

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
May 11, 2022 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah



Present: Chairman Joey Campbell, Commissioners: Gary Tomsik, Val Preslar, Gary Tomsik; Alternate Planning Commissioners: Wayne Olsen, Andrea Allred. Staff: City Manager Afton Moore, Planning and Zoning Administrator Darrin LeFevre, Recorder Daisy Fuentes; Absent: Stacey Eaton

A. CALL TO ORDER:

Chairman Campbell called the meeting to order at 6:00 PM. Commissioner Allred led the Pledge of Allegiance.

The commissioners had no disclosures or declaration of conflicts.

B. REVIEW OF AGENDA:

Commissioner Allred moved to approve the agenda. Commissioner Tomsik seconded the motion. Motion unanimously carried 4-0 Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye, Andrea Allred – aye

C. REVIEW OF MINUTES:

Review and possible approval of Planning Commission meeting minutes April 13, 2022.

Commissioner Olsen moved to table the meeting minutes from April 13, 2022. Commissioner Tomsik seconded the motion. Motion unanimously carried 4-0 Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye, Andrea Allred – aye

D. PUBLIC FORUM:

No comments from the public.

E. REPORTS:

1. Planning Chair Joey Campbell

No comments.

2. Commissioners

No comments.

3. Planning and Zoning Administrator, Darrin LeFevre

Darrin discussed the items for public hearing on June's Planning Commission meeting.

F. BUSINESS ITEM(S):

1. Annual renewal of a home occupation conditional use permit located at 1563 Ashcreek Drive. Applicant Leif Bjarnson.

2. Annual renewal of a conditional use permit located at 457 S. Westfield Road. Applicant Rebecca Goodman.

3. Annual renewal of a home occupation conditional use permit located AT 460 N Toquer Boulevard. Applicant Todd Young.

4. Annual renewal of a conditional use permit located at 140 W Sunset Avenue. Applicant David Lundell.
5. Annual renewal of a home occupation permit located at 48 W Old Church Road. Applicant Randy Scott.

Commissioners discussed business items F1-F5. No complaints have been reported.

Commissioner Olsen moved to approve business items F1-F5 for renewal. Commissioner Tomsik seconded the motion. Motion unanimously carried 4-0 Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye, Andrea Allred – aye

6. Discussion and action on Ordinance 2022.XX Nightly Rental.

Commissioner Preslar entered the meeting at 6:20 pm.

Commissioners discussed the nightly rental ordinance redlines.

A. Possible recommendation to City Council.

Commissioner Allred moved to recommend approval business item F6. Removing section E1, updating section R to read “Exclusions: Hotels, Motels and RV Parks shall not be held to the requirements of this nightly rental code.

1. RV parks shall conform to the requirements of the RV park ordinance 10-29-1.”

Add section S, “Exceptions: Model homes located within a subdivision for which sales will be made, will be allowed with the following conditions.

1-The subdivision shall be planned for more than 100 dwelling units.

2- No more than 5 model homes shall be allowed.

3- All requirements of 10-17-3 nightly rental code shall be met excluding item F and G with exception of having an emergency contact on file.

4- A conditional use permit is required by the planning commission.”

Commissioner Preslar seconded the motion. Motion unanimously carried 5-0 Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye, Andrea Allred – aye, Val Preslar – aye.

7. Discussion of WCWCD Landscape Ordinance.

Afton Moore explained the ordinance and possible changes other cities have made. This ordinance applies to new builds. Chairman Campbell requested an email copy be sent to the commissioners.

A. Possible recommendation to City Council.

Commissioner Olsen moved to table business item F7. Motion was seconded by Commissioner Tomsik. Motion unanimously carried 5-0. Val Preslar – aye, Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye, Andrea Allred – aye.

8. Possible Planning Commission training.

Commissioner Preslar Amend the agenda to move F8 to after G2 Commissioner Olsen seconded the motion. Motion unanimously carried 5-0. Val Preslar – aye, Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye, Andrea Allred – aye.

G. DISCUSSION ITEM(S):

1. Discussion on possible future Resort Zone Overlay.
Chairman Campbell motioned to skip item G1.

2. Discussion on RV Park Ordinance.
Commissioners discussed the RV Park Ordinance and provided recommendations to create 'I' to read "Conditionally, RV park may contain a maximum of 15% of the total RV rental spaces as nightly rental structures.", remove 'O' completely and reword 'L' to read "Occupancy Time Limits: Occupancy by the same persons is limited to a total of 90 days in any calendar year and shall not exceed 30 consecutive days. After a time limit is reached, a renter cannot re-register for a minimum of 48 hours."

3. Possible Planning Commission training.
Commissioners watched a training video on OPMA. Afton Moore, Chairman Campbell, and Darrin LeFevre answered questions from the commissioners. Afton Moore spoke about the public forum, the agenda process, code enforcement and the grading ordinance.

H. ADJOURN:

Commissioner Preslar moved to adjourn the meeting. Motion was seconded by Commissioner Allred. Motion unanimously carried 5-0. Val Preslar – aye, Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye, Andrea Allred – aye.

Chairman Campbell adjourned the meeting at 8 :35p.m.



Planning Chair – Joey Campbell

6/08/2022
Date



City Recorder – Daisy Fuentes