

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
July 14, 2021 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah



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

A. CALL TO ORDER:

Chairman Campbell called the meeting to order at 6:00 p.m. Commissioner Turner led the Pledge of Allegiance. There were no disclosures, nor conflict declarations from Commissioners.

B. REVIEW OF AGENDA:

Review and possible approval of agenda order.

Commissioner Greg Turner moved to approve the order of the agenda. Commissioner Shaun Huntsman seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Shaun Huntsman – aye, Joey Campbell – aye, Cathleen Lee – aye.

C. REVIEW OF MINUTES:

Review and possible approval of Planning Commission meeting minutes from June 9, 2021.

Commissioner Cathleen Lee moved to accept the meeting minutes from June 9, 2021. Commissioner Greg Turner seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Shaun Huntsman – aye, Joey Campbell – aye, Cathleen Lee – aye.

D. PUBLIC FORUM:

Resident Lynn Chamberlain questioned whether Gordon Dotson lives in Toquerville.

E. REPORTS:

Planning Chair Joey Campbell reported the woodworking shop permit, the final plat for the tiny cabin RV park, the PDO, and the MPDO ordinance changes were all approved by the City Council.

Planning Commissioner Greg Turner reported on HB82 that recently passed. This bill has to do with short term rentals and the city's enforcement of them. Our code already addresses this and does not need to be updated.

City Manager and Zoning Official Kent Page did not have anything to report.

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

F. PUBLIC HEARING:

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.



Resident Anita Eaton commented that the applicants have to be residents and have to be here to rent out their home.

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.

There were no comments from the public.

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.

The Commissioners discussed this application has been renewed for four years without any improvements being done on the property. The code states the permit shall expire after twelve months when no work has been done. The applicant was unable to be at the meeting but has previously stated that he is waiting for approvals and clearances from different agencies and needs more time. The Commissioners wanted to do additional research on expiring permits and would like to speak with the applicant.

Commissioner Jason Grygla moved to table Business items G1 and G2 until the applicant could be present in August. Commissioner Greg Turner seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Shaun Huntsman – aye, Joey Campbell – aye, Cathleen Lee – aye.

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.

Commissioner Greg Turner moved to approve Business items G3, G4, and G5. Commissioner Cathleen Lee seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Shaun Huntsman – aye, Joey Campbell – aye, Cathleen Lee – aye.

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.

The Commissioners discussed this nightly rental application, if there was adequate off-street parking, and that the applicant can only rent out the basement while he is living at the home. The applicant may do a long-term rental during the longer periods of times when he is gone. The applicant's father spoke on his behalf and would relay this information to his son.



Resident Anita Eaton commented the stipulations for a nightly rental resident requirements are part of the code so it should be part of the conditions.

Commissioner Greg Turner moved to recommend approval for a nightly rental application for Gordon Dotson with staff comments. Commissioner Cathleen Lee seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Shaun Huntsman – aye, Joey Campbell – aye, Cathleen Lee – aye.

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.

The Commissioners discussed this ordinance has already had a public hearing and is being amended to match the County's process. Mike Vercimak amended and added the additional language.

Commissioner Greg Turner moved to recommend approval to the City Council Ordinance 10-19G-2, G-3. Motion was seconded by Commissioner Shaun Huntsman. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Shaun Huntsman – aye, Joey Campbell – aye, Cathleen Lee – aye.

H. DISCUSSION ITEM(S):

1. Discussion on 10-22 Sign Regulations.

Commissioner Tomsik was working on changes to this ordinance and will report next month when he is present.

2. Discussion on Ordinance 2021.XX 10-9A-4 An ordinance amending the maximum density of 1 dwelling unit/agricultural lot/parcel.

The City Council asked the Planning Commissioners to look at amending this ordinance for the purpose of allowing multi dwelling units on one parcel of agriculture land. This could be regulated by the City through conditional use permits. The Commissioners discussed changing the dwelling units but felt that it was not the best use for agriculture land. The consensus was to leave the code as is.

3. Discussion on meeting format.

The Commissioners discussed improving the efficiency of the meeting by consolidating public hearing items under the business items. This way the Commissioners could discuss the item, take public comments, and interact with the applicant all at one time. The Commissioners talked about the pros and cons of each format but decided to try the new format to try to improve communication and meeting efficiency.

Resident Anita Eaton commented that the new proposed format has been done in Toquerville before. It was a very effective format, but the Chair needs to manage the boundaries of the meeting. The applicant needs to be here for their public hearing.

I. LAND USE TRAINING:

Training by City Manager and Zoning Official Kent Page on 10-19C-3 Preliminary Plat.



Zoning Official Kent Page conducted training for the Commissioners on preliminary plats and discussed the purpose and role of the Planning Commission, the purpose of a preliminary plat, the application and review process, and the standards for review. The Planning Commission should be the administrative body and the City Council should be the legislative body. The Commissioners discussed the topic for next months training and decided on zone changes.

J. ADJOURN:

Commissioner Greg Turner moved to adjourn the meeting. Motion was seconded by Commissioner Cathleen Lee. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Shaun Huntsman – aye, Joey Campbell – aye, Cathleen Lee – aye.

Chairman Campbell adjourned the meeting at 7:57 p.m.



Planning Chair – Joey Campbell

8/18/2021
Date



City Recorder – Ruth Evans

