**TOQUERVILLE CITY**

**PLANNING COMMISSION MEETING MINUTES**

**August 11, 2021 at 6:00 pm**

212 N. Toquer Blvd, Toquerville Utah

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

1. **CALL TO ORDER:**

Chairman Campbell called the meeting to order at 6:01 p.m. Commissioner Tomsik led the Pledge of Allegiance. There were no disclosures, nor conflict declarations from Commissioners.

1. **AGENDA:**

***Commissioner Greg Turner moved to approve the Planning Commission agenda. Commissioner Jason Grygla seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Gary Tomsik – aye, Joey Campbell – aye, Shaun Huntsman – aye.***

**C. REVIEW OF MINUTES:**

Review and possible approval of Planning Commission meeting minutes from July 14, 2021.

***Commissioner Jason Grygla moved to accept the meeting minutes from July 14, 2021. Commissioner Greg Turner seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Gary Tomsik – aye, Joey Campbell – aye, Shaun Huntsman – aye.***

**D. PUBLIC FORUM:**

There were no comments from the public.

**E. REPORTS:**

Chairman Campbell reported the over height garage conditional use permit was approved, the zone change request on Springs Drive was denied, and the 9 zoning ordinance updates were all approved by the City Council.

Commissioner Cathleen Lee entered the meeting at 6:05 p.m.

There were no reports from any other Planning Commissioners.

City Manager and Zoning Official Page reported the Water Conservancy District is in communication with the City and would like to see each city adopt water conservation guidelines regarding landscaping. There is an online meeting about this tomorrow at 2:00 p.m. The City is looking into grants from the State that go with the American Rescue Plan funds. If any Commissioners have suggestions about what to use this grant money for, please let him or the Council know. There are upcoming training opportunities with the American Planning Association and the Utah League of Cities and Towns. If any Commissioners are interested in attending, please let him know.

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

**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.

The Commissioners discussed all three of these businesses have current licenses and no complaints on file.

***Commissioner Greg Turner moved to approve the annual renewal of the conditional use permits for items F1, F2, and F3. Commissioner Gary Tomsik seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Gary Tomsik – aye, Joey Campbell – aye, Cathleen Lee – aye.***

* + - 1. Discussion and possible recommendation on a lot line adjustment application for parcels T-2-B, T-2-C, T-2-D. Applicant Matthew Tenney.

City Manager Page reported this applicant is proposing to take three adjacent parcels and create one large parcel. Staff does not see any problems or issues with this application. The Commissioners discussed the purpose for joining these lots and possible issues with flooding in this area. The applicant is aware portions of these lots are in the floodplain.

***Commissioner Jason Grygla moved to recommend approval of the lot line adjustment for parcels T-2-B, T-2-C, and T-2-D. Commissioner Cathleen Lee seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Jason Grygla – aye, Gary Tomsik – aye, Joey Campbell – aye, Cathleen Lee – aye.***

* + - 1. 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.
      2. 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.

These permits were tabled from last month to give the applicant a chance to be in attendance and explain why he needs the renewal. The Commissioners asked why these permits need to be renewed another year and if any work is being done on either of these projects. Applicant Jerry Eves responded that he has been renewing these permits for 6 or 7 years and is still waiting for Rocky Mountain Power to get back to him and studies to be finished. Mr. Eves requested to have these permits renewed another year.

***Commissioner Greg Turner moved to recommend approval of the conditional use permits for the solar project and the wind turbine project by Jerry Eves. Motion was seconded by Commissioner Cathleen Lee. Motion unanimously carried 5-0. Commission Vote: Greg Turner – aye, Jason Grygla – aye, Gary Tomsik – aye, Joey Campbell – aye, Cathleen Lee – aye.***

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

1. Discussion on Pond Hill Road land transfer.

City Manager Page explained this land transfer involves small portions of land being deeded over to the City to create this new Pond Hill Road. The property owners have agreed to this transfer and the deeds are in the process of being recorded. The traffic study does not show this road would be a hazard for the increased traffic. This road would be for construction access only until the bypass road is finished.

1. Discussion on a concept road master plan for Anderson Junction.

City Manager Page reported this master plan is for the Commissioners to review so it can go back through to Development Staff. Jerry Eves commented that the 37 acres by I-15 is his property and they have been trying to develop it, but it has been put on hold by the City and UDOT due to the realigning of the frontage roads in this area. This area needs to be designed so the developers then know how to develop their projects. The roads are being redesigned to accommodate increased traffic.

1. Discussion on 10-22 Sign Regulations.

Commissioner Tomsik reported he has reviewed chapters 21 and 24 to see if they conflict with this chapter. No conflicts could be identified, however if any other Commissioners have suggestions, that would be helpful. Resident Dan Catlin does not want to see any commercial signs in residential areas at all. Councilman Chaves agrees that no signs should be in residential areas.

1. Discussion on a presentation on an outdoor adventure resort. Applicant Rocksteady Resorts Group, Agent Matt Loo.

Matt Loo from Firelight Development presented information about a proposed outdoor adventure resort which would be out near the racetrack area by the new bypass road. The 310-acre resort would consist of several outdoor adventure zones, including hotels, restaurants, shops, a day spa, rock climbing, snowboarding half pipe that uses artificial snow turf, a wave pool with 6’ waves for surfing, a man-made white water rafting river, an outdoor amphitheater, and open areas for biking and ATV trails. Rocksteady Resorts has done these types of adventure resorts in different parts of the world, including in the UK, and they have been successful. They are interested in coming to Toquerville and making the City a destination. This resort would dramatically increase sales tax revenue for the City and would bring many well-paying jobs to the area. The developer is aware of the water issues in the area and is looking into securing additional water rights for this project. The developer is trying to get feedback to see if this is a good fit for them and the City. Mr. Loo is the point of contact for this project and would help the developer submit a formal application if they decide to move forward.

1. Discussion on possible future Resort Zone and amendment to MPDO ordinance.

The Commissioners discussed the need to create a resort zone in light of the presentation just given. The current code does not have a resort zone. If that is added, the MPDO ordinance addressing density bonuses and calculations will probably need to be amended. The Commissioners discussed how to amend the ordinance, how to adopt a resort zone, if an expert should be consulted for these changes, a draft resort zone that was proposed by the previous Zoning Official that was never adopted, and the pros and cons of adopting a resort zone. Commissioner Grygla and Zoning Official Page will work on creating a resort zone draft. Chairman Campbell will work on amending the MPDO ordinance.

**H. LAND USE TRAINING:**

Manager and Zoning Official Kent Page presented training on section 10-8-3 zone changes. The covered topics included the review process, addressing the standards for review, incorporating and being familiar with the General Plan, being subjective enough to determine if the proposed zone fits in with the existing neighborhood, not allowing politics or biases to affect decisions, basing recommendations on facts, being familiar with the city’s land use ordinances, and ultimately doing what is best for the community. Next month’s training topic will be on the MPDO process.

City Manager Page wanted to remind the Commissioners that the presentation on a possible resort that was heard tonight was not a formal application or review of such. It was only being presented to the city as an idea at this point.

1. **ADJOURN:**

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

Chairman Campbell adjourned the meeting at 8:39 p.m.

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Planning Chair – Joey Campbell Date

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City Recorder – Ruth Evans