

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



Present: Chairman Joey Campbell, Commissioners: Gary Tomsik, Shaun Huntsman; Alternate Planning Commissioners: Val Preslar, Stacey Eaton. Staff: Recorder Dana McKim. Absent: City Council Liaison Gary Chaves

A. CALL TO ORDER:

Chairman Campbell called the meeting to order at 6:01 p.m. Commissioner Eaton led the Pledge of Allegiance.

Commissioner Eaton declared F6 as a conflict.

B. REVIEW OF AGENDA:

Commissioner Shaun Huntsman moved to approve the agenda. Commissioner Val Preslar seconded the motion. Motion unanimously carried 5-0. Val Preslar – aye, Stacey Eaton – aye, Joey Campbell – aye, Shaun Huntsman – aye, Gary Tomsik – aye.

C. REVIEW OF MINUTES:

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

Commissioner Val Preslar moved to accept the meeting minutes from January 12, 2022. Commissioner Shaun Huntsman seconded the motion. Motion unanimously carried 5-0. Val Preslar – aye, Stacey Eaton – aye, Joey Campbell – aye, Shaun Huntsman – aye, Gary Tomsik – aye.

D. PUBLIC FORUM:

There were no comments from any residents.

E. REPORTS:

1. Planning Chair Joey Campbell

Firelight MPDO did get approved though City Council.

2. Commissioners

No comments from any other Commissioners.

3. City Council Liaison Councilman Gary Chaves

Chairman Campbell removed from the agenda as Councilman Chaves is no longer the liaison.

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.

Commissioner Campbell declared business items F1-5 as Null/Void and did not need to be addressed.

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.

Commissioner Stacey Eaton moved to approve business items F6-14. Motion was seconded by Commissioner Val Preslar. Motion unanimously carried 5-0. Val Preslar – aye, Stacey Eaton – aye, Joey Campbell – aye, Shaun Huntsman – aye, Gary Tomsik – aye.

15. Discussion on a Preliminary Plat application submitted by Jacob and Tirsa Stewart.

Commissioner Stacey Eaton read a statement submitted by Jacob and Tirsa Stewart regarding fire safety on their property. Commissioner Shaun Huntsman referenced the City Code about the setback requirements of the flagged lot 10-19E-4. Commissioner Stacey Eaton commented to prohibit parking in ROW for Safety and Emergency vehicles, turn arounds, and stated his concerns of enforcement.

- A. Public input is sought on a Preliminary Site Plan Application Jacob & Tirsa Stewart at 132 N Toquer Blvd for Tax ID # T-68-A-3 and T-68-A-1.

Georgia and Steve Carpenter commented their full support on necessary approvals for the Stewart property.



Commissioner Stacey Eaton moved to close the Public Hearing. Motion was seconded by Commissioner Shaun Huntsman. Motion unanimously carried 5-0. Val Preslar – aye, Stacey Eaton – aye, Joey Campbell – aye, Shaun Huntsman – aye, Gary Tomsik – aye..

A. Possible recommendation to City Council.

Chairman Joey Campbell recommended to include all staff comments including, staff comments and a stipulation for no parking in easement.

Commissioner Stacey Eaton motioned to recommend approval to City Council to include all staff comments and to prohibit parking in the right-of-way easement. Motion was seconded by Commissioner Shaun Huntsman. 5-0. Val Preslar – aye, Stacey Eaton – aye, Joey Campbell – aye, Shaun Huntsman – aye, Gary Tomsik – aye..

16. Discussion on a Preliminary Site Plan Application for Settler Junction RV.

A. Possible recommendation to City Council.

Chairman Joey Campbell read the fire recommendation regarding spacing requirements at hose ways, road widths, and turn around requirements. Alarm plans are acceptable.

Staff Comments: Darrin needs clarification on 4,5,6 and 7. Development agreement is needed. Applicant is generally in compliance with this project. Approve with conditions of Planning Commission.

Commissioner Shaun Huntsman motioned to approve the Preliminary Site Plan Application for Settler Junction RV for approval to the City Council with conditions of, staff comments, subject to the new nightly rental code, trash enclosures being included in the construction drawings, and to get a dedicated access roadway encroachment from UDOT. Motion was seconded by Commissioner Val Preslar. Motion unanimously carried 5-0. Commission Vote: Val Preslar – aye, Stacey Eaton – aye, Gary Tomsik – aye, Joey Campbell – aye, Shaun Huntsman – aye.

G. DISCUSSION ITEM(S):

1. Discussion on 10-22 Sign Regulations.

The Commissioners discussed the sign ordinance and adding a policy to require special inspections. Remove from next meetings agenda.

2. Discussion on possible future Resort Zone Overlay.

The Commissioners discussed defining what the Resort Zone is by section, while updating the general plan with public input.

3. Discussion on nightly rentals/tiny homes

The Commissioners discussed the current code and how to word the exemption. Create a new code specifically for RV parks and modify nightly rental code.



H. ADJOURN:

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

Chairman Campbell adjourned the meeting at 7:50 p.m.



Planning Chair – Joey Campbell

4/27/2022
Date



City Recorder – Daisy Fuentes-Loera

