

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://pma.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.

ARTICLE B. H-C HIGHWAY COMMERCIAL ZONE

10-12B-1: PURPOSE:

10-12B-2: PERMITTED USES:

10-12B-3: CONDITIONAL USES:

10-12B-4: PHYSICAL RESTRICTIONS:

10-12B-1: PURPOSE:

The purpose of this zone is to provide commercial areas on major highways for the location of travel, service and highway oriented commercial uses. (Ord. 2012.04, 1-18-2012)

10-12B-2: PERMITTED USES:

The following uses in buildings under five thousand (5,000) square feet shall be permitted uses:

Accessory uses and buildings customarily incidental to these permitted uses.

Automobile service, repair, gas stations, auto accessory outlets.

Commercial nursery.

Drugstore.

Grocery store.

Motels.

Other retail stores.

Overnight camping facilities.

Recreational vehicle parks.

Restaurant or fast food establishments.

Roadside stand for sale of agricultural produce and related items.

Other uses similar to the above and judged by the planning commission to be in harmony with the character and intent of this zone. (Ord. 2012.04, 1-18-2012)

10-12B-3: CONDITIONAL USES:

All uses listed under section [10-12B-2](#) of this article in buildings greater than five thousand (5,000) square feet.

Commercial kennel.

Multiple separate commercial uses located on a single parcel.

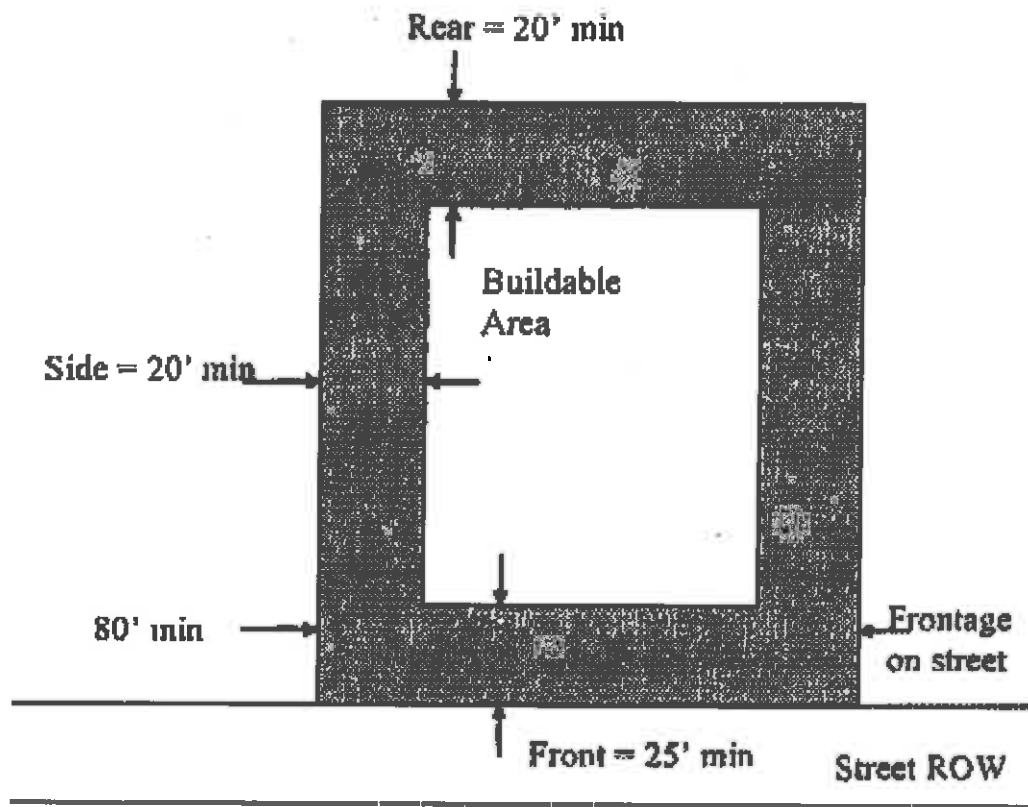
The extraction industries uses, as defined in [chapter 15, article D](#) of this title.

