

**TOQUERVILLE CITY**  
**PLANNING COMMISSION MEETING**  
**AMENDED AGENDA**

**Wednesday-March 21, 2018**

**Work Meeting 6:30 p.m. - Regular Meeting 7:00 p.m.**  
**Held at 212 N. Toquerville Blvd, Toquerville Utah**



**6:30 PM WORK MEETING:**

1. Discussion on Short Term Rentals-Bed and Breakfast and Nightly/Short Term Rentals
2. Discussion of Master Transportation Plan
3. Discussion on Flag Lots

**7:00 PM REGULAR MEETING:**

1. Call to Order by Chairman Alex Chamberlain; Pledge of Allegiance by Jake Peart
2. Disclosures and Declaration of Conflicts from Commission members (if any)

**A. REVIEW OF MINUTES:**

1. Review and Possible Approval of Planning Commission Meeting Minutes from the Regular Work and Business Meeting on February 21, 2018.

**B. PUBLIC HEARING:**

*Limit three (3) minutes per person; please address the microphone and state full name and address.*

1. Public input is sought on a Home Occupation Conditional Use Permit Application Submitted by Jessica Russo for a Nail and Aromatouch Therapy Salon, located at 245 West Sunset Avenue in Toquerville, UT 84774. Property Tax ID# T-109. Zoning is MU-20.
2. Public input is sought on a Home Occupation Conditional Use Permit Application for a Home Office Submitted by Heather North for a Commercial and Residential Cleaning Business located at 460 North Toquerville Boulevard in Toquerville, UT 84774. Property Tax ID# T-96-B-N. Zoning is R-1-12.
3. Public input is sought on a Home Occupation Conditional Use Permit Application for a Home Office Submitted by Adam Jowers for a Mobile CPA Business located at 855 South Peachtree Drive in Toquerville, UT 84774. Property Tax ID# T-AHP-A-27. Zoning is R-1-12.

**C. BUSINESS/ACTION ITEM(S):**

1. Discussion and Possible Recommendation on the Final Draft of the Master Transportation Plan.
2. Discussion and Possible Recommendation of a Final Plat Application for Ash Creek Overlook Subdivision submitted by Brent Bluth from Self-Help Homes. Subdivision will create 16 lots located on Property Tax ID# T-138-A-2-A and T-138-C. Zoning is R-1-12.
3. Discussion and Possible Action on a Home Occupation Conditional Use Permit Application Submitted by Jessica Russo for a Nail and Aromatouch Therapy Salon, located at 245 West Sunset Avenue in Toquerville, UT 84774. Property Tax ID# T-109. Zoning is MU-20.
4. Discussion and Possible Action on a Home Occupation Conditional Use Permit Application for a Home Office Submitted by Heather North for a Commercial and Residential Cleaning Business located at 460 North Toquerville Boulevard in Toquerville, UT 84774. Property Tax ID# T-96-B-N. Zoning is R-1-12.
5. Discussion and Possible Action on a Home Occupation Conditional Use Permit Application for a Home Office Submitted by Adam Jowers for a Mobile CPA Business located at 855 South Peachtree Drive in Toquerville, UT 84774. Property Tax ID# T-AHP-A-27. Zoning is R-1-12.

**D. HO/CUP REVIEW & POSSIBLE RECOMMENDATION:**

1. Conditional Use Permit: Diamond G Ranch and Rodeo at 1091 S Toquerville Blvd - Steve & Cyndi Gilbert
2. Conditional Use Livestock Permit: 112 N Ash Creek Drive - Steve Thayer
3. Conditional Use Livestock Permit: 124 N Ash Creek Drive - Layne & Renee Garner
4. Conditional Use Permit: Toquerville Auto at 40 Berry Lane - Ned Snow
- ~~5. Conditional Use Livestock Permit: 124 N Ash Creek Drive - Layne & Renee Garner~~
6. Conditional Use Permit: Valentine Bed & Breakfast at 1015 S Mulberry Drive - James & Deborah Valentine

**E. ADJOURN:**