

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
September 11, 2024 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

Present: Chair: Valerie Preslar; Commissioners: Dean Haymore, Jenny Chamberlain, Angela Harrison, Commissioner Alternate Glenn Leavitt; Staff: City Manager, Ben Billingsley, Assistant City Manager Darrin LeFevre, City Attorney Matt Ekins, City Recorder Daisy Fuentes, Planning and Zoning Administrator Emily Teaters; Absent: Commissioner Gary Tomsik, Commissioner Alternate Lonnie Christensen.

A. CALL TO ORDER:

Chair Preslar called the meeting to order at 6:01 p.m. Commissioner Leavitt led the Pledge of Allegiance. The invocation was led by Commissioner Chamberlain. There were no disclosures or declarations of conflicts from the commissioners.

B. APPROVAL OF AGENDA:

Commissioner Haymore made a motion to approve the agenda as posted. Commissioner Harrison seconded the motion. Motion carried, 5-0. Glenn Leavitt – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye, Val Preslar – aye.

C. CONSENT AGENDA:

1. Review and possible approval of meeting minutes from August 14, 2024.

Commissioner Haymore made a motion to approve the minutes as typed, as printed. Commissioner Chamberlain seconded the motion. Motion carried, 4-1. Glenn Leavitt – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye, Val Preslar – abstain.

D. REPORTS:

1. Planning Chair Preslar
Val introduced our new City Manager, Ben Billingsly and asked him to tell the commissioners about himself. Ben gave a brief introduction and overview of his professional experience.
2. Planning Commissioners
Nothing to report.
3. Planning and Zoning Administrator, Emily Teaters
Emily gave an update on Toquerville City ordinances and policies being revised and/or researched and reminded the commissioners of the Housing Supply Accelerator Workshop on Friday.
4. Assistant City Manager, Darrin LeFevre
Darrin provided updates on current city projects, including Firelight and the bypass road, and addressed questions from the commissioners. Attorney Ekins added that the City acquired a parcel at the top of the south side of the cut to resolve potential issues related to the slope change

5. City Attorney, Matt Ekins
Nothing to report.

E. BUSINESS ITEM(S):

1. **Discussion and possible recommendation** on Ordinance 2024.XX – Amending and restating Toquerville City Code 10-9: Agricultural Districts to modify the allowed uses and physical restrictions for this zone.
Emily Teaters 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 10-9: Agricultural Districts to modify the allowed uses and physical restrictions for this zone.

Chair Preslar opened the public hearing. No comments from the public. Chair Preslar closed the public hearing.

B. Possible recommendation to City Council.

The commissioners and staff discussed this item.

Commissioner Harrison made a motion to recommend approval of everything we just discussed to City Council. Commissioner Chamberlain seconded the motion. Motion carried, 4-1. Glenn Leavitt – aye, Jenny Chamberlain – aye, Angela Harrison – aye, Val Preslar – aye, Dean Haymore – abstain.

2. **Discussion and possible recommendation** on Ordinance 2024.XX – Amending Toquerville City Code 10-14: Light Industrial Zones to modify the allowed use table for Light Industrial Zones.

Emily Teaters gave a brief report on this item and reviewed the proposed changes within the ordinance. The commissioners and staff discussed this item.

A. Public Hearing: Public input is sought on Ordinance 2024.XX – Amending Toquerville City Code 10-14: Light Industrial zones to modify the allowed use table for Light Industrial Zones.

Chair Preslar opened the public hearing. No comments from the public. Chair Preslar closed the public hearing.

B. Possible recommendation to City Council.

Commissioner Haymore made a recommendation to send this back to staff and remove hostel from the bill and do whatever we need to do legally and publicly to bring it back with just removing hostel from the whole chart and from the zone. Commissioner Leavitt seconded the motion. Motion carried, 4-1. Glenn Leavitt – aye, Dean Haymore – aye, Angela Harrison – aye, Val Preslar – aye, Jenny Chamberlain – nay.

Attorney Ekins added that Toquerville City Code 10-13A: BMP Business and Manufacturing Zone will have to be brought before them again to remove “Hostel” from that zone if their intent is to remove it entirely from the City’s code. Commissioner Haymore asked staff to review that and come back with their suggestions, with guidance from legal counsel.

3. **Discussion and possible recommendation** on a Final Plat Application submitted by Jerry Eves for Boulder Ridge, Phase 1. Tax ID #: T-3-0-22-3212.
Emily Teaters introduced this item to the commission. The commissioners, staff and the applicant, David Eves, answered questions from the commission.

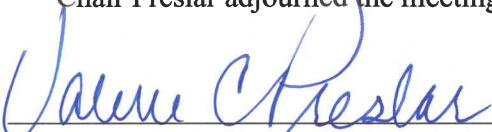
Commissioner Haymore made a motion to recommend this final plat application submitted by Jerry Eves for Boulder Ridge Phase 1, Tax ID#: T-3-0-22-3212 to the City Council for going further for approval as required by the City codes and zoning ordinances and after it's checked by City department and legal staff. Commissioner Harrison seconded the motion. Motion carried, 5-0. Glenn Leavitt – aye, Jenny Chamberlain – aye, Angela Harrison – aye, Val Preslar – aye, Dean Haymore – aye.

4. **Discussion on the Planning Commission Policies and Procedures Manual.**
The commissioners and staff discussed this item.

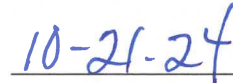
F. ADJOURN:

Commissioner Chamberlain motioned to adjourn. Commissioner Harrison seconded the motion. Motion carried, 5-0. Glenn Leavitt – aye, Jenny Chamberlain – aye, Angela Harrison – aye, Val Preslar – aye, Dean Haymore – aye.

Chair Preslar adjourned the meeting at 7:05 pm.



Planning Chair – Valerie Preslar



Date



Attest: City Recorder – Emily Teaters