



**TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES**

**April 23, 2024 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**

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

A. CALL TO ORDER:

Chairman Stacey Eaton called the meeting to order at 6:00 p.m. Commissioner Preslar led the Pledge of Allegiance. No statement of belief/opening prayer was offered or given.

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/NQoatuwsE80?si=JDy0r-tHo99vKvWe&t=36>

Commissioner Haymore made a motion to approve the agenda as submitted. Commissioner Preslar seconded the motion. Motion carried, 4-0. Stacey Eaton – aye, Val Preslar – aye, Dean Haymore – aye, Tyley Perkins – aye.

There were no disclosures and/or declarations of conflicts from the commissioners.

C. CONSENT AGENDA:

<https://www.youtube.com/live/NQoatuwsE80?si=7pnRnvvvX3ZpEUSg&t=64>

1. Review and possible approval of meeting minutes from April 10th, 2024 Planning Commission Meeting.

Commissioner Preslar made a motion to approve the minutes from the April 10th Planning Commission Meeting. Chairman Eaton seconded the motion. Motion carried, 3-1. Stacey Eaton – aye, Val Preslar – aye, Dean Haymore – abstain, Tyley Perkins – aye.

D. REPORTS:

<https://www.youtube.com/live/adAn4vG6P1g?si=IxYwfxQRmzujrZLL&t=38>

1. Planning Chairman, Stacey Eaton
Nothing to report.
2. Commissioners
Nothing to report.
3. Planning and Zoning Administrator, Ryker Steglich
Ryker Steglich reported on a variety of Toquerville City ordinances currently being updated.
Commissioner Chamberlain joined the meeting at 6:05pm
4. Assistant City Manager, Darrin LeFevre
Darrin updated the commissioners on current projects within the city. Chairman Eaton asked Ryker to reintroduce himself as Planning and Zoning Administrator. Darrin clarified

that he is now the Assistant City Manager/Director of Engineering Services.

5. City Manager, Afton Moore
Excused
6. City Attorney, Matt Ekins
Excused



E. BUSINESS ITEM(S):

1. Discussion and possible recommendation on Ordinance 2024.XX – Amending and restating Toquerville City Code 10-17-3: Nightly Rental to modify the application process.
https://www.youtube.com/live/NQoatuwsE80?si=7D69i-8N_vxeJ5C4&t=1103
Ryker gave a brief report on this item and reviewed the proposed changes within the ordinance.

- A. Public Hearing: Public input is sought on Ordinance 2024.XX – Amending and restating Toquerville City Code 10-17-3: Nightly Rental to modify the application process. *Limit 3 minutes per person; please speak into the microphone and state full name.*

Chairman Eaton opened the public hearing.

<https://www.youtube.com/live/NQoatuwsE80?si=n22TpUwX44jRrNDv&t=1296>

There were no comments from the public.

Chairman Eaton motioned to close the public hearing. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Tyley Perkins – aye, Jenny Chamberlain – aye, Dean Haymore – aye.

- B. Possible recommendation to City Council.
The commissioners discussed this item. Staff answered questions from the commissioners.

Commissioner Preslar made a motion to recommend approval of the nightly rental ordinance as it stands and send it on to the city council. Commissioner Haymore seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Tyley Perkins – aye, Jenny Chamberlain – aye, Dean Haymore – aye.

2. Discussion and possible recommendation on Ordinance 2024.XX – Amending and restating Toquerville City Code 10-5-4: Penalty to modify the penalty for land use violations.
<https://www.youtube.com/live/NQoatuwsE80?si=rrtR4H1puQdFmw12&t=1692>
Ryker gave a brief report on this item and reviewed the proposed changes within the ordinance.

- A. Public Hearing: Public input is sought on Ordinance 2024.XX – Amending and restating Toquerville City Code 10-5-4: Penalty to modify the penalty for land use violations. *Limit 3 minutes per person; please speak into the microphone and state full name.*

Chairman Eaton opened the public hearing.

