

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
January 12, 2022 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah



Present: Commissioners: Joey Campbell; Commissioners: Val Preslar, Stacey Eaton, Shaun Huntsman.
Staff: Recorder Dana M. McKim; City Council Liaison Gary Chaves, Planning and Zoning Official:
Darrin LeFevre, City Manager Afton Moore. Absent: Commissioners Gary Tomsik.

A. CALL TO ORDER:

Chairman Campbell called the meeting to order at 6:00 p.m. Commissioner Preslar led the Pledge of Allegiance. Commissioner Huntsman declared a conflict of interest on item F6. He is the owner of the nightly rental that is up for it's yearly renewal.

B. REVIEW OF AGENDA:

Commissioner Shaun Huntman moved to approve the agenda. Commissioner Val Preslar seconded the motion. Motion unanimously carried 4-0. Val Preslar aye, Stacey Eaton – aye, Joey Campbell – aye, Shaun Huntsman-aye.

C. REVIEW OF MINUTES:

Review and possible approval of Planning Commission meeting minutes from December 12, 2022.

Commissioner Stacey Eaton moved to accept the meeting minutes from December 12, 2022 with two modifications. Changes to reflect on a motion made on item F6-B. The minutes reflect that the motion was made and seconded by Commissioner Eaton. The correct motion should be Commissioner Val Preslar 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 Stacey Eaton. An additional change to remove Joey Campbell as the Chairman to sign the meeting minutes and replace it with Chair Pro Tempore, Greg Turner, as Campbell was absent from the meeting. . Eaton's motion was seconded by Commissioner Val Preslar. Vote: Motion unanimously carried 4-0. Val Preslar – aye, Stacey Eaton-aye, Shaun Huntsman-aye, Joey Campbell-aye..

D. PUBLIC FORUM:

No public comments were made, as no public was present.

E. REPORTS:

Joey Campbell: The City Council approved the zone change for the MPDO for Firelight, but the Conceptual plan was tabled. The Conceptual plan will be on the next City Council meeting.

F. BUSINESS ITEM(S):

1. Annual renewal of a Home Occupation Permit for a home office located at 61 W Old Church Rd – Blue Desert Rhapsody LLC/Alex and Jenny Chamberlain.
2. Annual renewal of a Conditional Use Permit for a Pet Crematorium located at 490 S Westfield Rd – Forever Friends/Angel Hutchings.
3. Annual renewal of a Home Occupation Permit for a home office located at 720 S Toquer Blvd – Heideman Investments/Paul Heideman.
4. Annual renewal of a Home Occupation Permit for a home office located at 1235 S Crater Lake Way – Wild Mountain Outfitters/Shawn Labrum.
5. Annual renewal of a nightly rental permit located at 96 S Toquer Blvd. – Zion Wild Root/Sandra Feagin.



6. Annual renewal of a nightly rental permit located at 540 E Springs Dr. – The Springs Wedding & Events Center/Shawn & Teila Huntsman.
7. Annual renewal of a nightly rental permit located at 110 S. Toquer Blvd. – Tyler Whiting.

Items F1-F6 have current business licenses, except F7. Commissioner Campbell would like to table item F7 until more information can be obtained by the applicant. The business license was not applied for, which was a condition of his nightly rental permit. There was a brief discussion of whether the applicant can pay for the past year license or not. McKim emailed all the applicants advising them of the yearly renewal and have not received any word back from Mr. Whiting.

Commissioner Val Preslar moved to approve Business Items F1-F6. Motion seconded by Councilmember Shaun Huntsman. Motion unanimously carried 4-0. Vote: Stacey Eaton-aye, Shaun Huntsman-aye, Joey Campbell-aye, Val Preslar-aye.

Commissioner Val Preslar moved to table Business Item F7 until next month's meeting. Motion seconded by Councilmember Shaun Huntsman. Motion unanimously carried 4-0. Vote: Shaun Huntsman-aye, Val Preslar-aye, Stacey Eaton-aye, Joey Campbell-aye.

G. DISCUSSION ITEM(S):

1. Discussion on 10-22 Sign Regulations.

Commissioner Gary Tomsik has been working on some possible revisions to the title. A brief history was discussed regarding why Toquerville has the requirements in code and why changes are needed. Chairman Campbell would like to table the item until next month as a discussion item.

2. Discussion on possible future Resort Zone Overlay.

Past commissioner Jason Grygla and Chairman Campbell were reviewing the code to make some changes to a future resort zone overlay. Since Mr. Grygla is no longer on the commission, Campbell asked if any of the present Commissioners would be interested in reworking the proposed item. Commissioner Shaun Huntsman offered to take over the task. Campbell recommended Huntsman present ideas to the overlay with the future development in Toquerville. He also suggested to streamline the document to include all proposed changes, rather than several side comments.

3. Discussion on adopting smaller lot residential zoning.

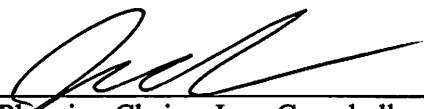
Commissioner Huntsman looked at proposing a possible R-1-10 to the Toquerville City Code. He looked at other city's code and researched the differences between R-1-10 and R-1-12. He found that the different zones had the same setbacks but would be different sizes. Attorney Snow suggested the commission look at possibly researching R-1-8 and reducing the setback requirements of the zone. Sometimes a smaller lot means nothing really if it still has these huge setbacks that create an insufficient building envelope. LeFevre suggested that the side setbacks are not set less than 10 feet. Sometimes it creates RV's and additional parking on the street or fosters blocked sidewalks. Hurricane's code was briefly looked at and how the front setback is uniquely different. He recommended the commissioners to look at Sky Ridge and Rainbow Canyon, or the area down west from the IHC Instacare. The commission would like this draft sent to the attorney to create an ordinance that would require a public hearing for the next meeting. Moore would like the commission to keep in mind the city is looking forward to changing the general plan and some of the future development includes smaller lots. When the lots become smaller sometimes housing starts to take a more vertical design which may block scenic areas. The commission may want to be mindful about the public input may be during the general plan change. Those changes will also affect the transportation plan and different parts of the city code.



Chairman Campbell inquired if some additional training could be presented to the commission regarding land use and Planning Commission information. LeFevre suggested the ULCT (Utah Local Cities and Towns) website, the LUDMA (Land Use, Development and Management Act) information from the Utah Ombudsman's websites, as well as LUAU (Land Use Academy of Utah). The provide several short videos explaining land use authority and planning commission training.

H. ADJOURN:

Commissioner Val Preslar moved to adjourn the meeting. Motion was seconded by Commissioner Stacey Eaton. Motion unanimously carried 4-0. Vote: Val Preslar-aye, Joey Campbell-aye, Shaun Huntsman-aye, Stacey Eaton-aye. Meeting ended at 6:35 p.m.



Planning Chair – Joey Campbell

02/02/2022

Date



City Recorder – Dana M. McKim

