

**TOQUERVILLE CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**July 15, 2020 at 6:30 pm**  
**212 N. Toquer Blvd, Toquerville Utah**



Present: Chairman Manning Butterworth, Commissioners: Greg Turner, Rebecca Hansen, Dan Catlin, Joey Campbell, Alternate Planning Commissioners: David Browning, Jason Grygla. Staff: Zoning Official Mike Vercimak, Recorder Ruth Evans, City Council Liaison Gary Chaves. Public: Randy Johnson, Jerry Eves, Gregg Leiby, Tracy Munson, Anita Eaton, Lucy Gillingham, Wendi Merritt.

**A. CALL TO ORDER:**

Chairman Butterworth called the meeting to order at 6:30 p.m. Commissioner Hansen led the Pledge of Allegiance. There were no disclosures, nor conflict declarations from Commissioners.

**B. REVIEW OF MINUTES:**

Review and possible approval of Planning Commission meeting minutes from June 8, 2020 Training Meeting and June 10, 2020 Regular Meeting.

Chairman Butterworth submitted one correction which has been updated.

*Commissioner Joey Campbell moved to accept the meeting minutes from June 8, 2020 Training Meeting and June 10, 2020 Regular Meeting with corrections. Commissioner Rebecca Hansen seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Rebecca Hansen – aye, Manning Butterworth – aye, Dan Catlin – Aye, Joey Campbell – aye.*

**C. PUBLIC FORUM:**

There were no comments from the public.

**D. REPORTS:**

There were no reports from the Commissioners, Zoning Official Mike Vercimak, or from City Council Liaison Gary Chaves.

**E. 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 2020.XX amending sections of Title 10, Chapter 16A (Hillside ordinance) to create an exemption for density calculation restrictions for areas with slopes greater than 30% in limited instances.

Resident and Alternate Planning Commissioner Jason Grygla requested an explanation from the Commissioners on why the exemption to the hillside ordinance is being updated at this time. Mr. Grygla is not in favor of manipulating the code to approve specific applications. This application does not fit in with the City's master plan.

**F. BUSINESS ITEM(S):**

1. Annual renewal of a Conditional Use Permit for a solar project located on property bordering Grand Circle Ranch on the west side of I-15 – Jerry Eves.  
Annual renewal of a Conditional Use Permit for a wind turbine project on property bordering Grand Circle Ranch on the west side of I-15 – Jerry Eves.



Applicant Jerry Eves commented that he is still waiting for Pacific Corp. It may be another 2 or 3 years before they get back to him so he can continue with his projects. Mr. Eves is still planning on these solar and wind projects and would like to keep his conditional use permits active.

***Commissioner Rebecca Hansen moved to approve the renewal of the solar and wind conditional use permits for Jerry Eves. Commissioner Dan Catlin seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Rebecca Hansen – aye, Manning Butterworth – aye, Dan Catlin – Aye, Joey Campbell – aye.***

3. Annual renewal of a Conditional Use Permit for a bed and breakfast located at 654 S Westfield Road – Rockin G B&B/Bill and Lucy Gillingham.

The Commissioners discussed the conditions for this permit are currently being met. The applicant has a current business license and has had no complaints.

***Commissioner Dan Catlin moved to approve the renewal of a conditional use permit for Rockin G B&B/Bill and Lucy Gillingham. Commissioner Joey Campbell seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Rebecca Hansen – aye, Manning Butterworth – aye, Dan Catlin – Aye, Joey Campbell – aye.***

4. Annual renewal of a Livestock Conditional Use Permit located on parcel #s T-19 and T-148-A – the Lowe family.

Chairman Butterworth questioned whether one of the applicant's names should be updated on the permit. Resident Anita Eaton responded that she goes by Anita Eaton and Anita Lowe, so the permit is correct and does not need to be changed. The Commissioners discussed that this land has been recently zoned agriculture, so there may not be a need for a livestock conditional use permit any longer. The applicant may choose whether or not to keep the permit active.

