

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
September 8, 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: Recorder Ruth Evans, Councilman Chuck Williams; Absent: Commissioner Gary Tomsik, City Council Liaison Gary Chaves, City Manager and Zoning Official Kent Page.

A. CALL TO ORDER:

Chairman Campbell called the meeting to order at 6:02 p.m. Commissioner Lee led the Pledge of Allegiance. There were no disclosures nor conflicts.

B. AGENDA:

Commissioner Greg Turner moved to approve the agenda order. Commissioner Shaun Huntsman seconded the motion. Motion unanimously carried 5-0. Commission Vote: 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 August 11, 2021.

Commissioner Jason Grygla moved to accept the meeting minutes from August 11, 2021. Commissioner Greg Turner seconded the motion. Motion unanimously carried 5-0. Commission Vote: Greg Turner – aye, Jason Grygla – aye, Shaun Huntsman – aye, Joey Campbell – aye, Cathleen Lee – aye.

D. PUBLIC FORUM:

There were no comments from the public.

E. REPORTS:

Commissioner Grygla commented that at the last meeting he made some comments as a citizen rather than a Commissioner regarding increased tourists in the area. These comments were not meant to offend any particular race or group of people and apologize if anyone was offended and will be more mindful of using his position as a Commissioner ethically going forward.

Planning Chair Joey Campbell reported the Dotson nightly rental application and the lot line adjustment ordinance were both approved by the City Council. The Council also discussed approving two new alternates. This meeting will be the last one for Commissioner Lee. The City is grateful to her and her service to the Planning Commission.

F. BUSINESS ITEM(S):

1. Discussion on a nightly rental application submitted by Corey Turner for a nightly rental located at 728 S. Westfield Rd. Tax ID # T-142-A-2-B-2-A.

The Commissioners discussed the staff comments and the standards for review for this nightly rental application. The applicant is aware he needs an inspection from the Fire Department, the requirements for off street parking, and to follow section 10-17-3 of the City Code regarding nightly rentals. The permit will receive an annual review.



- A. Public Hearing: Public input is sought on a nightly rental application submitted by Corey Turner.

There were no comments from the public.

Commissioner Cathleen Lee moved to close the Public Hearing. Motion was seconded by Commissioner Jason Grygla. Motion unanimously carried 5-0. Commission Vote: Greg Turner – aye, Jason Grygla – aye, Shaun Huntsman – aye, Joey Campbell – aye, Cathleen Lee – aye.

- B. Possible recommendation to City Council.

Commissioner Greg Turner moved to recommend the nightly rental application submitted by Corey Turner for approval to the City Council with staff comments. Motion was seconded by Commissioner Cathleen Lee. Motion unanimously carried 5-0. Commission Vote: Greg Turner – aye, Jason Grygla – aye, Shaun Huntsman – aye, Joey Campbell – aye, Cathleen Lee – aye.

G. DISCUSSION ITEM(S):

1. Discussion on initial discussion of the 1700-acre Firelight Master Planned Resort Development prior to a formal MPDO conceptual submittal. (Seeking feedback comments from August 11th presentation.)

The Commissioners discussed this is not a formal application, just additional information regarding a proposed project. Matt Loo from Firelight Development would like to get this information out to the public because it is such a large project. Mr. Loo discussed this project would bring in substantial resort tax revenues for the City. This would be a high-level development bringing in hotels, restaurants, and other attractions that would make Toquerville a destination city. The developer would like to start this conversation with the City and receive some feedback on whether this would be a good fit for Toquerville. The Commissioners discussed the need to create a new resort zone for a project like this. Other ordinances that need to be looked at and possibly modified include the MPDO ordinance and how to calculate density bonuses and ERU's for commercial properties. The developer is requesting feedback and direction from the City and Staff.

2. Discussion on 10-22 Sign Regulations.

The Commissioners discussed tabling this item until Commissioner Tomsik can be in attendance.

3. Discussion on possible future Resort Zone Overlay.

Commissioner Grygla reported on examples from other cities resort and recreation zone ordinances. Most cities write a resort zone ordinance to attract resorts to their cities, but does this fit in with the General Plan and what the residents want for Toquerville? The General Plan might need to be amended. This brings up a list of concerns such as light pollution, nightly rental/condo owner issues, increased traffic and parking issues, dust, noise, how established communities are affected, tax rates, safety, policing requirements, and many others. Creating a resort zone should be a win-win for developers and the City. The City



should probably have a separate resort zone rather than an overlay zone. Commissioner Grygla will get with City Manager Page and look into defining a resort zone and possible zoning examples for the City to look at adopting.

4. Discussion on an amendment to MPDO ordinance.

The Commissioners discussed why the process of calculating ERU's has been brought up and why the commercial calculation is different than residential. The commercial calculations should probably be revised. Chairman Campbell will look into other cities examples and how they calculate hotel, motel, or condo ERU's and have this information for the next meeting.

5. Discussion about adopting smaller lot residential zoning.

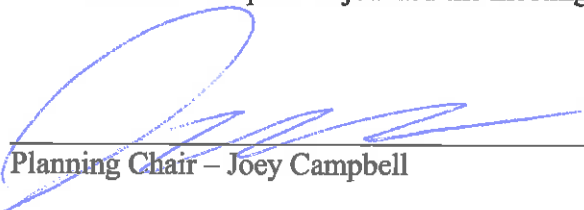
City Manager Page will be presenting information about possibly creating a smaller size of single-family residential zoning to allow for smaller lots in the City. Currently the smallest zoning is R-1-12, which is 12,000 sq. feet minimum. The City needs to consider State law regarding affordable housing and smaller lots could assist with fulfilling that.

Chairman Campbell again thanked Commissioner Lee again for her service on the Planning Commission.

H. ADJOURN:

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

Chairman Campbell adjourned the meeting at 7:35 p.m.



Planning Chair – Joey Campbell

10/13/2021

Date



City Recorder – Ruth Evans

