

**TOQUERVILLE CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
**January 10, 2024, 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 Stacey Eaton
2. Pledge of Allegiance by Commissioner Tomsik
3. Disclosures and declaration of conflicts from Commission Members
4. Oath of Office for Chairman, Commissioners and Alternates

**B. AGENDA:**

1. Approval of agenda order

**C. REVIEW OF MINUTES:**

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

**D. REPORTS:**

1. Planning Chairman, Stacey Eaton
2. Planning Commissioners
3. Planning and Zoning Official, Ryker Stegliche
4. Planning and Zoning Administrator, Darrin LeFevre

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

1. Discussion on a nightly rental application submitted by Daisy Johnson. Tax ID #: T-AHP-A-67 current zoning is R-1-20 Single Family Residential.
  - A. Public Hearing: Public input is sought on a nightly rental application submitted by Daisy Johnson. Tax ID #: T-AHP-A-67 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 Conditional Use Permit Application submitted by Ray Bence for a radio tower located at 1816 S Shangri La Toquerville, UT 84774. Tax ID # T-168-G current zoning is Multiple Use District (MU-20).
  - A. Public Hearing: Public input is sought on a Conditional Use Permit Application submitted by Ray Bence for a radio tower located at 1816 S Shangri La Toquerville, UT 84774. Tax ID # T-168-G current zoning is Multiple Use District (MU-20).  
*Limit 3 minutes per person; please speak into the microphone and state full name.*
  - B. Possible recommendation to City Council
3. Discussion on Ordinance 2023.XX – General Plan Applicability amending and restating Toquerville City Code 10-7 to create General Plan policies and a future land use map.
  - A. Public Hearing: Public input is sought on Ordinance 2023.XX – General Plan Applicability amending and restating Toquerville City Code 10-7 to create General Plan policies and a future land use map.  
*Limit 3 minutes per person; please speak into the microphone and state full name.*
  - B. Possible recommendation to City Council
4. 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
- 5. Discussion on Ordinance 2023.XX – RWSA/WCWCD Compliant Landscape Ordinance to bring the landscape standards of the city into compliance with the Water Efficiency Standards adopted by WCWCD.
  - A. Public Hearing: Public input is sought on Ordinance 2023.XX – RWSA/WCWCD Compliant Landscape Ordinance to bring the landscape standards of the city into compliance with the Water Efficiency Standards adopted by WCWCD.  
*Limit 3 minutes per person; please speak into the microphone and state full name.*
  - B. Possible recommendation to City Council

## **F. 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 January 09, 2024, by Toquerville City Recorder, Daisy Fuentes.