TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
June 9, 2021 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

Present: Chair Pro Tem Joey Campbell, Commissioners: Greg Turner, Gary Tomsik, Cathleen Lee; Alternate Planning Commissioner: Shaun Huntsman. Staff: Zoning Official Mike Vercimak, City Manager Kent Page, Recorder Ruth Evans, City Council Liaison Gary Chaves, Absent: Commissioner Jason Grygla.

A. CALL TO ORDER:

Chair Pro Tem Campbell called the meeting to order at 6:00 p.m. Commissioner Lee led the Pledge of Allegiance. Alternate Commissioner Huntsman a possible conflict with his wedding and events center being on the agenda for renewal tonight. Chair Pro Tem Campbell commented that the agenda needs to be amended to not hold the public hearing for #E3, the lot line adjustment procedures because the draft ordinance was not put on the public notice website for 24 hours before the meeting. The Oath of Office was administered to Shaun Huntsman by Recorder Ruth Evans.

B. REVIEW OF MINUTES:

Review and possible approval of Planning Commission meeting minutes from May 12, 2021.

Commissioner Greg Turner moved to accept the meeting minutes from May 12, 2021. Commissioner Cathleen Lee seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Shaun Huntsman – aye, Gary Tomsik – aye, Joey Campbell – aye, Cathleen Lee – aye.

C. PUBLIC FORUM:

There were no comments from the public.

D. REPORTS:

Commissioner Turner reported that last month the Commissioners discussed HB 82 regarding short term rentals. No comments have been received yet from any of the Commissioners. Please read through this bill and send any comments to Commissioner Turner.

Chair Pro Tem Campbell introduced the new City Manager Kent Page.

Zoning Official Mike Vercimak did not have anything to report.

City Council Liaison Gary Chaves did not have anything to report.

City Manager Kent Page reported on a meeting with BLM and Zion Tourism Bureau regarding the situation and concerns at Toquer Falls. They are reporting around 5,000 visitors per month. The City should try and capture some of that revenue from tourists. The next meeting about Toquer Falls is July 7th at 8:00 a.m. and all are invited to attend.

E. PUBLIC HEARING:

1. Public input is sought on a conditional use permit application submitted by Brian Beddo for an over-height garage located at 1258 S Mulberry Dr. Tax ID # T-AHP-A-69. Zoning is R-1-12.

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Applicant Brian Beddo explained his garage is in the back of his property. A 14' tall garage door is needed to accommodate his recreational vehicles. Mr. Beddo has checked with all his neighbors, and they are all on board with his over-height garage, as most of them have over-height garages themselves.

There were no comments from the public.

2. Public input is sought on a zone change application submitted by Maria Blanco for Tax ID # T-7-A-2. Current zoning is AG Agriculture. Proposed zoning is RM-2 Multiple Family District.

   Applicant Oscar Blanco explained they would like to build multi-family homes for disabled veterans and need to change the zoning first.

   There were no comments from the public.

3. Public input is sought on Ordinance 10-9 Agricultural zone. An ordinance amending the permitted and conditional uses of the Agriculture zone.

   There were no comments from the public.

4. Public input is sought on Ordinance 10-10 Single Family Residential. An ordinance amending the permitted and conditional uses of the Single Family Residential zone.

   There were no comments from the public.

5. Public input is sought on Ordinance 10-10 Multiple Family Residential. An ordinance amending the permitted and conditional uses of the Multiple Family Residential zone.

   There were no comments from the public.

6. Public input is sought on Ordinance 10-11 Multiple Use Districts. An ordinance amending the permitted and conditional uses of the Multiple Use Districts zone.

   There were no comments from the public.

7. Public input is sough on Ordinance 10-12 Highway Commercial District. An ordinance amending the permitted and conditional uses of the Highway Commercial District zone.

   There were no comments from the public.

8. Public input is sought on Ordinance 10-12 Neighborhood Commercial District. An ordinance amending the permitted and conditional uses of the Neighborhood Commercial District zone.

   There were no comments from the public.

9. Public input is sought on Ordinance 10-12 Planning Commercial Zone. An ordinance amending the permitted and conditional uses of the Planning Commercial zone.

   There were no comments from the public.

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10. Public input is sought on Ordinance 10-13 Business and Manufacturing zone. An ordinance amending the permitted and conditional uses of the Business and Manufacturing zone.

    There were no comments from the public.