Other uses similar to the above judged by the planning commission to be in harmony with the character and intent of this zone. (Ord. 2012.04, 1-18-2012; amd. 2014 Code)

10-12B-4: PHYSICAL RESTRICTIONS:  

The restrictions below shall be considered minimum, and more restrictive standards may be prescribed as conditions of a conditional use permit for any use:

Minimum frontage	80 feet
Minimum setbacks	Front: 25 feet Side and rear: 20 feet
Maximum height	35 feet (no more than 2 stories)
Minimum finished landscaping	15 percent of the total lot/parcel area
Parking and loading	In accordance with section 10-21-13 of this title
Screening	All outdoor storage, vehicles, machinery and equipment shall be screened and/or out of public view as seen from state highways or interstate freeways and any roadway fronting or driveway providing access to the property on which it is stored
Gasoline and oil storage	All fuel storage tanks shall be completely buried beneath the surface of the ground or bermed and shall comply with all applicable state and federal regulations. All gasoline pumps, lubrication or similar devices, and other service facilities, shall not be located within minimum setbacks. All servicing of vehicles, except for the sale of gas and oil services customarily provided in connection therewith, shall be conducted completely within a structure



C-1 Site Restrictions

(Ord. 2012.04, 1-18-2012)

Recreation Resort Zone

Purpose and Objectives:

- A. **Purposes:** The recreation resort zone is established to designate certain areas within the City of Toquerville where it is desirable and beneficial to the area economy to allow for a mix of limited commercial, public, and residential uses. Specifically, to authorize recreation and resort developments in which residential dwelling units may be occupied by the owners thereof on a full or part time basis, to authorize rental of residential units on an overnight or short term (30 days or less) basis by owners who reside elsewhere; and to authorize limited commercial and public uses that are incidental to and compatible with resort developments.
- B. **Objectives:** The objective of the recreation resort zone is to allow full service resort developments with short and long term residential use combined with those commercial and public facilities necessary to create a desirable resort atmosphere.

Scope:

The requirements of this chapter shall apply to any recreation resort zone within the city. Such requirements shall not be construed to prohibit or limit other applicable provisions of the title, or other laws except to the extent such provisions are provided by this chapter.

Minimum Acreage:

The recreation resort zone shall be applied only to projects consisting of at least five (5) acres.

Site Location:

The recreation resort zone shall only be allowed on collector or higher street classifications. However, a lower street classification may be considered if the applicant can demonstrate that the development would have no negative affect to adjoining properties.

Uses Allowed:

All uses must be shown on a preliminary site plant presented with the application to change an are on the zoning map to recreation resort.

A. Permitted Uses: Permitted uses allowed within the recreation zone are as follows:

1. Single and multiple dwelling unit residential, including condominium and townhouse complexes. Units and/or complex owners may reside in the dwelling units or offer them for rent or lease either long term or short term.
2. Any commercial use related to the support or servicing of those uses referred to in subsection A1 of this section and the facilities related thereto including, but not limited to:

Childcare facilities

Indoor and outdoor recreation facilities

On site property management

Personal care services

Professional office space related to property management

Restaurant and outdoor dining

Retails stores

Motel, hotel, bed and breakfast Inn or boarding house.

B. Prohibited Uses: Any use not listed shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use.

C. Accessory Uses: Permitted and conditional uses set forth above shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in residential zones shall include, but not be limited to, the following:

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement or recreation and which does not conflict with any other city ordinance.

Household pets

Nurseries and greenhouses, when used for resort landscape or food production.

Playgrounds, patios, porches, gazebos, and incidental storage buildings in accordance with the approved site plan for the zone.

Short term storage and parking areas and facilities for recreational vehicles, boats, and trailers which are incidental and otherwise related to other approved uses.

Swimming pools and hot tubs; tennis and other sport courts; clubhouses; and other common recreation or sport facilities for use by residents and their guests.

Development Standards:

- A. Recreation resort zones shall be established on the city zoning maps and may be amended from time to time by ordinance. The recreation resort zone is intended only for resort development directly providing the following minimum facilities and services: 1) a swimming pool and clubhouse and 2) an on-site rental or property manager. Those resort developments in which full time/permanent residential use is authorized or contemplated shall be subject to covenants, conditions, and restrictions and governed by a property owners' association or other similar governing body.
- B. Development standards within the recreational resort shall be set forth in the table of this section.

Development Standards for Recreation Resort Zone.

