

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
Wednesday-April 18, 2018
Work Meeting 6:30 p.m. - Regular Meeting 7:00 p.m.
Held at 212 N. Toquerville Blvd, Toquerville Utah



Present: Planning Commission Chair Alex Chamberlain; Commissioners: Manning Butterworth, Jake Peart, Rebecca Hansen, Greg Turner, Alternate-Kris Smedley; Staff: Recorder Dana McKim; Planning and Zoning Official Mike Vercimak; Public: Dan James, Gregg Leiby, Brad Bishop, Kelli Bishop.

Chair Chamberlain called the meeting to order at 6:30 p.m.

6:30 PM WORK MEETING:

1. Discussion on Short-Term Rentals-Bed and Breakfast and Nightly/Short-Term Rentals :

There will be a special meeting/open house on April 19th at 6:00 p.m. for the public to attend and discuss with city councilmembers and planning commissioners the vision and opinions of all short-term rentals. The meeting will facilitate one on one discussion between board members and citizens. All board members will take notes and data will be compiled and submitted to the city recorder where the thoughts and ideas will be classified into categories. A questionnaire will not be submitted to the public as discussed in earlier meetings.

2. Discussion of Flag Lots:

Commissioner Jake Peart requested the commission to consider a revision of the flag lot code. There are several lots in Toquerville where the creation of a flag lot would be ideal but due to the strict guidelines, they are not able to be developed in such a way. He researched flag lot requirements in other cities and towns, and suggested to simplify the code like St. George City.

Commissioner Hansen opted to voice conflicting information and acknowledged there are long deep lots in Toquerville, but had a concern about reducing the requirements. She wondered if the creation of a flag lot in some scenarios may diminish the amount of privacy to surrounding property owners, it may create traffic concerns, parking and garbage pick-up problems, and drainage issues. She preferred the current code.

Peart believed property owners should be allowed to develop their property to meet the standard and thought the lack of width requirement didn't seem fair. His pro-development stance would assist with water conservation measures, as most of the larger deeper lots have larger yards require more irrigation water. He also brought to light the larger lots require more maintenance and care from the property owner.

There was a discussion of various locations throughout Toquerville where flag lots would be ideal and where the city wouldn't benefit from flag lots.

Vercimak gave clarification regarding the flag lot requirements and preferred the Toquerville Code over other surrounding city codes.

3. Discussion of Historic District:

The city recorder found in the code where the Planning Commission serves as a historic commission. One of the requirements of a historic commission was every ten years a historic and architectural study shall be done and updated every ten years.



Commissioner Hansen researched small towns near national places of interest with retirees. The information gained encouraged historic preservation. In doing so, it preserves the charm and a small town feel. She will investigate further and see what it would take to perform a study. Commissioner Butterworth would like to encourage the public notification of the historic district.

The work meeting was adjourned by Chair Chamberlain at 6:55 p.m.

7:00 PM REGULAR MEETING:

The regular business meeting was called to order at 7:00 p.m. by Chairman Alex Chamberlain. The Pledge of Allegiance was led by Greg Turner

There were no disclosures, nor conflict declarations by members present.

A. REVIEW OF MINUTES:

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

Commissioner Jake Peart made a motion to approve the meeting minutes from March 21, 2018. Motion was seconded by Commissioner Manning Butterworth. Motion unanimously carried 5-0. Peart-aye, Butterworth-aye, Hansen-aye, Turner-aye, Chamberlain-aye.

B. PUBLIC FORUM:

Comments from the public and public requests for future agenda items.

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

No public comments were stated.

C. 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 Michael Backus located at 1276 S Rainbow Bridge Street in Toquerville, UT 84774. Property Tax ID# T-TRES-1-27. Zoning is R-1-20.*

LaVelle Prince, the Trail Ridge Estate Home Owners Association Manager would like to review the application prior to submitting information to the association. There is a concern of where the applicant will park equipment in connection with his construction business. They would like to recommend no construction equipment to be parked on-site or house building materials.

2. *Public input is sought on Conditional Use Livestock Permit Application submitted by David Missal for the keeping of 10 chickens located at 1520 South Cane Circle in Toquerville, UT 84774. Property Tax ID# T-CHCR-1B-1B. Zoning is R-1-20.*

No public comment was stated.

D. BUSINESS/ACTION ITEM(S):



1. Discussion and Possible Action on a Home Occupation Conditional Use Permit Application submitted by Michael Backus located at 1276 S Rainbow Bridge Street in Toquerville, UT 84774. Property Tax ID# T-TRES-1-27. Zoning is R-1-20.

