

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



Present: Chairman Joey Campbell, Commissioners: Shaun Huntsman, Val Preslar; Staff: City Manager Afton Moore, Planning and Zoning Administrator Darrin LeFevre, City Recorder Daisy Fuentes, City Treasurer Ruth Evans; City Council Liaison: Gary Chaves; Absent: Gary Tomsik

A. CALL TO ORDER:

Chairman Campbell called the meeting to order at 6:06 p.m. Commissioner Huntsman led the Pledge of Allegiance.

There were no disclosures or conflicts of interest from the commissioners.

B. REVIEW OF AGENDA:

Commissioner Shaun Huntsman moved to approve the agenda. Commissioner Val Preslar seconded the motion. Motion unanimously carried 3-0. Val Preslar – aye, Joey Campbell – aye, Shaun Huntsman – aye.

C. REVIEW OF MINUTES:

Review and possible approval of Planning Commission meeting minutes from February 9, 2022.

Commissioner Val Preslar motioned to table the meeting minutes from February 9, 2022. Commissioner Shaun Huntsman seconded the motion. Motion unanimously carried 3-0. Val Preslar – aye, Joey Campbell – aye, Shaun Huntsman – aye.

D. PUBLIC FORUM:

There were no comments from any residents.

E. REPORTS:

1. Planning Chair Joey Campbell
City Council is going to review and vote on the preliminary plat application and Settlers Junction.
2. Commissioners
No comments.
3. City Council Liaison Councilman Gary Chaves
Councilman Chaves was absent.

F. BUSINESS ITEM(S):

1. Annual renewal of a nightly rental permit located at 80 N Toquer Blvd. Applicant Mary Ann Bate.
2. Annual renewal of a livestock conditional use permit located at 124 N Ash Creek Dr. Applicant Layne and Renee Garner.
3. Annual renewal livestock conditional use permit located at 1502 S Cholla Dr. Applicant Dan and Melissa James.
4. Annual renewal of a nightly rental permit located at 276 Mountain Charm Rd. Applicant Craig Smith.
5. Annual renewal of a livestock conditional use permit located at 112 N Ash Creek Dr. Applicant Steve Thayer.

6. Annual renewal of a conditional use permit for a nightly rental located at 1015 S Mulberry Dr. Applicant James and Deborah Valentine.

Gary Tomsik entered the meeting at 6:11 p.m.

No Complaints. Commissioner Shaun Huntsman motioned to approve business items 1-6. Commissioner Val Preslar seconded the motion. Motion unanimously carried 3-0. Val Preslar – aye, Joey Campbell – aye, Shaun Huntsman – aye.

Afton Moore and Darren LeFevre entered the meeting at 6:15 p.m.

G. DISCUSSION ITEM(S):

1. Discussion on possible future Resort Zone Overlay and Discussion on Nightly Rentals

Commissioners discussed the contents of the document and possible condensing of processes such as removal of #8 Water Use Plan and reformatting of Preliminary Plat Approval.

City Manager Afton Moore talked about a water acknowledgement letter that she got from the City of St. George that does not guarantee water. Toquerville will be adding the letter as part of the application process.

Commissioner Huntsman discussed having the minimum acreage being no less than five as opposed to the two-acre minimum in the document. He discussed section 10-15-4F Land Use Plan percentages with commissioners.

Chairman Campbell instructed the commissioners to read the first half of the Resort Zone Overlay document and come back with comments. Commissioners agreed to the removal of #8 Water Use Plan.

2. Discussion on nightly rentals.

Chairman Campbell discussed the nightly rental code, multi-family dwellings and creating an exclusion that states “motels, hotels and RV parks shall be exempt from the Nightly rental code.” Commissioner Huntsman recommended verbiage reading “Operation of nightly rental within a planned development or master plan development overlay is exempt from the conditions imposed by this section so long as nightly rentals were approved as a permitted use within the specific plan development that exceeds 100 residential units” Afton Moore explained the requested model homes process. Chairman Campbell suggested a percentage limit on the model homes. Chairman Campbell will take all suggestions and create a draft document for Planning Commissioners to review next meeting.

3. Discussion on Mass Grading.

Afton Moore discussed the uniform fee schedule for grading and the grading calculator by cubic yards. Chairman Campbell addressed the redlined copy of the grading ordinance from the City Attorney and Conflict Council. Afton Moore discussed the verbiage from the City of St. George Grading Ordinance. Commissioners agreed to add the verbiage from St. George to the draft copy from the City Attorneys.

H. CALENDAR OF EVENTS:

Chairman Campbell went over the calendar of events.

I: ADJOURN:

Commissioner Preslar moved to adjourn the meeting. Motion was seconded by Commissioner Huntsman. Motion unanimously carried 4-0. Commission Vote: Val Preslar – aye, Gary Tomsik – aye, Joey Campbell – aye, Shaun Huntsman – aye.

Chairman Campbell adjourned the meeting at 7:40 p.m.



Planning Chair – Joey Campbell

6/08/2022
Date



City Recorder – Daisy Fuentes