Lot Standards:	
Average Total Area	N/A
Minimum lot area or acreage	5 acres
Minimum lot width and/or project frontage	300 feet per project/30 feet per unit
Maximum density per acres	15 units/lots
Building Standards:	
Maximum height, main building	35 feet (see note 1)
Maximum height, accessory building	20 feet (see note 1)
Building coverage	50 percent per site plan
Distance between buildings	20 feet
Setback standards- front	
Any building- pedestrian entrance	15 feet from back of sidewalk
Garage or parking building	25 feet from back of sidewalk (see note 3)
Setback- rear:	
Main building	10 feet
Accessory building, including private garage	10 feet (see note 2)
Setback standards- interior side yard	
Main building	10 feet
Accessory building, including private garage	10 feet (see note 2)
Setback- street side yard	
Main building	20 feet
Accessory building	Not permitted
Parking:	See note 3

Notes:

1. Except a greater height may be approved subject to a conditional use permit.
 2. If located at least 10 feet from main building, 2 feet.
 3. If alternate parking, such as underground parking facilities or parking structure is provided, garage setbacks may be altered by the Planning Commission.
- C. An application for a zone map amendment to recreation resort zone shall be accompanied by a completed preliminary site plan application as set forth. An approved final site plan shall be required before construction or site work in a recreation resort zone may begin.

Regulations of General Applicability:

The use and development of real property in the recreation resort zone shall conform at a minimum to regulations of general applicability in the following chapters of this title:

- A. Design Standards for Construction and Development (Chapter 10-21)
- B. Signs (Chapter 10-22)
- C. Design, Construction and Supplementary Regulations (10-19)

Toquerville City
ZONE CHANGE APPLICATION
Fee: \$1,000.00



Name: Jeff Fry Telephone: _____

Address: 1180 S Cholla Dr. Fax No. na

Agent (If Applicable): na Telephone: na

Email: jeff.fry@jeffry.com

Address/Location of Subject Property: 1180 S. Cholla Dr.

Tax ID of Subject Property: T-110-A-1 Existing Zone District: Agricultural

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary):

R-1-20 to conform with the subdivision and be able to lot split.

Submittal Requirements: The zone change application shall provide the following:

- a. The name and address of every person or company the applicant represents;
- b. An accurate property map showing the existing and proposed zoning classifications;
- c. All abutting properties showing present zoning classifications;
- d. An accurate legal description of the property to be rezoned;
- e. Stamped envelopes with the names and addresses of all property owners within 300 feet of the boundaries of the property proposed for rezoning; - 1180 S. Cholla Dr.
- f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

Additional fees may include the cost of amending the official zoning map, County recording fees, Attorney and engineering fees, General Plan and other city plan amendments.

