

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
November 18, 2020 at 6:30 pm
212 N. Toquer Blvd, Toquerville Utah



This meeting was held electronically via Zoom.

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.

A. CALL TO ORDER:

Chairman Butterworth called the meeting to order at 6:30 p.m. Commissioner Turner 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 September 16, 2020.

Commissioner Dan Catlin moved to approve the meeting minutes from September 16, 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.
4. City Council/Planning Commission Liaison Gary Chaves did not have anything to report.

E. BUSINESS ITEM(S):

1. Annual renewal of a Home Occupation permit for a sales, consulting, and photography business located at 880 South Peachtree. Applicant James Stone/Catamount Heights.
2. Annual renewal of a Home Occupation Permit for a home office located at 640 South Toquer Boulevard. Applicant Ben DeMille/Color Country Appliance Inc.
3. Annual renewal of a Home Occupation Permit for a home office located at 325 West Old church Road. Applicant Mark Fahrenkamp/Fahrenkamp Inc.
4. Annual renewal of a Livestock Conditional Use Permit for the keeping of quail in a residential area located at 1501 Staghorn. Applicant Betty Sanchez.
5. Annual renewal of a Conditional Use Permit for a bed and breakfast located at 250 West Peachtree Drive. Applicant Susan Whiting/LST Holdings, LLC dba Zion's Garden Bed & Breakfast.
- Annual renewal of a Conditional Use Permit for a bed and breakfast located at 720 South Toquer Boulevard. Applicant Paul and Carylee Heideman/Almost Inn Zion.
- Annual renewal of a Conditional Use Permit for a bed and breakfast located at 137 North Toquer Boulevard. Applicant Tami and Todd Young/Zion's Nest #1.



8. Annual renewal of a Home Occupation Permit for a home bakery located at 715 South Peachtree Drive. Applicant Dennise Lesko/Indulgeables.

The Commissioners discussed all 8 renewals have current business licenses and no complaints.

Commissioner Dan Catlin moved to approve Business items E1-E8. 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.

F. DISCUSSION ITEM(S):

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

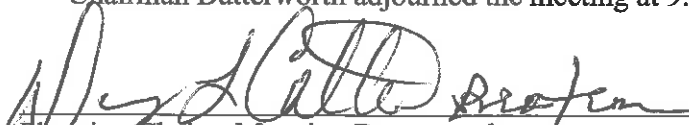
Commissioner Butterworth updated the Commissioners on the current status of the discussion and comments from their previous discussion back in September. The Commissioners discussed minimum and maximum open space bonuses, bonus caps, minimum levels of service for each bonus area, zoning spaces and bonuses, creating a standard for bonuses so developers know what to expect, trying to specify some bonuses but leaving enough flexibility to negotiate other bonuses, and reducing the density bonus from 40% to 35% or 30%. Zoning Official Mike Vercimak suggested the Commissioners focus on answering four basic questions which are: what is the maximum bonus or density cap allowed, what categories allow for bonuses, the level of service in each category, and what bonus density for each category should be. The Commissioners discussed these questions, eliminating the “up to” maximum bonus, awarding the same bonuses to all developers, keeping the bonuses objective not subjective, specifying the amenities, or leaving the amenities flexible. The park’s level of service is set by the City’s capital facilities plan, which is 9.2 acres per thousand people. The Commissioners discussed removing the water conservation and special features bonuses and reducing the open space bonus to 5%. The Commissioners tasked Councilman Chaves with taking these changes to the City Council to see if they are on track with the changes they would like to see. Commissioner Catlin will make the changes that were discussed tonight and amend the requirements table for the next meeting.

Commissioner Hansen reported that she will need to resign her position as a Planning Commissioner due to family conflicts.

G. ADJOURN:

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

Chairman Butterworth adjourned the meeting at 9:07 p.m.



Planning Chair – Manning Butterworth
Planning chair Pro Tem - Dan Catlin



City Recorder – Ruth Evans