<https://www.youtube.com/live/NQoatuwsE80?si=jmH818Rf6-OcZbNN&t=1808>



Wayne Olsen spoke during the public hearing. The council discussed

Chairman Eaton made a motion to close the public hearing portion. Commissioner Haymore seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Tyley Perkins – aye, Jenny Chamberlain – aye, Dean Haymore – aye.

B. Possible recommendation to City Council.

<https://www.youtube.com/live/NQoatuwsE80?si=06pjEC1VoIr5MM3s&t=1989>

Commissioner Haymore made a motion to make a recommendation to pass this on to the City Council per the recommendation of city staff and get the changes in the ordinance legally done properly- changing the ‘c’ to a ‘b’. Commissioner Preslar seconded the motion. 5-0. Stacey Eaton – aye, Val Preslar – aye, Tyley Perkins – aye, Jenny Chamberlain – aye, Dean Haymore – aye.

3. Discussion and possible recommendation on Ordinance 2024.XX – Amending and restating Toquerville City Code 10-2-1:General Definitions to establish a definition for the term ‘Tavern’.

<https://www.youtube.com/live/NQoatuwsE80?si=90qd8J4pGFjrRa0W&t=2047>

Ryker gave a brief report on this item and reviewed the proposed changes within the ordinance. He answered questions from the commissioners.

A. Public Hearing: Public input is sought on Ordinance 2024.XX – Amending and restating Toquerville City Code 10-2-1:General Definitions to establish a definition for the term ‘Tavern’. *Limit 3 minutes per person; please speak into the microphone and state full name.*

Chairman Eaton opened the public hearing.

<https://www.youtube.com/live/NQoatuwsE80?si=NRarRiqw9CrtMwhX&t=2284>

There were no comments from the public.

Chairman Eaton made a motion to close the public hearing. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Tyley Perkins – aye, Jenny Chamberlain – aye, Dean Haymore – aye.

B. Possible recommendation to City Council

Commissioner Preslar made a motion to recommend approval of Ordinance 2024.XX for the definition of tavern. Commissioner Chamberlain seconded the motion. Motion carried, 4-1. Stacey Eaton – aye, Val Preslar – aye, Tyley Perkins – aye, Jenny Chamberlain – aye, Dean Haymore – abstain.

4. Discussion of the creation of Planning Commission by-laws and policies.

<https://www.youtube.com/live/NQoatuwsE80?si=3tY7qLp28XdvHBcr&t=2375>

Chairman Eaton introduced this agenda item. The commissioners discussed this item and addressed their concerns. Chairman Eaton described his process of the creation excluding city staff from commenting on the bylaws and policies until they reach the city council meeting. Councilman Haymore expressed his problem with the process. The commissioners are to send their suggestions to Commissioner Chamberlain to begin the creation. The commissioners discussed current policies in other municipalities and continued the discussion.

5. Discussion of possible changes to the Grading Ordinance.

<https://www.youtube.com/live/NQoatuwsE80?si=xRk-TJmpNTxMq5FY&t=3037>

Chairman Eaton introduced this item. Ryker Steglich reviewed the changes made my council pending review. The commissioners and staff discussed this item and addressed concerns.

F. ADJOURN:

<https://www.youtube.com/live/NQoatuwsE80?si=VmOzAEX2eb87xlpU&t=4574>

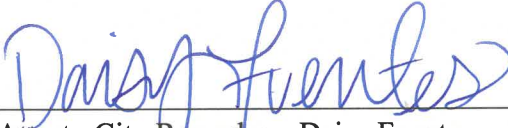
Commissioner Chamberlain motioned to close. Commissioner Preslar seconded the motion. Motion carried, 5-0. Stacey Eaton – aye, Val Preslar – aye, Tyley Perkins – aye, Jenny Chamberlain – aye, Dean Haymore – aye.

Chairman Eaton adjourned the meeting at 7:17 pm.



Planning Chairman – Valerie Preslar

6.26.24
Date



Attest: City Recorder – Daisy Fuentes

