

**TOQUERVILLE CITY**  
**PLANNING COMMISSION MEETING 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:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Dana McKim at the City Office 435.635.1094, at least 48 hours in advance. This Agenda will be sent to the Spectrum Newspaper, posted on the State website at <http://pnn.utah.gov>, on the Toquerville City website at [www.toquerville.org](http://www.toquerville.org), and in four places at least 24 hours in advance of this meeting. The four places are: (1) City Office Board; (2) Toquerville Post Office Kiosk; (3) Cholla Park Kiosk; (4) Westfield Road Kiosk. Posted March 16, 2018 by Toquerville City Recorder, Dana M. McKim.