

**TOQUERVILLE CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**December 8, 2021 at 6:00 pm**  
**212 N. Toquer Blvd, Toquerville Utah**



Present: Commissioners: Greg Turner; Alternate Planning Commissioners: Val Preslar, Stacey Eaton. Staff: Recorder Ruth Evans; City Council Liaison Gary Chaves, City Manager Afton Moore. Absent: Chairman Joey Campbell, Commissioners Jason Grygla, Shaun Huntsman, Gary Tomsik.

**A. CALL TO ORDER:**

Chairman Pro Tempore Greg Turner 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:**

*Commissioner Val Preslar moved to approve the agenda. Commissioner Stacey Eaton seconded the motion. Motion unanimously carried 3-0. Val Preslar – aye, Stacey Eaton – aye, Greg Turner – aye.*

**C. REVIEW OF MINUTES:**

Review and possible approval of Planning Commission meeting minutes from November 10, 2021.

*Commissioner Val Preslar moved to accept the meeting minutes from November 10, 2021. Commissioner Stacey Eaton seconded the motion. Motion unanimously carried 3-0. Val Preslar – aye, Stacey Eaton – aye, Greg Turner – aye.*

**D. PUBLIC FORUM:**

Mayor Chamberlain thanked the Planning Commission and especially Greg Turner for their service. Tonight is Commissioner Turner's last meeting. He has served on the Commission for four years and he was instrumental in creating the short-term rental ordinance. That ordinance is being looked at as an example by small towns all over the state. His hard work and dedication to the City is appreciated.

**E. REPORTS:**

Chairman Pro Tem Turner read in some notes from Chairman Campbell stating there will be two nightly rentals, a zone change application, Firelight's Conceptual MPDO application, and the MPDO density bonus calculations ordinance on the City Council's agenda next month. The City Council did complete a phone vote approving the ordinance that elects the Planning Commission chairperson in December.

There were no reports from any Planning Commissioners.

Councilman Chaves reported resident Dan Catlin had some comments and feedback for the Council regarding the Firelight Conceptual MPDO.

City Manager Moore read another statement from Chairman Campbell thanking Greg Turner for his four years of hard work and outstanding service to the City. He will be missed on the Planning Commission.



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

1. Annual renewal of a home occupation permit for a yard care/landscaping business located at 604 South Westfield Road. Applicant Joseph Campbell.
2. Annual renewal of a home occupation permit for a home-based business located at 345 West Old Church Road. Applicant Lonnie Christensen.

Chairman Pro Tem Turner reported these renewals have their current business licenses and no complaints on file.

***Commissioner Val Preslar moved to approve business items 1 and 2. Motion was seconded by Commissioner Stacey Eaton. Motion unanimously carried 3-0. Val Preslar – aye, Stacey Eaton – aye, Greg Turner – aye.***

3. Discussion and possible approval of a Building & Occupancy Permit for a 24-bed residential youth treatment facility located at 652 North Toquer Boulevard. Applicant Kiva Ponte Treatment Center/Brian Pace.

The applicant Brian Pace commented this is the property on Shady Lane and he will be taking over for Darrin Prince. They will be doing the same treatment as Ash Creek Ranch Academy, just changing the business owner. They have been in the therapy treatment business for 25 years. The Commissioners discussed the food handlers permit and fire inspection were still under Ash Creek Ranch Academy's name. Mr. Pace commented the state will come in after city approval and issue those permits under Kiva Ponte's name. Mr. Pace commented they have a security plan for runners and have an excellent run team, camera system, and security guards. Law enforcement and neighbors are notified in that event. There are more than the state requirement for staff in their facilities. The Commissioners commented that equine therapy is listed as one type of therapy and asked if this same equine treatment was included in Ash Creek's original permit. Staff will review the original permit and double check on the types of therapies approved for Ash Creek. The Commissioners were unsure if the right applications were submitted and wanted to coordinate and review this submission with staff before making a decision. Staff requested more time to review this application.

