



TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES

March 13, 2024 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

Present: Chairman Stacey Eaton; Commissioners: Val Preslar, Gary Tomsik, Dean Haymore, Angela Harrison, Tyley Perkins; Staff: City Manager Afton Moore, Planning & Zoning Administrator Darrin LeFevre, Planning & Zoning Official Ryker Steglich, City Attorney Matt Ekins, Recorder Daisy Fuentes; Absent: Jenny Chamberlain

A. CALL TO ORDER:

Chairman Stacey Eaton called the meeting to order at 6:01 p.m. Commissioner Harrison led the Pledge of Allegiance.

There were no disclosures or declarations of conflicts from Commission Members.

B. APPROVAL OF AGENDA:

Commissioner Haymore made a motion to approve the agenda. Commissioner Preslar seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Gary Tomsik – aye, Angela Harrison – aye, Dean Haymore – aye.

Chairman Eaton asked the commissioners to complete the mandatory online training and addressed a training opportunity.

C. REVIEW OF MINUTES:

1. Review and possible approval of Planning Commission Meeting Minutes from February 13, 2024.

Commissioner Preslar made a motion to approve the minutes from February 13, 2024. Commissioner Harrison seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Gary Tomsik – aye, Angela Harrison – aye, Dean Haymore – aye.

D. REPORTS:

<https://www.youtube.com/live/CIhAkOe38No?si=7Fsbaa9uk1IIYLlz&t=1>

1. Planning Chairman, Stacey Eaton
Chairman Eaton continued his report on the training opportunity in Clearfield, UT and encouraged the commissioners to review current ordinances. Staff answered questions from the commissioners.
2. Commissioners
Nothing to report.
3. Planning and Zoning Official, Ryker Steglich
Ryker Steglich reported on current Toquerville City ordinances being modified.



Planning and Zoning Administrator, Darrin LeFevre

Darrin gave a report on the planning and zoning department and answered questions from the commissioners.

5. City Manager, Afton Moore

Afton gave a financial report, introduced our new city attorney Matt Ekins, reviewed the community events and a variety of community projects to include the Center Street Park, Toquerville Parkway and the Cholla Creek Turn-Lanes. Afton also updated the public on administrative staff changes and explained the grading ordinance reconsideration made at the city council meeting. She answered questions from the commissioners.

Chairman Eaton asked Attorney Ekins to introduce himself. City Manager Afton Moore was excused from the meeting.

E. BUSINESS ITEM(S):

1. Discussion on Toquerville City Code Title 10, Chapter 9 – Agricultural District and the possible consolidation of the two agricultural zones.

https://www.youtube.com/live/CIhAkOe38No?si=pE_7w1aGOQn5EdZg&t=1815

This item was brought to the commission by Chairman Eaton from a resident. Chairman Eaton explained this business item and possible changes. The commissioners, attorney and staff discussed this item and addressed their concerns with the possible changes. Chairman Eaton directed staff to create an ordinance of what this would look like and provide more information.

2. Discussion on Toquerville City Code Title 10, Chapter 17, Section 3 – Nightly Rental property management requirements.

<https://www.youtube.com/live/CIhAkOe38No?si=Pupl4Tc2CwzU0ujx&t=4300>

This item was brought to the commission by Chairman Eaton. Chairman Eaton explained this business item and possible changes. The commissioners, attorney and staff discussed this item and addressed their concerns with the possible changes. The commissioners agreed not to pursue this item until it becomes a problem.

3. Discussion on Toquerville City Code Title 10, Chapter 19, Article D, Section 8 – Streets and Roads and the number of entrances and exits within subdivisions.

<https://www.youtube.com/live/CIhAkOe38No?si=thsUTjyZU5tdA04l&t=5445>

This item was brought to the commission by Chairman Eaton. Ryker Steglich gave a report on this item. Chairman Eaton explained this business item and possible changes. The commissioners, attorney and staff discussed this item and addressed their concerns with the possible changes. Chairman Eaton directed staff to draft ordinance including research discussed.

4. Discussion on Toquerville City Code Title 10, Chapter 12 – Commercial Districts and the size of buildings in Commercial Zones.

<https://www.youtube.com/live/CIhAkOe38No?si=ljaQN7ma3p4EkcuY&t=6398>

This item was brought to the commission by Chairman Eaton from a developer. Ryker Steglich gave a report on this item. Chairman Eaton explained this business item and possible changes. The commissioners, attorney and staff discussed this item and addressed their concerns with the possible changes. The commission directed staff proceed with the review of this ordinance and compare it to different municipalities to see if a modification is needed.

F. ADJOURN:

https://www.youtube.com/live/CIhAkOe38No?si=Jfokn2cuKWX5x_VA&t=6930

Commissioner Preslar motioned to close the meeting. Commissioner Haymore seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Gary Tomsik – aye, Angela Harrison – aye, Dean Haymore – aye.

Chairman Eaton adjourned the meeting at 8:01 pm.



Planning Chairman – Valerie Preslar



Date



Attest: City Recorder – Daisy Fuentes

