

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
August 19, 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; Staff: Zoning Official Mike Vercimak; Recorder Ruth Evans; Public: Tim Scott; Absent: City Council Liaison Gary Chaves, Alternate Planning Commissioner Jason Grygla.

A. CALL TO ORDER:

Chairman Butterworth called the meeting to order at 6:30 p.m. Commissioner Catlin 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 July 2020.

Commissioner Rebecca Hansen moved to approve the meeting minutes from July 2020. 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.

C. PUBLIC FORUM:

There were no comments from the public.

D. REPORTS:

1. Planning Chair Manning Butterworth did not have anything to report.
2. There were no reports from Planning Commissioners.
3. Zoning Official Mike Vercimak did not have anything to report.

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 Commercial Design Standards – an ordinance creating additional design standards applicable to only commercial developments within the corporate limits of Toquerville City.

There were no comments from the public.

F. BUSINESS ITEM(S):

1. Annual renewal of a conditional use permit for a bed and breakfast located at 149 Sunset Ave – Lundell Family Farm/Christer Lundell.
2. Annual renewal of a conditional use permit for a bed and breakfast located at 1225 South Westfield Rd – Millers High Desert Hideaway/Lee Miller.
3. Annual renewal of a conditional use permit for a bed and breakfast located at 460 N Toquer Blvd – The Young Home B&B/Gary & Karlene Young.



Commissioner Dan Catlin moved to recommend the annual renewals of Business items 1-3. 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. Discussion and possible recommendation on Ordinance 2020.XX Commercial Design Standards – an ordinance creating additional design standards applicable to only commercial developments within the corporate limits of Toquerville City.

The Commissioners discussed the draft of the commercial design standards, the markups that have been made, who could review and approve the project guidelines, and designating a member of the Planning Commission to do the review and approval.

Commissioner Joey Campbell moved to recommend approval to the City Council of Ordinance 2020.XX Commercial Design Standards with stated changes. Motion was seconded by Commissioner Greg Turner. Motion unanimously carried 5-0. Commission Vote: Greg Turner – aye, Rebecca Hansen – aye, Dan Catlin – aye, Manning Butterworth – aye, Joey Campbell – aye.

G. DISCUSSION ITEM(S):

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

Commissioner Hansen referenced an example of density bonus calculations from a neighboring city. This example starts with a one-acre zone and has an absolute minimum lot size of 6,000 sq. ft. After discussing the information presented, Zoning Official Mike Vercimak concluded this particular example doesn't apply to MPDOs, which is the topic up for discussion. The Commissioners discussed different calculations, how to track the used bonuses, the expectations and the direction given by the City Council, and simplifying the bonus calculations.

H. ADJOURN:

Chairman Butterworth adjourned the meeting at 7:45 p.m.

Commissioner Dan Catlin moved to adjourn the meeting. Motion was seconded by Commissioner Joey Campbell. Motion unanimously carried 5-0. Commission Vote: Greg Turner – aye, Rebecca Hansen – aye, Dan Catlin – aye, Manning Butterworth – aye, Joey Campbell – aye.



Planning Chair – Manning Butterworth

9-16-20

Date



City Recorder – Ruth Evans

