**TOQUERVILLE CITY**

**PLANNING COMMISSION MEETING AGENDA**

**July 14, 2021 at 6:00 p.m.**

212 N. Toquer Blvd, Toquerville Utah

This meeting will also be broadcast via YouTube live on the Toquerville City YouTube channel at <https://www.youtube.com/channel/UCOn3wYhjwc2gKbc91YPRIAA>

1. **CALL TO ORDER:**
2. Call to order by Chairman Joey Campbell, Pledge of Allegiance by Commissioner Turner
3. Disclosures and declaration of conflicts from Commission Members
4. **REVIEW OF AGENDA:**
5. Approval of agenda order

**C. REVIEW OF MINUTES**:

1. Review and possible approval of Planning Commission Meeting Minutes from June 9, 2021

**D. PUBLIC FORUM:**

*Limit three (3) minutes per person; comments from public and public requests for future agenda item*s**.**

**E. REPORTS:**

1. Planning Chair Joey Campbell
2. Commissioners
3. City Manager and Zoning Official Kent Page
4. City Council Liaison Councilman Gary Chaves

**F. PUBLIC HEARING:**

*Limit three (3) minutes per person; please address the microphone and state full name and address.*

1. Public input is sought on a nightly rental application submitted by Gordon Dotson for a nightly rental located at 1267 S. Shadow Lane. Tax ID # T-115-E-1. Zoning is AG – Agriculture.
2. Public input is sought on Ordinance 10-19G-2, G-3. An ordinance amending the review process which allows adjoining property owners to make adjustments in location of joint property lines.

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

* + - 1. Annual renewal of a conditional use permit for a solar project located on the property bordering Grand Circle Ranch on the west side of I-15. Applicant Jerry Eves.
      2. Annual renewal of a conditional use permit for a wind turbine project located on the property bordering Grand Circle Ranch on the west side of I-15. Applicant Jerry Eves.
      3. Annual renewal of a conditional use permit for a bed and breakfast located at 654 S. Westfield Rd. Applicant Bill and Lucy Gillingham.
      4. Annual renewal of a conditional use livestock permit located on parcels T-19 and T-148-A. Applicant Anita, Mona, Laura, and Lorin Lowe.
      5. Annual renewal of a conditional use permit for an extraction permit of Tax ID # T-3-0-27-132 (Anderson Junction/Toquerville Exchange near I-15). Applicant Washington County Water Conservancy District.
      6. Discussion and possible recommendation on a nightly rental application submitted by Gordon Dotson for a nightly rental located at 1267 S. Shadow Lane. Tax ID # T-115-E-1. Zoning is AG – Agriculture.
      7. Discussion and possible recommendation on Ordinance 10-19G-2, G-3. An ordinance amending the review process which allows adjoining property owners to make adjustments in location of joint property lines.

**H. DISCUSSION ITEM(S):**

1. Discussion on 10-22 Sign Regulations.
2. Discussion on Ordinance 2021.XX 10-9A-4 An ordinance amending the maximum density of 1 dwelling unit/agricultural lot/parcel.
3. Discussion on meeting format.
4. **LAND USE TRAINING:**
5. Training by City Manager and Zoning Official Kent Page on 10-19C-3 Preliminary Plat

**J. ADJOURN:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Ruth Evans at the City Office 435.635.1094, at least 48 hours in advance. This Agenda will be sent to the Spectrum Newspaper, posted on the State website at http://pmn.utah.gov, on the Toquerville City website at www.toquerville.org, and in four places at least 24 hours in advance of this meeting. The four places are: (1) City Office Board; (2) Toquerville Post Office Kiosk; (3) Cholla Park Kiosk; (4) Westfield Road Kiosk. Posted July 12, 2021 by Toquerville City Recorder, Ruth Evans.