

TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
Wednesday – July 17, 2019

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 City Code Title 10, Chapter 24 ~ Exterior Lighting
2. Discussion of City Code Title 5, Chapter 1~ Animal Control

7:00 PM REGULAR MEETING:

1. Call to Order and Pledge of Allegiance by Chairman Manning Butterworth
2. Disclosures and Declaration of Conflicts from Commission members (if any)

Special Recognition:

Planning Commissioner Appointment ~ Joey Campbell

A. REVIEW OF MINUTES:

1. Review and Possible Approval of Planning Commission Meeting Minutes from the Work and Regular Business Meeting on May 15 and June 19, 2019.

B. 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.

C. REPORTS:

1. Planning Chair, Manning Butterworth
2. Planning Commissioners
3. Zoning Official, Mike Vercimak
4. City Council/Planning Commission Liaison, Alex Chamberlain

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 Ordinance 2019.XX-An Ordinance amending Title 10, Chapter 3, Section 3 - Planning Commission Membership, Appointment and Quorum: to add an additional alternate Planning Commissioner position to the commission; amending Title 10, Chapter 17-3 - Nightly Rentals: to clarify primary residence ownership; amending Title 10, Chapter 18A Building Permits: to streamline the building permit process; and amending Title 10-19C-7 - Summary of Subdivision Review and Approval Process: to remove two public hearing requirements from the simple subdivision process.
2. Public input is sought on a Nightly Rental application submitted by Tami Young at 131 North Toquerville Boulevard, Tax ID# T-57-B. Property is zoned R-1-12.
3. Public input is sought on a lot line adjustment application submitted by Kenneth V and Carol A Wadsworth, David L Wadsworth, and Jake Sip. Affected parcels are T-AHP-A-25, T-AHP-A-31, T-AHP-A-30. Properties are zoned R-1-12.

E. BUSINESS/ACTION ITEM(S):

1. Discussion and possible approval on a lot line adjustment application submitted by Kenneth V and Carol A Wadsworth, David L Wadsworth, and Jake Sip. Affected parcels are T-AHP-A-25, T-AHP-1-31, AND T-AHP-A-30. Properties are zoned R-1-12.
2. Discussion and possible recommendation on a Nightly Rental Application submitted by Tami Young at 131 North Toquerville Boulevard, Tax ID# T-57-B. Property is zoned R-1-12.

3. Discussion and possible recommendation on Ordinance 2019.XX-An ordinance amending Title 10, Chapter 3, Section 3 - Planning Commission Membership, Appointment and Quorum: to add an additional alternate Planning Commissioner position to the commission; amending Title 10, Chapter 17-3 - Nightly Rentals: to clarify primary residence ownership; amending Title 10, Chapter 18A Building Permits: to streamline the building permit process; and amending Title 10-19C-7 - Summary of Subdivision Review and Approval Process.

F. HO/CUP REVIEW & POSSIBLE RECOMMENDATION:

1. Livestock Conditional Use Permit at 1500 Cholla Drive/Steve and Becky Doughty for the keeping of two horses.
2. Home Occupation Conditional Use Permit at 1661 S Chaparell Drive/Kate Kirkham~on-line photography business.
3. Home Occupation/Conditional Use Permit at 932 S Peachtree Drive/Carl Westegaard mobile locksmith business
4. Conditional Use Permit at 654 S Westfield Road/Bill & Lucy Gillingham for a Bed and Breakfast establishment.
5. Conditional Use Permit located on property bordering Grand Circle Ranch on the West side of I-15/Jerry Eves-Windsong Project (Wind Turbine Project)
6. Conditional Use Permit located on property bordering Grand Circle Ranch on the West side of I-15/Jerry Eves-Browse Solar Project
7. Conditional Use Permit for an extraction permit of Tax ID# T-3-0-27-132 in the area of Anderson Junction/Toquerville Exchange near I-15/Washington County Water Conservancy District.
8. Conditional Use Permit at 1065 South Westfield Road/Chase and Sherree Olsen for a Bed and Breakfast establishment.

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. Agenda posted on July 15, 2019 by the Toquerville City Recorder, Dana M. McKim.