TOQUERVILLE CITY PLANNING COMMISSION MEETING AGENDA Wednesday – October 17, 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 of Highway Commercial Zone
- 2. Discussion of a proposed Resort Zone

7:00 PM REGULAR MEETING:

- 1. Call to Order and Pledge of Allegiance-Chair Manning Butterworth
- 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 Special Work and Business meeting on September 26, 2018.

B. REPORTS:

- 1. Zoning Official, Mike Vercimak
- 2. City Council/Planning Commission Liaison, Alex Chamberlain

C. PUBLIC FORUM:

Comments from public and public requests for future agenda items.

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

D. 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 Zone Change Application submitted by Jeff Fry located at 1180 South Cholla Drive, Toquerville, UT 84774. Tax ID# T-110-A-1. Property is currently zoned A-1: Agriculture (minimum lot size of one acre). Proposed zoning is Single Family Residential, R-1-20 (minimum lot size of 20,000 square feet).

E. BUSINESS/ACTION ITEM(S):

1. Discussion and possible recommendation on a Zone Change Application submitted by Jeff Fry located at 1180 South Cholla Drive, Toquerville, UT 84774. Tax ID# T-110-A-1. Property is currently zoned A-1: Agriculture (minimum lot size of one acre). Proposed zoning is Single Family Residential, R-1-20 (minimum lot size of 20,000 square feet).

F. HO/CUP REVIEW & POSSIBLE RECOMMENDATION:

- 1. Home Occupation Permit issued to Mark Fahrenkamp for a Home Office-Fahrenkamp INC at 325 West Old Church Road
- 2. Home Occupation Permit issued to Ben DeMille for a Home Office-Color Country Appliance at 640 S Toquerville Boulevard.
- 3. Conditional Use Permit issued to Susan Whiting for a Bed and Breakfast Establishment-Zion's Garden Bed & Breakfast at 250 West Peachtree Drive.
- 4. Conditional Use Permit issued to Lee Miller for a Bed and Breakfast Establishment-Millers High Desert Hideaway at 1225 S Westfield Road.
- 5. Conditional Use Livestock Permit issued to Betty Sanchez for the keeping of six quail at 1501 Staghorn Street.

G. 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, 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 October 15, 2018 by Toquerville City Recorder, Dana M. McKim.