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

DATE RECEIVED: 10-1-2018, DMK COMPLETE: YES NO _____

DATE APPLICATION DEEMED TO BE COMPLETE: 10-2-2018

COMPLETION DETERMINATION MADE BY: Milo Venenik
Signature



Applicants/Owners

Jeffrey Fry

Kaesha Fry

Kasey Udy

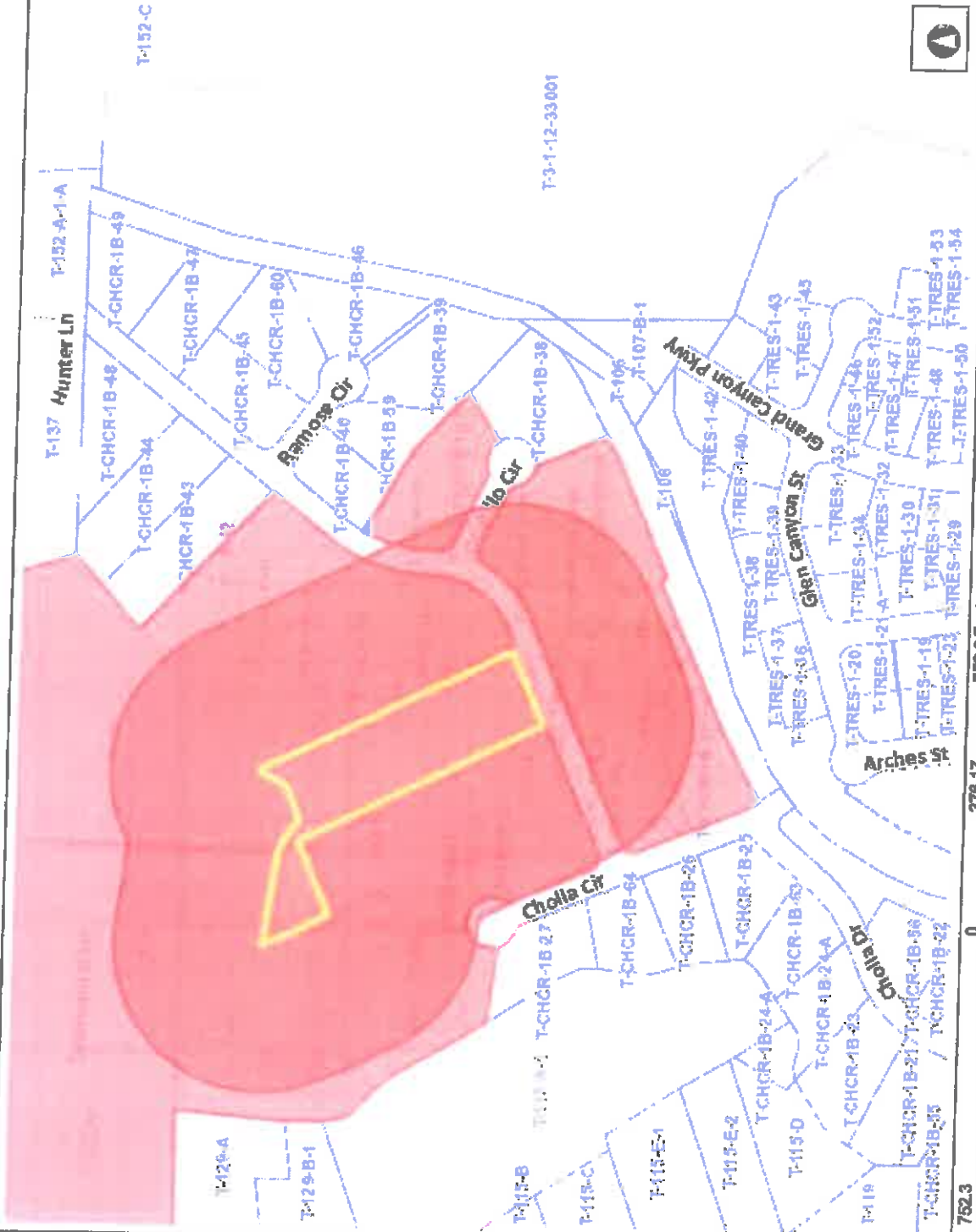
All residing at 1180 S. Cholla (subject property)

Current Zone:
Agricultural
Proposed Zone:
R-1-20





Fry Zone Change



ST George

Legend

Parcels

- | | |
|--|-------------------------------------|
| | U.S. Forest Service |
| | U.S. Forest Service Withdrawals |
| | Bureau of Land Management |
| | Bureau of Land Management Wildlife |
| | National Park Service |
| | Shivwits Reservation |
| | Utah Division of Wildlife Resources |
| | Utah Division of Transportation |
| | State Park |
| | State of Utah |
| | Washington County |
| | Municipality Owned |
| | School District |
| | Privately Owned |
| | Water |
| | Water Conservancy District |
| | State Assessed Oil and Gas |
| | Mining Claim |

Notes

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

0 378.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

10-8-3: AMENDMENTS TO ZONE DISTRICT MAP:

The zone district map may be amended as provided in this section. The city council may establish a fee for zone change applications to cover the cost of processing and review.

A. Review Process:

1. **Planning Commission:** The proposed amendment shall be submitted to the planning commission with documentation as prescribed in [chapter 6](#) of this title. The planning commission may recommend approval, modification and approval, or denial of the proposed zone amendment following the procedures described by Utah Code Annotated and this title, and in accordance with the criteria in this section.
2. **City Council:** Within a reasonable time after a proposed amendment is submitted to the planning commission, the planning commission shall submit its recommendations on proposed amendments to the city council for its consideration. Failure of the planning commission to table or submit its recommendations to the city council within a reasonable time shall be deemed a recommendation of approval of the proposed amendment by the planning commission.
3. **Public Hearing:** Upon receipt of a completed application, the planning commission shall advertise and convene a public hearing pursuant to section [10-1-8](#) of this title to receive public comment. Within a reasonable time after the public hearing, the planning commission shall recommend approval, approval with conditions, or denial of the proposed amendment to the city council.

