carried: 4-1 Wayne Olsen – aye, Valerie Preslar – aye, Shaun Huntsman – aye, Gary Tomsik – aye, Stacey Eaton – nay.

G. ADJOURN:

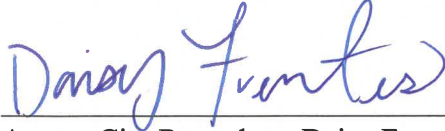
Commissioner Olsen made a motion to adjourn. Commissioner Eaton seconded the motion. Motion carried: 5-0 Wayne Olsen – aye, Valerie Preslar – aye, Shaun Huntsman – aye, Gary Tomsik – aye, Stacey Eaton – aye;

Chairman Huntsman adjourned the meeting at 9:04 pm.



Planning Chairman Shaun Huntsman

11/15/23
Date



Attest: City Recorder – Daisy Fuentes

