**TOQUERVILLE CITY**

**COMBINED PLANNING COMMISSION**

**AND CITY COUNCIL MEETING AGENDA**

**August 11, 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 Tomsik
3. Disclosures and declaration of conflicts from Commission Members
4. **AGENDA:**
5. Approval of agenda order

**C. REVIEW OF MINUTES**:

1. Review and possible approval of Planning Commission Meeting Minutes from July 14, 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. BUSINESS ITEM(S):**

* + - 1. Annual renewal of a conditional use permit for a bed and breakfast located at 149 Sunset Ave. Applicant Christer Lundell.
			2. Annual renewal of a conditional use permit for a bed and breakfast located at 1225 S. Westfield Rd. Applicant Lee Miller.
			3. Annual renewal of a conditional use permit for a bed and breakfast located at 460 N Toquer Blvd. Applicant Gary & Karlene Young.
			4. Discussion and possible recommendation on a lot line adjustment application for parcels T-2-B, T-2-C, T-2-D. Applicant Matthew Tenney.
			5. Possible 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.
			6. Possible 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.

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

1. Discussion on Pond Hill Road land transfer.
2. Discussion on a concept road master plan for Anderson Junction.
3. Discussion on 10-22 Sign Regulations.
4. Discussion on a presentation on an outdoor adventure resort. Applicant Rocksteady Resorts Group, Agent Matt Loo.
5. Discussion on possible future Resort Zone and amendment to MPDO ordinance.
6. **LAND USE TRAINING:**
7. Training on 10-8-3 Zone Changes by City Manager and Zoning Official Kent Page.

**I. ADJOURN:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office 435.635.1094, at least 48 hours in advance. This Agenda will be posted on the State website at http://pmn.utah.gov, posted on the Toquerville City website at www.toquerville.org, sent to the Spectrum Newspaper, and at the City Office Building at 212 N Toquer Blvd. Posted August 9, 2021 by Toquerville City Recorder, Ruth Evans.