B. Standards For Review: No zone district amendment shall be approved unless the planning commission finds that the amendment meets the following standards and conditions:

1. Addresses a recognized and demonstrated need in the community;
2. Will be compatible with the character of the neighborhood and surrounding structures in use, scale, mass and circulation;
3. Will not result in an over intensive use of the land or excessive depletion of natural resources;
4. Will not have a material adverse effect on community capital improvement programs;
5. Will not require a level of community facilities and services greater than that which is available;
6. Will not result in undue traffic congestion and traffic hazards;
7. Will not cause significant air, odor, water, light or noise pollution;
8. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the city; and
9. Will meet the requirements of the general plan.

C. Diversity Of Ownership And Minimum Area For Zone Designation: Neither the size of a zone district nor the number of landowners within a zone district shall be considered as evidence of the illegality of a zone district or a proposed zone designation. (Ord. 2012.04, 1-18-2012)

STAFF COMMENTS

Agenda: Planning Commission- October 17, 2018
Applicant: Jeff Fry
Type of Application: **Zone Change**
Request: Obtain a change from Agricultural 1 acre to R-1-20
Location: 1180 South Cholla Drive
Current Zoning: Agricultural 1 acre

Discussion:

Mr. Fry owns approximately 2.66 acres at 1180 S Cholla Drive. The property is currently zoned Agricultural 1 acre and Mr. Fry wishes to re-zone the property to R-1-20. The property surrounding this parcel is zoned R-1-20.

Mr. Fry met with Staff on October 2, 2018 and this application was reviewed. It has been deemed complete and Staff recommends this application be placed on the October 17, 2018 Planning Commission agenda for Public Hearing, review and determination.

Toquerville land use codes require that for a zone change request to be granted, the Planning Commission must find that the request meets all the following standards (10-8-3-B).

- 1. Addresses a recognized and demonstrated need in the Community;**
- 2. Will it be compatible with the character of the neighborhood and surrounding structures in use, scale, mass and circulation**
- 3. Will not result in an over intensive use of the land or excessive depletion of natural resources;**
- 4. Will not have a material adverse effect on community capital improvement programs;**
- 5. Will not require a level of community facilities and services greater than that which is available;**
- 6. Will not result in undue traffic congestion and traffic hazards;**
- 7. Will not cause significant air, odor, water, light or noise pollution;**

8. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the city; and

9. Will meet the requirements of the General Plan.

The Planning Commission **shall** hold a Public Hearing on the matter (10-8-3-A3) and after consideration of the matter shall recommend approval, approval with conditions, or denial of the proposed amendment to the City Council.

The Planning Commission **should** hold a finding of fact inquiry and each of the 9 items listed above should be answered prior to rendering a decision.