***Commissioner Greg Turner moved to approve the renewal of a livestock conditional use permit for the Lowe family. Commissioner Joey Campbell seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Rebecca Hansen – aye, Manning Butterworth – aye, Dan Catlin – Aye, Joey Campbell – aye.***

5. Annual renewal for a Conditional Use Permit for an extraction permit located on parcel # T-3-0-27-132 (Anderson Junction area) – Washington County Water Conservancy District.

The Commissioners and Randy Johnson from the WCWCD discussed this permit is for the new reservoir. Work has not started yet, but they are very close to starting. This is a five phase project with a projected two year timeline.

***Commissioner Dan Catlin moved to approve the renewal of the extraction permit for Washington County Water Conservancy District. Commissioner Greg Turner seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Rebecca Hansen – aye, Manning Butterworth – aye, Dan Catlin – Aye, Joey Campbell – aye.***

Annual renewal for a Home Occupation Permit for a home office located at 932 South Peachtree Drive – Zion Locksmith/Carl Westegaard.



There have been no complaints against this business but the applicant has not renewed their 2020 business license. Having a current business license is a condition of having a home occupation permit. The applicant has been notified to renew their business license several times by City Staff.

***Commissioner Greg Turner moved to approve the renewal of the home occupation permit for Zion Locksmith/Carl Westegaard contingent upon renewal of a 2020 business license. Commissioner Rebecca Hansen seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Rebecca Hansen – aye, Manning Butterworth – aye, Dan Catlin – Aye, Joey Campbell – aye.***

7. Discussion and possible approval of a business license for a home occupation located at 1219 S Grand Canyon Parkway – Munson House Design and Engineering/Tracy Munson.

The Commissioners discussed that all required departments have approved this application and a home occupation permit has been approved by Staff.

***Commissioner Dan Catlin moved to approve the business license for a home occupation permit for Munson House Design and Engineering/Tracy Munson. Commissioner Greg Turner seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Rebecca Hansen – aye, Manning Butterworth – aye, Dan Catlin – Aye, Joey Campbell – aye.***

8. Discussion and possible recommendation on Ordinance 2020.XX amending sections of Title 10, Chapter 16A (Hillside ordinance) to create an exemption for density calculation restrictions for areas with slopes greater than 30% in limited instances.

The Commissioners discussed which sections of the ordinance were amended and which sections were not. Chairman Butterworth pointed out several small mistakes and typos in the ordinance draft, and the numbering and lettering need to be revised. The Commissioners discussed the changes could increase land density in future developments and allow more growth in rugged areas. Open space needs to be protected. The Commissioners discussed the City's vision for growth and maintaining lower density.

Alternate Commissioner Jason Grygla left the meeting at 7:28 p.m.

***Commissioner Dan Catlin moved to recommend approval of Ordinance 2020.XX amending sections of Title 10, chapter 16A. Motion was seconded by Commissioner Joey Campbell. Motion carried 4-1. Commission Vote: Greg Turner – aye, Rebecca Hansen – nay, Dan Catlin – aye, Manning Butterworth – aye, Joey Campbell – aye.***

#### **G. DISCUSSION ITEM(S):**

1. Discussion on ORD.2020.XX Title 10-15C-6B MPDO density bonus calculations.

The City Council has directed the Planning Commission to make revisions and clarifications to how density bonuses are calculated. The current calculations are too subjective and need to be more specific. The Commissioners discussed using a point system for specific bonuses, if the current bonus is too high, and creating consistency in the calculations. The Commissioners requested Councilman Chaves to ask the City Council for additional guidance on what specific revisions they would like to see.



2. Discussion on commercial design standards.

The Commissioners discussed several changes that have been made to the draft Commissioner Catlin submitted. These include commercial signage and landscapes, removing subjective language, adding a table of contents, and adding a vegetation list. This draft is ready to be in ordinance form and submitted to the City Council for their approval.

**H. ADJOURN:**

*Commissioner Greg Turner moved to adjourn the meeting. Motion was seconded by Dan Catlin.*

Chairman Butterworth adjourned the meeting at 8:15 p.m.

  
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Planning Chair – Manning Butterworth

8/17/2020  
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Date

  
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City Recorder – Ruth Evans