11. Public input is sought on Ordinance 10-14 M-1 Light Industrial zone. An ordinance amending the permitted and conditional uses of the Light Industrial zone.

    There were no comments from the public.

F. BUSINESS ITEM(S):

1. Discussion and possible approval of Chairman and Chair Pro Tem.

   The Commissioners discussed the need for a new Chairman and Chair Pro Tem because Chairman Dan Catlin resigned from the Commission. Commissioner Lee nominated Joey Campbell for Chairman. There were no other nominations.

   Commissioner Cathleen Lee moved to nominate Joey Campbell as Planning Commission Chairman. Commissioner Shaun Huntsman seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Shaun Huntsman – aye, Gary Tomsik – aye, Joey Campbell – aye, Cathleen Lee – aye.

   Chair Pro Tem Campbell nominated Greg Turner for Chair Pro Tem. There were no other nominations.

   Commissioner Joey Campbell moved to nominate Greg Turner as Planning Commission Chair Pro Tem. Commissioner Cathleen Lee seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Shaun Huntsman – aye, Gary Tomsik – aye, Joey Campbell – aye, Cathleen Lee – aye.

2. Oath of office for Alternate Planning Commissioner.

   Shaun Huntsman was sworn in as Alternate Planning Commissioner at the beginning of the meeting.

3. Annual renewal of a conditional use permit for a bed and breakfast located at 124 N Ash Creek Drive. Applicant Renee Garner.
4. Annual renewal of a conditional use permit for a wedding and event center located at 580 E Spring Drive. Applicant Shaun and Teila Huntsman.
5. Annual renewal of a conditional use permit for a bed and breakfast located at 15 E Spring Drive. Applicant Miguel and Reina Garcia Rivas.
6. Annual renewal of a conditional use permit for a bed and breakfast located at 245 W Sunset Ave. Applicant Jessica Russo.
7. Annual renewal of a nightly rental permit for a nightly rental located at 131 N Toquer Blvd. Applicant Tami Young.

   Commissioner Greg Turner moved to approve the annual renewals, items 3-7. Commissioner Gary Tomsik seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Shaun Huntsman – aye, Gary Tomsik – aye, Joey Campbell – aye, Cathleen Lee – aye.

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8. Discussion and possible recommendation on a conditional use permit application submitted by Brian Beddo for an over-height garage located at 1258 S Mulberry Dr. Tax ID # T-AHP-A-69. Zoning is R-1-12.

   The Commissioners discussed this application and if it needs an annual renewal or not, the maximum height allowed is 18' without a conditional use permit, and the standards for review. The standards of review are protecting safety of persons and property, will not exceed the obligations and/or financial capability of the City, will not require a level of community facilities and services greater than that which is available, will protect environmental values, and consistent with City general plan. This application is for a 30' tall garage. The Commissioners did not have any concerns about this application.

   Commissioner Greg Turner moved to recommend approval of a conditional use permit application submitted by Brian Beddo for an over-height garage. Commissioner Cathleen Lee seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Shaun Huntsman – aye, Gary Tomsik – aye, Joey Campbell – aye, Cathleen Lee – aye.

9. Discussion and possible recommendation on a zone change application submitted by Maria Blanco for Tax ID # T-7-A-2. Current zoning is AG Agriculture. Proposed zoning is RM-2 Multiple Family District.

   The Commissioners conducted a finding of facts on the standards of review, which are; will the amendment address a recognized and demonstrated need in the community, will the amendment be compatible with the character of the neighborhood and surrounding structures in use, scale, mass, and circulation, will the amendment result in an over intensive use of the land or excessive depletion of natural resources, will the amendment have a material adverse effect on community capital improvement programs, will the amendment require a level of community facilities and services greater than that which is currently available, will the amendment result in undue traffic congestion and traffic hazards, will the amendment cause significant air, odor, water, light, or noise pollution, will the amendment be otherwise detrimental to the health, safety, or welfare of the present or future inhabitants of the City, and does the amendment meet the requirements of the General Plan. The Commissioners discussed if there is a need in the community for disabled veterans housing, or if there is a need to preserve agriculture lands. The Commissioners also discussed there are adequate utilities to service separate houses on one parcel, possible access issues for residents and the fire department, the increase of traffic on a narrow road, the applicant possibly providing a shuttle service, if the veterans would be screened or have a background check, and concerns that the project could change to a high-density residential property if the disabled housing project falls through.