MC KINNEY RONALD R & PEGGY V
T-CHCR-1B-31
1225 CHOLLA DR
TOQUERVILLE, UT 84774

HANSON QUENTIN T & JOANN TRS
T-110-D
1216 S CHOLLA
TOQUERVILLE, UT 84774-0455

FRY JEFFREY M & KAESHA D
T-110-A-1
1180 S CHOLLA ST
TOQUERVILLE, UT 84774

EAL INVESTMENTS LLC
T-110-F-1
777 N RAINBOW BLVD STE 270
LAS VEGAS, NV 89107-1187

GILBERT STEVE L & CYNDI
T-134
PO BOX 190
TOQUERVILLE, UT 84774-0190

EAL INVESTMENTS LLC
T-110-F-1
777 N RAINBOW BLVD STE 270
LAS VEGAS, NV 89107-1187

HANSON QUENTIN T & JOANN TRS
T-110-D
1216 S CHOLLA
TOQUERVILLE, UT 84774-0455

OTTO GARY W TR
T-CHCR-1B-36
1138 CHOLLA DR
TOQUERVILLE, UT 84774

GILBERT STEVE L & CYNDI
T-130
PO BOX 190
TOQUERVILLE, UT 84774-0190

CROWTHER MARVIN C & NORENE M
T-CHCR-1B-28
1234 CHOLLA CIR
TOQUERVILLE, UT 84774

GILBERT STEVE L & CYNDI
T-136
PO BOX 190
TOQUERVILLE, UT 84774-0190

RICE JACK C, ET AL
T-REI-1-A
7022 CINNAMON DR
SPARKS, NV 89436

FITZPATRICK JAMES O & GAIL R
T-CHCR-1B-33-A
2386 S PASTURE LN
WASHINGTON, UT 84780

LATUDA JAMES LOUIS & DONNA ROSE TRS
T-CHCR-1B-42
1094 CHOLLA DR
TOQUERVILLE, UT 84774

TOLMAN DENNIS L & JULIE ANN TRS
T-CHCR-1B-30
1226 CHOLLA CIR
TOQUERVILLE, UT 84774

GILBERT STEVE L
T-127-A-1
PO BOX 190
TOQUERVILLE, UT 84774-0190

RICE JACK C, ET AL
T-REI-1-A
7022 CINNAMON DR
SPARKS, NV 89436

RICE KENNETH F & DIANA M
T-CHCR-1B-33-B
1173 S CHOLLA DR
TOQUERVILLE, UT 84774-5066

AVERY GARY & MARGARET
T-CHCR-1B-37
1137 S CHOLLA
TOQUERVILLE, UT 84774

FRY JEFFREY M & KAESHA D
T-110-A-1
1180 S CHOLLA ST
TOQUERVILLE, UT 84774

RRII LLC
T-REI-2
PO BOX 334
TOQUERVILLE, UT 84774

BOHNE TRENT LARKIN & CAMERON SUE
T-CHCR-1B-41
1110 S CHOLLA
TOQUERVILLE, UT 84774

WALKER GREGORY R & KAREN TRS
T-CHCR-1B-32
1159 OCOTILLO CIR
TOQUERVILLE, UT 84774

BRINGHURST TY A & APRIL B
T-CHCR-1B-29
1230 CHOLLA CIR
TOQUERVILLE, UT 84774

AUSTEN GUY M & KATHY A TRS
T-110-E-1
2323 NORTHPARK ST
THOUSAND OAKS, CA 91362

LANGSTON BRAD & LECIA
T-CHCR-1B-34-A
PO BOX 484
TOQUERVILLE, UT 84774-0464

GILBERT STEVE L & CYNDI
T-111
PO BOX 190
TOQUERVILLE, UT 84774-0190

ALEXANDER JACK & KARIN
T-CHCR-1B-57
1300 S CHOLLA DR
TOQUERVILLE, UT 84774

AUSTEN GUY M & KATHY A TRS
T-110-E-1
2323 NORTHPARK ST
THOUSAND OAKS, CA 91362

FRY JEFFREY M & KAESHA D
T-110-A-1
1180 S CHOLLA ST
TOQUERVILLE, UT 84774

BROWN RODNEY L & TERRY L
T-CHCR-1B-35
1158 CHOLLA
TOQUERVILLE, UT 84774

RRH LLC
T-110-B-1
PO BOX 334
TOQUERVILLE, UT 84774

HEATON DARIN PAYNE & DELETHA MOFFETT TRS
T-CHCR-1B-68
1143 OCOTILLO CIR
TOQUERVILLE, UT 84774

All self address stamped envelopes accounted for

DMK 10-2-2013

City of Toquerville
212 N Toquerville Boulevard
PO Box 27
Toquerville, UT 84774
Phone: (435) 635-1094,
Fax: (435) 635-5761
www.toquerville.org



**PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**
Wednesday-October 17, 2018 at 7:00 p.m.
Held at Toquerville City Office
212 N. Toquerville Blvd.
Toquerville, Utah 84774

October 4, 2018

Dear Sir/Madam:

The following is a notice to inform you a public hearing will be held to discuss the following proposal in your neighborhood:

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). The proposed zoning is Single Family Residential, R-1-20 (minimum lot size of 20,000 square feet).

You have been identified as a property owner within 300' of the proposed zone change. A Public Hearing will be held at City Hall – 212 N. Toquerville Boulevard on **October 17, 2018**, at **7:00 p.m.** to discuss the application. The notification list of affected property owners was supplied by the applicant and derived from the current records of the Washington County Assessor's Office. Interested parties may appear and speak on the matter at the public hearing portion of the meeting, or file written comments prior to the meeting date.

