

TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
February 9, 2022 at 6:00 p.m.
212 N. Toquer Blvd, Toquerville Utah



This meeting will also be broadcast via YouTube live on the Toquerville City YouTube channel at
<https://www.youtube.com/channel/UCOn3wYhjwc2gKbc91YPRIAA>

A. CALL TO ORDER:

1. Call to order by Chairman Joey Campbell, Pledge of Allegiance by Commissioner Eaton
2. Disclosures and declaration of conflicts from Commission Members

B. AGENDA:

1. Approval of agenda order

C. REVIEW OF MINUTES:

1. Review and possible approval of Planning Commission Meeting Minutes from January 12, 2022.

D. PUBLIC FORUM:

Limit three (3) minutes per person; comments from public and public requests for future agenda items.

E. REPORTS:

1. Planning Chair Joey Campbell
2. Commissioners
3. City Council Liaison Councilman Gary Chaves

F. BUSINESS ITEM(S):

1. Annual renewal of a nightly rental permit located at 110 S. Toquer Blvd. Applicant Tyler Whiting.
2. Annual renewal of a home occupation permit for a home office located at 855 South Peachtree Dr. Applicant Adam Jowers.
3. Annual renewal of a Conditional Use Permit for a bed and breakfast located at 945 S Westfield Rd. Applicant Ernest and Rebecca Olsen.
4. Annual renewal of a conditional use permit for a construction business located at 47 S Ash Creek Dr. Applicant Lynn Olds.
5. Annual renewal of conditional use permit for a bed and breakfast located at 325 W Old Church Rd. Applicant Mark Fahrenkamp.
6. Annual renewal of a Home Occupation for the assembly and sales of powered parachute crafts located at 290 South Ash Creek Dr. Applicant Stacey and Anita Eaton.
7. Annual renewal of a Conditional Use Permit for commercial livestock operations located at 1091 S Toquer Blvd. Applicant Steve and Cindi Gilbert.
8. Annual renewal of a livestock Conditional Use Permit for the keeping of chickens located at 1632 S Ash Creek Dr. Applicant Donna DuCrest.
9. Annual renewal of a livestock conditional use permit for the keeping of chickens located at 1520 S Cane Circle. Applicant David Missal
10. Annual renewal of a home occupation permit for a home office located at 460 N Toquer Blvd. Applicant Heather North.
11. Annual renewal of a home occupation permit for a custom gun production shop located at 152 W Sunset Dr. Applicant Justin Sip.
12. Annual renewal of a conditional use permit for a nightly rental located at 216 Mountain Charm Rd. Applicant Gary Chaves.
13. Annual renewal of a conditional use permit for meat cutting services located at 590 S Toquer Blvd. Applicant Randy Pearson.
14. Annual renewal of a conditional use permit for a bed and breakfast located at 263 N Toquer Blvd. Applicant Greg and Jodi Turner.

15. Discussion on a Preliminary Plat application submitted by Jacob and Tirsa Stewart.
 - A. Public Hearing: Public input is sought on a Preliminary Plat application submitted by Jacob & Tirsa Stewart at 132 N Toquer Blvd for Tax ID # T-68-A-3 and T-68-A-1. Current zoning is Single Family Residential R-1-12. *Limit 3 minutes per person; please speak into the microphone and state full name.*
 - B. Possible recommendation to City Council.
16. Discussion on a Preliminary Site Plan Application for Settler Junction RV. Application submitted by Lanse Chournus for 112 pull-thru RV sites and 25 Permanent Camping Lodges on approximately 22 acres of Highway Commercial zoned property. Tax ID # T-3-0-27-432 and T-3-0-27-342, approximate area of 1590 N Old Hwy 91 Toquerville, UT 84774.
 - A. Possible recommendation to City Council.

G. DISCUSSION ITEM(S):

1. Discussion on 10-22 Sign Regulations.
2. Discussion on possible future Resort Zone Overlay.
3. Discussion on nightly rentals/tiny homes

H. ADJOURN:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office 435.635.1094, at least 48 hours in advance. This Agenda will be posted on the State website at <http://pmn.utah.gov>, posted on the Toquerville City website at www.toquerville.org, sent to the Spectrum Newspaper, and at the City Office Building at 212 N Toquer Blvd. Posted February 8, 2022 by Toquerville City Recorder, Dana M. McKim.