

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
September 16, 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 Commissioner: Jason Grygla. Staff: Zoning Official Mike Vercimak, Recorder Ruth Evans. City Council Liaison Gary Chaves. Public: Mayor Lynn Chamberlain.

A. CALL TO ORDER:

Chairman Butterworth called the meeting to order at 6:30 p.m. Commissioner Campbell 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 August 19, 2020.

Commissioner Dan Catlin moved to accept the meeting minutes from August 19, 2020. 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.

C. PUBLIC FORUM:

There were no comments from the public.

D. REPORTS:

1. Planning Chair Manning Butterworth expressed appreciation to the Commissioners for doing a great job on the Commercial Design Standard ordinance that was recently recommended to and then passed by the City Council.
2. There were no reports from any Planning Commissioners.
3. Zoning Official Mike Vercimak did not have anything to report.
4. City Council/Planning Commission Liaison Gary Chaves did not have anything to report.

E. DISCUSSION ITEM(S):

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

The Commissioners discussed the input that was given from Zoning Official Mike Vercimak, lowering the current density bonus of 40%, creating a consistent standard, creating a level of service for City parks, how the hillside density bonus is calculated, and density allocations. Mayor Chamberlain asked about the difference in the bonus structure in R-1-12 versus R-1-20 and possibly tying different restrictions to different zoning. The Commissioners discussed this idea and an email sent by Councilman Chaves regarding maximum bonus points potentially earned by developers. Mike Vercimak suggested adding verbiage saying MPDO densities would be based on R-1-20 zoning or higher. The Commissioners continued to discuss having a definition of park amenities for developers, the water conservation plan bonus and the need to encourage water conservation, the definition of property used for the



public, not having bonuses awarded for private areas, and concerns for developers potentially getting double bonuses for one item, or “double-dipping”. It was suggested to clarify and add language stating that one bonus may only be used in one category to avoid a double bonus. The Commissioners then discussed the level of service for City trails, recreational facilities, specifying base amenities for parks, and bonuses for special design features.

The Commissioners will put together their comments and suggestions and send them to Mr. Vercimak who will summarize everyone’s comments for the next meeting. These items include; revising the water conservation bonus, clarifying double bonuses and using one bonus for one category, no bonuses for private spaces, or certain recreational bonuses, possibly removing bonuses for special design features, and review each of the bonus percentages.

F. ADJOURN:

Commissioner Dan Catlin moved to adjourn the meeting. 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.

Chairman Butterworth adjourned the meeting at 8:05 p.m.



Planning Chair – Manning Butterworth

11/19/20

Date



City Recorder – Ruth Evans