***Commissioner Val Preslar moved to table the Building and Occupancy Permit application until next month. Motion was seconded by Commissioner Stacey Eaton. Motion unanimously carried 3-0. Val Preslar – aye, Stacey Eaton – aye, Greg Turner – aye.***

4. Discussion and possible appointment of Planning Commission Chair for 2022.

Chairman Pro Tem Turner commented that Chairman Campbell stated he is willing to serve as chairman again if the Commissioners would like.

***Commissioner Val Preslar moved to retain Joey Campbell as Planning Commission Chair for 2022. Motion was seconded by Commissioner Stacey Eaton. Motion unanimously carried 3-0. Val Preslar – aye, Stacey Eaton – aye, Greg Turner – aye.***

5. Discussion and possible appointment of Planning Commission Pro Tempore 2022.

The Commissioners discussed electing Shaun Huntsman as Pro Tem.



***Commissioner Greg Turner moved to elect Shaun Huntsman as Planning Commission Pro Tempore for 2022. Motion was seconded by Commissioner Stacey Eaton. Motion unanimously carried 3-0. Val Preslar – aye, Stacey Eaton – aye, Greg Turner – aye.***

6. Discussion on a zone change application submitted by Firelight Development.

- A. Public Hearing: Public input is sought on a zone change application submitted by Firelight Development for Tax ID # T-3295-A-1 and T-3295-B. Current zoning is MU-20 – Multiple Use. Proposed zoning is R-1-20 – Single Family Residential.

Resident Dan Catlin recommended the Commissioners approve this zone change. This change would bring all their property to the base density of R-1-20 for their MPDO.

***Commissioner Val Preslar moved to close the Public Hearing. Motion was seconded by Commissioner Stacey Eaton. Motion unanimously carried 3-0. Val Preslar – aye, Stacey Eaton – aye, Greg Turner – aye.***

- B. Possible recommendation to City Council.

The Commissioners discussed the standards for review and did not have any comments or concerns with this application.

***Commissioner Stacey Eaton moved to recommend approval to the City Council and the zone to be changed from MU-20 to R-1-20. Motion was seconded by Commissioner Val Preslar. Motion unanimously carried 3-0. Val Preslar – aye, Stacey Eaton – aye, Greg Turner – aye.***

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

1. Discussion on 10-22 Sign Regulations.

The Commissioners discussed this item is headed up by Commissioner Tomsik who is absent. This will be tabled until next month.

2. Discussion on possible future Resort Zone Overlay.

The Commissioners discussed this item is headed up by Commissioner Grygla who is absent. This will be tabled until next month.

3. Discussion on adopting smaller lot residential zoning.

The Commissioners discussed this item is headed up by Commissioner Huntsman who is absent. There is a document he put together on a proposed R-1-10 zone which would create 10,000 sq. ft. lots. Commissioner Eaton commented that the proposed setbacks for the secondary buildings may need to be modified. Chairman Pro Tem Turner asked the Commissioners to review this proposal and be prepared to talk about concerns and feedback next month.

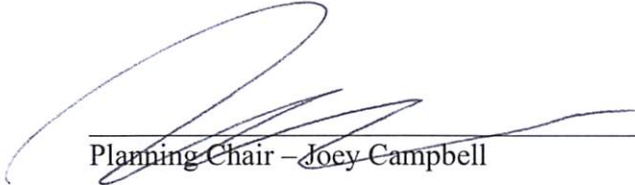


**H. ADJOURN:**


City Manager Moore received a message from Chairman Campbell, who is watching the meeting via YouTube, asking if the smaller lot residential zoning proposal could be put into draft form and ready for next month. Recorder Evans will send the draft in to Attorney Snow for a draft ordinance.

*Commissioner Stacey Eaton moved to adjourn the meeting. Motion was seconded by Commissioner Val Preslar. Motion unanimously carried 3-0. Val Preslar – aye, Stacey Eaton – aye, Greg Turner – aye.*

Chairman Pro Tem Turner adjourned the meeting at 6:36 p.m.

  
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Planning Chair – Joey Campbell

01/12/2022  
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Date

  
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City Recorder – Dana M. McKim