   Commissioner Cathleen Lee moved to recommend approval of a zone change application submitted by Maria Blanco.

   The Commissioners asked the applicant if there were contracts with the federal government to ensure the money would go to pay for disabled veterans housing. Mr. Blanco said there was and would provide the contracts to the City.

   Commissioner Greg Turner moved to recommend approval of a zone change application submitted by Maria Blanco with staff comments. Commissioner Cathleen Lee seconded the motion. Motion carried 3-2. Greg Turner – aye, Shaun Huntsman – nay, Gary Tomsik – aye, Joey Campbell – nay, Cathleen Lee – aye.

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10. 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.

    The Commissioners discussed the County recently changed their process for recording lot line adjustments. This ordinance change would clean up and revise the City's process to match the County's.

    Commissioner Greg Turner moved to table Ordinance 10-19G-2, G-3. Commissioner Gary Tomsik seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Shaun Huntsman – aye, Gary Tomsik – aye, Joey Campbell – aye, Cathleen Lee – aye.

11. Discussion and possible recommendation on Ordinance 10-9 Agricultural zone. An ordinance amending the permitted and conditional uses of the Agriculture zone.
12. Discussion and possible recommendation on Ordinance 10-10 Single Family Residential. An ordinance amending the permitted and conditional uses of the Single Family Residential zone.
13. Discussion and possible recommendation on Ordinance 10-10 Multiple Family Residential. An ordinance amending the permitted and conditional uses of the Multiple Family Residential zone.
14. Discussion and possible recommendation on Ordinance 10-11 Multiple Use Districts. An ordinance amending the permitted and conditional uses of the Multiple Use Districts zone.
15. Discussion and possible recommendation on Ordinance 10-12 Highway Commercial District. An ordinance amending the permitted and conditional uses of the Highway Commercial District zone.
16. Discussion and possible recommendation on Ordinance 10-12 Neighborhood Commercial District. An ordinance amending the permitted and conditional uses of the Neighborhood Commercial District zone.
17. Discussion and possible recommendation on Ordinance 10-12 Planning Commercial Zone. An ordinance amending the permitted and conditional uses of the Planning Commercial zone.
18. Discussion and possible recommendation on Ordinance 10-13 Business and Manufacturing zone. An ordinance amending the permitted and conditional uses of the Business and Manufacturing zone.
19. Discussion and possible recommendation on Ordinance 10-14 M-1 Light Industrial zone. An ordinance amending the permitted and conditional uses of the Light Industrial zone.

    These ordinance changes would add public, quasi-public uses, and public utility uses to each zone. The city office building is currently in a single family residential zone. Once public use is added to each zone the City will be compliant with its own zoning. The Commissioners would like to add private cemeteries as a conditional use to the Agriculture zone and any other zone where it currently is listed as a conditional use.

    Commissioner Gary Tomsik moved to recommend approval of Ordinances 2021.XX 10-9 through 10-14 with the addition of private cemeteries as conditional uses. Motion was seconded by Commissioner Greg Turner. Motion unanimously carried 5-0. Commission Vote: Greg Turner – aye, Shaun Huntsman – aye, Gary Tomsik – aye, Joey Campbell – aye, Cathleen Lee.

G. DISCUSSION ITEM(S):

1. Discussion on Planning Commission training.

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Chairman Campbell would like to have the zoning official conduct a brief training on different land use topics every month. This training will be ongoing and last for 5-10 minutes each month. This training will greatly benefit the Commissioners, many of whom are new. City Manager Kent Page will conduct the first training in July on preliminary plats.

2. Discussion on 10-22 Sign regulations.

   Commissioner Tomsik reported on the current sign regulation chapter and found some redundancies but overall, the code looked good. There may need to be some changes to make sure the signs meet the current building and electrical codes. Chairman Campbell asked Commissioner Tomsik to compare this chapter to the commercial design standards and to the dark sky ordinance to make sure the sign regulations comply with all other parts of the code.

H. ADJOURN:

Commissioner Cathleen Lee moved to adjourn the meeting. Motion was seconded by Commissioner Greg Turner. Motion unanimously carried 5-0. Commission Vote: Greg Turner – aye, Shaun Huntsman – aye, Gary Tomsik – aye, Joey Campbell – aye, Cathleen Lee.

Chairman Campbell adjourned the meeting at 7:24 p.m.

Planning Chair – Joey Campbell

7-14-2021
Date

City Recorder – Ruth Evans

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