

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
January 13, 2021 at 6:30 pm
212 N. Toquer Blvd, Toquerville Utah



Present: Chairman Dan Catlin, Commissioners: Greg Turner, Joey Campbell, Jason Grygla, Gary Tomsik; Alternate Planning Commissioner: Cathleen Lee. Staff: Zoning Official Mike Vercimak, Recorder Ruth Evans. City Council Liaison Gary Chaves. Public: Anita Eaton, Stacey Eaton.

A. CALL TO ORDER:

Chairman Catlin called the meeting to order at 6:00 p.m. Commissioner Campbell led the Pledge of Allegiance. There were no disclosures, nor conflict declarations from Commissioners. The Oath of Office was administered to Jason Grygla, Gary Tomsik, and Cathleen Lee.

B. REVIEW OF MINUTES:

Review and possible approval of Planning Commission meeting minutes from December 16, 2020.

Commissioner Joey Campbell moved to accept the meeting minutes from December 16, 2020. Commissioner Greg Turner seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Gary Tomsik – aye, Dan Catlin – Aye, Joey Campbell – aye.

C. PUBLIC FORUM:

Resident Anita Eaton commented that there should never be a vote to abstain because it's like pleading guilty or not guilty. Members should vote even if they have a conflict and they should still participate in the discussion.

Mayor Chamberlain commented that as a citizen, he would like to see prayer or a spiritual item on the agenda. Prayer is needed now more than ever, and he would ask the Commissioners to consider adding prayer to the agenda.

D. REPORTS:

1. Planning Chair Dan Catlin reported that one more Alternate Commissioner is still needed. Any potential candidates should be sent to the Mayor for review.
2. There were no reports from any of the other Planning Commissioners.
3. Zoning Official Mike Vercimak did not have anything to report.
4. City Council/Planning Commission Liaison Gary Chaves asked if the Alternates were allowed to participate in the discussions. Chairman Catlin responded that yes, Alternates should give input and participate although they do not have a vote unless they are filling in for another Commissioner.

E. BUSINESS ITEM(S):

1. Discussion and possible election of Planning Commission Chair for 2021.

Chairman Catlin commented that the code states the Chair and Chair Pro Tempore should be elected at the first meeting of the year.



Commissioner Joey Campbell moved to nominate Dan Catlin as Planning Commission Chair for 2021. Commissioner Greg Turner seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Gary Tomsik – aye, Dan Catlin – Aye, Joey Campbell – aye.

2. Discussion and possible election of Planning Commission Pro Tempore 2021.

Commissioner Greg Turner moved to nominate Joey Campbell as Planning Commission Pro Tempore for 2021. Commissioner Jason Grygla seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Gary Tomsik – aye, Dan Catlin – Aye, Joey Campbell – aye.

3. Annual renewal of a conditional use permit for a bed and breakfast located at 2145 S Toquer Blvd. Applicant Curtis and Ranae Biggs.
4. Annual renewal of a home occupation permit located at 61 W Old church Rd. Applicant Alex and Jenny Chamberlain.
5. Annual renewal of a nightly rental permit for a nightly rental business located at 96 S Toquer Blvd. Applicant Sandra Feagin.
6. Annual renewal of a conditional use permit for a pet crematorium located at 490 S Westfield Rd. Applicant Lisa Van Valkenburg.
7. Annual renewal of a home occupation permit for a home office located at 720 S Toquer Blvd. Applicant Paul Heideman.
8. Annual renewal of a home occupation permit for a home office located at 1235 S Crater Lake Way. Applicant Shawn Labrum.
9. Annual renewal of a nightly rental permit for a nightly rental business located at 540 E Spring Dr. Applicant Shaun and Teila Huntsman.

The Commissioners discussed these businesses have current licenses and no complaints. Chairman Catlin recognized resident Stacey Eaton who reported a bad aroma coming from the residence where the pet crematorium is located. Resident Anita Eaton commented that the applicant's original permit stated they could not burn at night and they are supposed to have a second burner. The Commissioners discussed this new information, and the pet crematorium permit will need to be reviewed to make sure they have the correct permit. There have been no official complaints against this business.

Commissioner Greg Turner moved to approve business items 3-5 and 7-9 and table item 6 until next month. Commissioner Joey Campbell seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Gary Tomsik – aye, Dan Catlin – Aye, Joey Campbell – aye.

10. Discussion on Ordinance 2021.XX Title 10-15C-6B MPDO density bonus calculations.

The Commissioners discussed removing paragraph J regarding water conservation. Water conservation should be encouraged but not listed as a bonus. This ordinance is ready for a public hearing in February. The Commissioners discussed the required base density bonus of R-1-20, how density bonuses are calculated, the difference between MPDO's and PDO's, and when development agreements are required.

Resident Anita Eaton commented that more MPDO's are coming in. Look at the development agreement for the last development, it was a PDO not an MPDO.



The Commissioners discussed their object is to take the subjectivity out of the density bonus process. The calculations and approval process should be straight forward. The Commissioners discussed and went through each change that needed to be made to the ordinance.

G. DISCUSSION ITEM(S):

1. Discussion on sections of City Ordinances assigned to Commissioners.


The Commissioners discussed dividing up Title 10 Land Use and giving a section to each Commissioner to specialize in different areas. It was brought up that the scope of expertise for the Planning Commission is fairly narrow, meaning the Commissioners only deal with land use. It was decided all the Commissioners should be familiar with the entire Land Use Title so they can all be knowledgeable about any land use subject.

Commissioner Turner commented that the election of the Chair and Chair Pro Tempore should take place in December rather than January to ensure a more cohesive transition.

H. ADJOURN:

Commissioner Greg Turner moved to adjourn the meeting. Commissioner Joey Campbell seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Gary Tomsik – aye, Dan Catlin – Aye, Joey Campbell – aye.

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



Planning Chair Pro Tem – Joey Campbell

2/10/2021
Date



City Recorder – Ruth Evans