Enclosed in this mailing is a drawing showing the proposed location of the zone change. If there are any questions regarding this notice, please feel free to call the city office at 435-635-1094 or email correspondence to the city recorder at recorder@toquerville.org

Sincerely,

Toquerville City Office

Enclosure: Zone Change Map



Toquerville City Conditional Use Permit

This Conditional Use Permit was granted to Lee Miller for a Bed and Breakfast located at 1225 South Westfield Road by the Toquerville City Council on September 9, 2017.

The conditions under which this Permit has been approved are as follows:

1. The required off-street parking is provided and verified.
2. Maximum number of guests per room is two (2).
3. No cooking facilities are allowed in the guest room.
4. All local, state and federal health requirements are met.
5. Applicant must obtain all local, state and federal licenses including a business license from the City of Toquerville and a sales tax license from the State of Utah.
6. The premises will receive an annual inspection by a designee of the City.
7. The permit cannot be expanded, enlarged, or changed otherwise without express written consent from the City of Toquerville.
8. This permit shall receive an annual review from the Toquerville Planning Commission.

By: 
Dana M. McKim
Toquerville City Recorder

Date: 11.13.2017





Toquerville City Home Occupation Permit

This Home Occupation Permit was granted to Ben DeMille for a Home Office located at 640 South Toquerville Boulevard by the Toquerville Planning Commission on November 19, 2008.

The conditions under which this Permit has been approved are as follows:

1. The permit shall receive an annual review by the Planning Commission.
2. The permit and use may not be enlarged without prior approval of the Planning Commission.
3. Appliances may not be stored outside and in plain view.


Dana M. McKim
Toquerville City Recorder





**TOQUERVILLE CITY
CONDITIONAL USE PERMIT**
(Keeping of livestock in R-1-12)

Date of issuance: November 17, 2010

This permit is issued to Betty Sanchez for the property located at 1501 Staghorn, Toquerville, UT.

Purpose of Permit: Keeping of livestock (quail) in a residential area.

The conditions under which this Permit has been approved are as follows:

- 1. The permit shall not be enlarged, expanded or modified without express written permission by the Toquerville Planning Commission.**
- 2. This permit shall receive an annual review by the Toquerville Planning Commission.**

By: *Pamela Dfarman*

DATE: *November 18, 2010*





Toquerville City Home Occupation Conditional Use Permit

This Conditional Use Permit was granted to Susan Whiting for a Bed & Breakfast located on property parcel T-AHP-A-5, at 250 West Peachtree Drive by the Toquerville City Council on November 12, 2015.

The conditions under which this Permit has been approved are as follows:

1. The owner shall limit total occupancy on the dwelling to no more than 10 persons.
2. Parking on Peachtree Drive shall be permitted in conjunction with the business.
3. The applicant shall obtain all Local, State, and Federal licenses required and agrees to abide by all rules and regulations of each such jurisdiction.
4. The applicant will meet with the Hurricane Valley Fire District and comply with all rules, regulations, and inspections of the district.
5. This permit cannot be enlarged, expanded or changed otherwise without express written consent from Toquerville city.
6. Applicant will be required to meet with Ash Creek Special Service District to pay additional impact fees for the business.
7. Separate entrances into guest rooms is prohibited and no cooking facilities are allowed in guest rooms.
8. This permit will receive an annual review by the Toquerville Planning Commission.


Dana M. McKim
Toquerville City Recorder





**TOQUERVILLE CITY
CONDITIONAL USE PERMIT
(Home Occupation)**

Date of issuance: November 17, 2010

This permit is issued to Mark Fahrenkamp for the property located at 325 West Old Church Road, Toquerville, UT.

Purpose of Permit: Home office for construction business.

The conditions under which this Permit has been approved are as follows:

- 1. The permit shall not be enlarged, expanded or modified without express written permission by the Toquerville Planning Commission.**
- 2. This permit shall receive an annual review by the Toquerville Planning Commission.**
- 3. Mr. Fahrenkamp will maintain a current Toquerville City Business License at all times.**

By: _____

City Seal

DATE: _____