

**TOQUERVILLE CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**October 13, 2021 at 6:00 pm**  
**212 N. Toquer Blvd, Toquerville Utah**



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

**A. CALL TO ORDER:**

Chairman Campbell called the meeting to order at 6:02 p.m. Commissioner Turner led the Pledge of Allegiance. The Oath of Office was administered to the new Alternate Commissioners, Valerie Preslar and Stacey Eaton by City Recorder Ruth Evans. There were no disclosures, nor conflict declarations from Commissioners.

**B. AGENDA:**

*Commissioner Greg Turner moved to accept the order of the agenda as written. Commissioner Stacey Eaton seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Valerie Preslar – aye, Gary Tomsik – aye, Joey Campbell – aye, Stacey Eaton – aye.*

**C. REVIEW OF MINUTES:**

Review and possible approval of Planning Commission meeting minutes from September 8, 2021.

*Commissioner Greg Turner moved to accept the meeting minutes from September 8, 2021. Commissioner Valerie Preslar seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Valerie Preslar – aye, Gary Tomsik – aye, Joey Campbell – aye, Stacey Eaton – aye.*

**D. PUBLIC FORUM:**

There were no comments from the public.

**E. REPORTS:**

Chairman Campbell reported on The ARC presentation and a resort zone needs to be added for these and other proposed resorts.

Commissioner Turner reported there was a presentation given to the City Council regarding affordable housing that may be coming before the Planning Commission.

City Manager and Zoning Official Kent Page reported on the American Planning Association conference he attended. Affordable housing was discussed quite a bit at this conference as well as at the ULCT conference. There is pressure from the State to provide affordable housing. There is a round table meeting on October 26<sup>th</sup> put on by the Utah Housing Coalition to discuss available resources available to cities. The General Plan may need to be revised to include the growth that is coming. There is a conference in St. George this year addressing poverty and economic stability at the Dixie Center on October 20<sup>th</sup> -21<sup>st</sup>. An update on all of the recently attended trainings will be given at the next meeting.

City Council/Planning Commission Liaison Gary Chaves commented on the affordable housing presentation and the General Plan discussion. These two things tie into the smaller lot discussion



and the public really needs to buy in and see the benefits of smaller lots. The short supply of water will be a factor in having smaller lots.

**F. BUSINESS ITEM(S):**

1. Discussion and possible approval on Park Side at Desert Mountain Phase 2 final plat.

Chairman Campbell reported he compared this plat to their preliminary plat and did not find any discrepancies. City Manager Page reported there was a request by the developer to have narrower roads, but the City is requiring them to build their roads to current city standards. The City wants to avoid parking and other issues with narrower roads. This is the subdivision by the City Park and Old Church Road.

*Commissioner Greg Turner moved to approve the final plat for Park Side at desert Mountain Phase 2. Commissioner Gary Tomsik seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Valerie Preslar – aye, Gary Tomsik – aye, Joey Campbell – aye, Stacey Eaton – aye.*

2. Discussion and possible recommendation on Ordinance 2021.XX Planning Commission 10-3-1F Chairperson.

The Commissioners discussed this ordinance needs to be updated so the Chairman can be elected in December to start in January, instead of being elected in January. A public hearing will need to be held on this item.

*Commissioner Greg Turner moved to accept the meeting minutes from September 8, 2021. Commissioner Valerie Preslar seconded the motion. Motion unanimously carried 5-0. Greg Turner – aye, Valerie Preslar – aye, Gary Tomsik – aye, Joey Campbell – aye, Stacey Eaton – aye.*

3. Discussion and possible recommendation of Hunter’s Cove preliminary plat.

Chairman Campbell reported the applicant has withdrawn his request for a review and this item will not need to be discussed.

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

1. Discussion on road design and utility placement for Pond Hill Road and Westfield Road.

City Manager Page reported this is for review and information to the Commissioners so they can be aware of these public roads that are coming. These roads will tie into the bypass road.

2. Discussion on 10-22 Sign regulations.

Commissioner Tomsik read through the ordinance and doesn’t feel qualified to change the verbiage. The Commissioners discussed if the code addresses lawsuits regarding signs, if the city has a say in the content of the signs, the need for the sign ordinance to coordinate with the lighting ordinance, what kind of commercial signs the City wants to see, and setbacks for these signs. Commissioner Tomsik will meet with City Manager Page to go over this ordinance and any changes that need to be made.



3. Discussion on possible future Resort Zone Overlay.

The Commissioners discussed making a list of items requested and activities inside the proposed Firelight resort and The ARC resort. These should be compared to a list of concerns within the General Plan that Commissioner Grygla created and sent to the Commissioners for review. The Commissioners could take this information and create a draft for the resort zone overlay. It was mentioned that these drafts or concerns should be shared with the developer. City Manager Page mentioned the City would welcome any feedback from the developers. Resident Dan Catlin commented that the developers should not be allowed to give feedback. Only residents should be allowed to comment. The Commissioners discussed doing more research and will discuss this next month when Commissioner Grygla is present.

4. Discussion on amendment to ERU calculations for MPDO ordinance – 10-15C-6: Density.

The Commissioners discussed reviewing the ERU numbers to simplify and clarify the calculation. The ERU calculation should be straightforward and not penalize developers, however development does tax the system so it should benefit the City as well. The City needs to determine what standard they want. There is one typo on the draft ordinance. It should read 0.25 instead of 0.025 for hotels and motels. The Commissioners should review this draft ordinance and the ERU numbers. This draft will be sent to the Attorney for review and scheduled for a public hearing in November.


5. Discussion on adopting smaller lot residential zoning.

The Commissioners commented that a developer had recently come into the City and requested a smaller lot housing development with 12 or 13 units per acre for an affordable housing project. There is an interest in smaller lots. The City should have a land use balance with large and smaller lots available. Historically the residents have always wanted larger lots. There are pros and cons that come with low-income housing. The Commissioners discussed creating a smaller zone than the current smallest zone of R-1-12. The General Plan and the Affordable Housing Plan will need to be referenced. Chairman Campbell will ask the City Council for additional direction and asked the Commissioners to do more research on this topic.

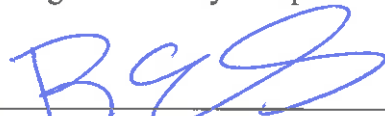
**H. ADJOURN:**

*Commissioner Stacey Eaton moved to adjourn the meeting. Motion was seconded by Commissioner Greg Turner. Motion unanimously carried 5-0. Commission Vote: Greg Turner – aye, Valerie Preslar – aye, Gary Tomsik – aye, Joey Campbell – aye, Stacey Eaton – aye.*

Chairman Campbell adjourned the meeting at 7:41 p.m.

  
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Planning Chair – Joey Campbell

11/10/2021  
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Date

  
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City Recorder – Ruth Evans

