

TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
Wednesday – August 21, 2019
Work Meeting 6:30 p.m. - Regular Meeting 7:00 p.m.
Held at 212 N. Toquerville Blvd, Toquerville Utah



Present: Chairman Manning Butterworth, Commissioners: Greg Turner, Rebecca Hansen, Chuck Williams, Joey Campbell, Alternate Planning Commissioners: David Browning, Dan Catlin. Staff: Mike Vercimak, Recorder Dana McKim, Deputy Recorder Ruth Evans. City Council/Planning Commission Liaison Alex Chamberlain. Public: Gary Chaves, Caleen Olsen.

6:30 PM WORK MEETING:

Chairman Butterworth called the meeting to order at 6:30 p.m.

1. Discussion on modifications to Title 10, Chapter 24 Exterior Lighting:

Chairman Manning Butterworth reported the City has acquired a lighting measurement instrument that measures the light levels and is in the process of familiarizing the staff with how this instrument works. It is yet to be determined who the lighting administrator will be. The Commissioners have been given a copy of the City of Ivins Exterior Lighting ordinance for an example. The definitions of essential and non-essential lighting need to be re-defined. There have been some complaints regarding lighting that need to be followed up on, pending this discussion and subsequent decisions. Residents need to be encouraged to follow guidelines for our Dark Sky ordinance. There are ongoing issues with light trespass/nuisance lighting that need to be discussed further. Commercial lighting issues need to be addressed before retail establishments come to the city. Chairman Butterworth assigned the task of re-working this ordinance using Ivins City Exterior Lighting ordinance as a template to Commissioner Rebecca Hansen. Commissioner Hansen accepted the assignment. Councilman Alex Chamberlain counseled the Commissioners to seek a good balance with this ordinance, to avoid having the ordinance be too strict. It was suggested that Dan Catlin be named the Lighting Administrator. Resident Gary Chaves would like to see motion lighting be addressed.

7:00 PM REGULAR MEETING:

Chairman Manning Butterworth called the meeting to order at 7:00 p.m. Commissioner Chuck Williams led the Pledge of Allegiance. There were no disclosures, nor conflict declarations from Council Members.

A. REVIEW OF MINUTES:

1. Review and Possible Approval of Planning Commission Meeting Minutes from the Work and Regular Business Meeting on July 17, 2019.

The Commission has reviewed the meeting minutes from July 17. Chairman Butterworth submitted several items for correction which were changed.

Commissioner Rebecca Hansen moved to accept the meeting minutes from July 17, 2019. Commissioner Greg Turner seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Rebecca Hansen – aye, Manning Butterworth – aye, Chuck Williams – Aye, Joey Campbell – aye.



Greg Turner to work on revisions to this chapter. Commissioner Turner accepted this assignment and will report at the next Planning Commission meeting.

3. Discussion on changes to Title 10, Chapter 17-3: Nightly Rental.

The Commissioners discussed that the only change to this chapter was to specify that an owner of a nightly rental is required to live in Toquerville. A public hearing on this change is scheduled for the next Planning Commission meeting.

4. Discussion on changes to Title 10, Chapter 19-7 Subdivision Review/Approval Process.

The Commissioners discussed the proposed change to omit the second public hearing from the simple subdivision process. A public hearing on this change is scheduled for the next Planning Commission meeting.

5. Discussion on changes to Title 10, Chapter 18B Grading Permits.

The proposed change would no longer designate the building department the authority to issue grading permits, but rather the zoning administrator or authorized city personnel. A public hearing on this change is scheduled for the next Planning Commission meeting.

E. HO/CUP REVIEW & POSSIBLE RECOMMENDATION:

1. Home Occupation Permit for Vanessa Haines at 942 S Peachtree Drive – A to Z Boutique.

There have been no complaints against this business and there is an active business license.

Commissioner Chuck Williams moved to renew this home occupation permit as presently submitted. Commissioner Joey Campbell seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Rebecca Hansen – aye, Manning Butterworth – aye, Chuck Williams – Aye, Joey Campbell – aye.

2. Conditional Use Permit for Jerry Eves at the area bordering Grand Circle Ranch Property on the West side of I-15 – Electrical/Natural Gas Combined Cycle Generator.

Mr. Eves was not present at this meeting. The Commissioners had a brief discussion regarding the purpose of this permit and tabling this item until next month when Mr. Eves can be present.

Commissioner Greg Turner moved to table this conditional use permit until next month. Commissioner Rebecca Hansen seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Rebecca Hansen – aye, Manning Butterworth – aye, Chuck Williams – Aye, Joey Campbell – aye.

3. Nightly Rental for Gary Chaves at 216 W Mountain Charm Road – Mountain Charm Retreat.

There have been no complaints against this business and there is an active business license. Chairman Butterworth requested that the original conditional use permit reflect the requirements of the ordinance of when it was originally issued.



Commissioner Chuck Williams moved to renew this conditional use permit with previously recorded language of the originally issued permit. Commissioner Rebecca Hansen seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Rebecca Hansen – aye, Manning Butterworth – aye, Chuck Williams – Aye, Joey Campbell – aye.

Commissioner Rebecca Hansen wondered if the public hearing portion of the nightly rental process should be omitted and requested that it be added as a discussion item for next month's meeting.

F. ADJOURN:

Commissioner Rebecca Hansen moved to adjourn the meeting. Commissioner Chuck Williams seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Rebecca Hansen – aye, Manning Butterworth – aye, Chuck Williams – aye, Joey Campbell – aye.

Chairman Butterworth adjourned the meeting at 8:08 p.m.

Manning Butterworth 9/18/19
Planning Chair – Manning Butterworth Date

Attest:

Dana M. McKim
Toquerville City Recorder – Dana M. McKim

