

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



Present: Chairman Pro Tempore Shaun Huntsman; Commissioners: Val Preslar, Stacey Eaton; Planning Commission Alternate: Wayne Olsen; Staff: City Manager Afton Moore, Planning and Zoning Administrator Darrin LeFevre, City Recorder Daisy Fuentes; Absent: Gary Tomsik

**A. CALL TO ORDER:**

Meeting was called to order at 6:01 PM

1. Called to order by Planning Chair Pro Tempore, Shaun Huntsman
2. Pledge of Allegiance by Commissioner Eaton
3. Disclosures and declaration of conflicts from Commissioner Members  
There were no disclosures or conflicts of interest from the commissioners.

**B. AGENDA:**

1. Approval of agenda order  
Business Item F2 will not have a public hearing tonight and will not be discussed.  
Business Item F3 there is not a general plan for them to discuss but sunrise engineering was there to give them an update.  
Business Item F3 will become F2.

*Commissioner Preslar moved to amend the agenda and move F2 of the business items to next month's December 14, and that we go ahead with the discussion and public hearing of F3 but no recommendation to the City Council will occur. Commissioner Eaton seconded the motion. Motion carried 4-0. Val Preslar – aye, Shaun Huntsman – aye, Stacey Eaton – aye, Wayne Olsen – aye.*

**C. REVIEW OF MINUTES:**

1. Review and possible approval of Planning Commission Meeting Minutes from September 14, 2022.  
Tabled until next meeting.

**D. PUBLIC FORUM:**

Joey Campbell

Joey officially resigned from Planning Commission Chairman so he can move onto City Council. He also gave thanks to the commissioners. He wants to open communication between the City Council and Planning Commission .

Kathleen Lee

Talked about the nightly rental ordinance.

*Commissioner Preslar made a motion to close the public forum. Commissioner Eaton seconded it. Motion carried 4-0. Val Preslar – aye, Shaun Huntsman – aye, Stacey Eaton – aye, Wayne Olsen – aye.*





**E. REPORTS:**

1. Planning Chair Pro Tempore, Shaun Huntsman  
Congratulated Joey on his new position and thanked him for his work.
2. Commissioners  
Commissioner Preslar seconded Shaun Huntsman’s statement. Commissioner Olsen thanked the staff.
3. Planning and Zoning Administrator, Darrin LeFevre  
Gave an update on the RV ordinance.

**F. BUSINESS ITEM(S):**

1. Discussion on a Nightly Rental application submitted by Brad Pelo. Tax ID #T-127-A-2. Current zoning in Agriculture A-1.  
A. Public Hearing: Public input is sought on a Nightly Rental application submitted by Brad Pelo. Tax ID #T-127-A-2. Current zoning is Agriculture A-1.  
Brad Pelo discussed their intentions for the rental and answered questions from the commissioners.  
**Commissioner Eaton made a motion to close the public hearing. Commissioner Olsen seconded the motion. Motion carried 4-0. Val Preslar – aye, Shaun Huntsman – aye, Stacey Eaton – aye, Wayne Olsen – aye.**

B. Possible recommendations to City Council

***Commissioner Olsen made a motion to recommend for approval. Commissioner Preslar seconded the motion. Motion approved 4-0. Val Preslar – aye, Shaun Huntsman – aye, Stacey Eaton – aye, Wayne Olsen -aye.***

2. Discussion on amending the Nightly Rental Ordinance 2022.XX to establish conditions for Commercial Zones.

A. Public Hearing: Public input is sought on amending the Nightly Rental Ordinance 2022.XX to establish conditions for Commercial Zones.

B. Possible recommendation to City Council.

Item was tabled

3. Discussion on the Toquerville City General Plan Amendment. *Limit 3 minutes per person; please speak into the microphone and state full name.*

A. Presentation by Sunrise Engineering.

Brad Robins and Daniel Jenson with Sunrise Engineering gave an update on the results of our general plan survey.

B. Public Hearing: Public input is sought on the Toquerville City General Plan Amendment.

***Commissioner Olsen made a motion to close the public hearing of Business item F3 General Plan Amendment. Commissioner Preslar seconded the motion. Val Preslar – aye, Shaun Huntsman – aye, Wayne Olsen – aye, Stacey Eaton - aye***

**G. DISCUSSION ITEM(S):**

1. Discussion on Nightly Rental Ordinance 2022.09.

Darrin LeFevre discussed the action from last meeting regarding the nightly rental ordinance as well as the updates. Commissioners discussed the usage of the land.

**H. ADJOURN:**

**Commissioner Eaton moved to adjourn the meeting. Commissioner Preslar seconded the motion. Motion carried 4-0. Val Preslar – aye, Shaun Huntsman – aye, Stacey Eaton – aye, Wayne Olsen – aye**

Chairman Campbell adjourned the meeting at pm.



Planning Chair – Shaun Huntsman

12/14/22  
Date



City Recorder – Daisy Fuentes