Commissioner Rebecca Hansen made a motion to approve the Home Occupation Conditional Use Permit with staff recommendations. Motion was seconded by Commissioner Greg Turner. Motion unanimously carried 5-0. Peart-aye, Turner-aye, Butterworth-aye, Hansen-aye, Chamberlain-aye.

Zoning Official, Mike Vercimak stated the conditions prohibits outside storage of equipment and materials associated with the business. Only two vehicles may be used in association with the home occupation permit and shall be capable of being parked in the garage, or regularly parked areas normally used by the resident. Any vehicles for the home occupation shall be limited to a maximum size of one-ton gross vehicle weight.

2. Discussion and Possible Action on Conditional Use Livestock Permit Application submitted by David Missal for the keeping of 10 chickens located at 1520 South Cane Circle in Toquerville, UT 84774. Property Tax ID# T-CHCR-1B-1B. Zoning is R-1-20.

Commissioner Hansen asked if the applicant was aware the applicant could not house a rooster according to the animal regulations and his application was for 10 chickens. Mr. Missal stated he would get rid of the rooster. There was brief discussion about the area solely dedicated to the use of the animals.

Commissioner Jake Peart made a motion to approve the Conditional Use Livestock Permit with staff recommendations at 1520 South Cane Circle in Toquerville. Motion was seconded by Rebecca Hansen. Motion unanimously carried 5-0. Hansen-aye, Butterworth-aye, Peart-aye, Turner-aye, Chamberlain-aye.

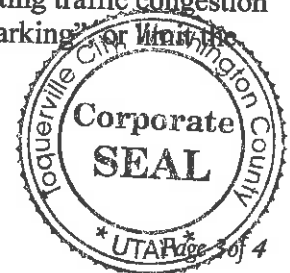
3. Discussion of Cul-De-Sac Setbacks.

Commissioner Hansen researched many towns and cities which require a safety minimum fifty feet frontage requirement. Frontage may be measured in several different ways and saw an illustration where the frontage is measured on a cord which is 67% of the lot size. She was comfortable with Attorney Snow's review and felt the cul-de-sac modifications could be recommended to the City Council.

Commissioner Butterworth asked if the cul-de-sac meets the international fire code. The design does but the frontage requirements are lacking.

Brad Bishop from Self-Help Homes spoke on the frontage reduction request to the city code. The code was silent regarding cul-de-sac requirement and their developer wanted to make sure the lots were conforming. A draft of the issue in concern was given to the city attorney for his review. The design of the lots will need to be modified during the construction phase.

Commissioner Jake Peart was most concerned about extra parking without creating traffic congestion in the cul-de-sac. He suggested the on-street parking could be marked as "no parking" or limit the number of vehicles allowed to park in the street.



Commissioner Butterworth inquired about the implication of these homes requesting a conditional use permit to house a bed and breakfast. He read the attorney's review and wondered if the lot size would be large enough for the homes and where they would be placed. Peart asked if the design could be modified to a square cul-de-sac. Butterworth asked the commission if they wanted to approve the reduction in an R-1-12 zone or for all residential zones. There was brief discussion about what other communities in the surrounding area require. Hansen believed the reduction proposed was still greater than what other cities require and was comfortable with recommending the proposal.

Vericmak asked the commission if they could give a general recommendation to attorney snow for the draft of an ordinance change. Chamberlain acknowledged the push for the modification but wanted the developer to know the requirements are stated in the code and the self-help home engineer should have caught this calculation. The common consensus of the commission was to allow the reduction in the R-1-12 zone only.

E. HO/CUP REVIEW & POSSIBLE RECOMMENDATION:

1. Home Occupation Conditional Use Permit of TLW Design at 10 Berry Lane for Terry Watson
2. Home Occupation Conditional Use Permit of Shaun's Taxidermy at 1264 Cholla for Shaun Jaggi
3. Livestock Conditional Use Permit on Parcel T-10 and T-148-A for Anita, Mona, Laura, and Lorin Lowe

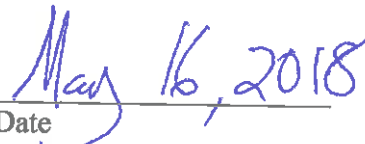
Commissioner Manning Butterworth made a motion to approve the listed conditional use permit listed on the agenda. Motion was seconded by Commissioner Rebecca Hansen. Motion unanimously carried 5-0. Butterworth-aye, Turner-aye, Peart-aye, Chamberlain-aye, Hansen-aye.

F. ADJOURN:

Chair Chamberlain adjourned the meeting at 7:39 p.m.



Planning Commissioner – Alex Chamberlain



Date

Attest:


Toquerville City Recorder – Dana M. McKim

