



**TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
September 14, 2022 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**



Present: Chairman Joey Campbell, Commissioner Val Preslar, Shaun Huntsman, Gary Tomsik, Alternate Commissioner Wayne Olsen; Staff: City Manager Afton Moore, Planning and Zoning Administrator Darrin LeFevre, City Recorder Daisy Fuentes, City Council Liaison: Gary Chaves; Absent: Stacey Eaton;

A. CALL TO ORDER:

Chairman Campbell called the meeting to order at 6:00 p.m. Commissioner Tomsik led the Pledge of Allegiance.

B. AGENDA:

Commissioner Huntsman motioned to approve the agenda. Commissioner Preslar seconded the motion. Motion carried, 5-0. Shaun Huntsman – aye, Val Preslar – aye, Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye.

C. REVIEW OF MINUTES:

Review and possible approval of Planning Commission Meeting Minutes from July 13, 2022, and August 10, 2022.

Commissioner Shaun Huntsman moved to approve the minutes from July 13 and August 10 2022. Commissioner Val Preslar seconded the motion. Motion carried 4-1. Shaun Huntsman - aye Val Preslar – aye, Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – abstain.

D. PUBLIC FORUM:

Limit three (3) minutes per person; please address the microphone and state full name and address. Please note there will be no response by any city official during this time. For specific questions, please contact city staff directly.

No comment from the public.

E. REPORTS:

1. Planning Chair Joey Campbell
Thanked Darrin for the complete packet.
2. Commissioners
No comments.
3. Planning and Zoning Administrator Darrin LeFevre
No comments.

F. BUSINESS ITEM(S):

1. Discussion with Lisa Atkin/Jay Maxwell on a lot line adjustment for property located at 190 W Pecan Ln.
 - A. Possible approval and recommendation to City Council
Darrin LeFevre gave an explanation on the item and the previous adjustments to the property. Staff can not approve this item. Lynn Olds and the Commissioners discussed water lines, pavement, fire hydrants and possible land donation to the



city. Chairman Campbell gave direction to the property owners to submit a formal application for a lot line adjustment.

2. Discussion on Final Plat for Park Side at Desert Mountain Phase 2 Subdivision submitted by Wall Family Rentals, LLC.

- A. Possible approval and recommendation to City Council.

Darrin LeFevre explained the final plat checklist and answered questions from the commissioners.

Shaun Huntsman recommended approval on final plat at Park Side at Desert Mountain Phase 2 Subdivision. Val Preslar seconded the motion. Motion carried, 5-0. Shaun Huntsman – aye, Val Preslar – aye, Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye.

3. Discussion on an Ordinance 2022.XX amending the City’s Official Zoning Map to designate Firelight subject property as having MPDO zoning submitted by Sun River Firelight.

Chairman Campbell and staff discussed as firelight acquires property this item would automatically be applied to that property as well.

- A. Public input is sought on an Ordinance amending the City’s Official Zoning Map to designate Firelight Subject Property as having MPDO Zoning.

No comments from the public.

Commissioner Preslar motioned to close the public hearing. Commissioner Tomsik seconded the motion. Motion carried, 5-0. Shaun Huntsman – aye, Val Preslar – aye, Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye.

- B. Possible recommendation to City Council.

Commissioner Preslar recommended that this item be passed onto city council for approval. Shaun Huntsman seconded the motion. Motion carried, 5-0. Shaun Huntsman – aye, Val Preslar – aye, Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye.

4. Discussion on a new Nightly Rental Ordinance 2022.XX establishing conditions for Commercial Zones.

Commissioners discussed the differences from the current nightly rental ordinance and this ordinance would be in place for commercial areas not residential. Chairman Campbell expressed his worry about keeping small town feel in opposed to resort feel in Toquerville. Commissioner Huntsman spoke about the lack of amenities to support the proposed amount of nightly rentals.

- A. Public Hearing: Public input is sought on a New Nightly Rental Ordinance establishing conditions for Commercial Zones.

Sandy Cordova

Addressed the management portion that is being proposed.

Commissioner Huntsman motioned to close the public hearing. Commissioner Olsen seconded the motion. Motion carried, 5-0. Shaun Huntsman – aye, Val Preslar – aye, Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye.

- B. Possible approval and recommendation to City Council.

Commissioner Huntsman made a motion to deny the Nightly Rental Ordinance 2022.XX establishing conditions for commercial zones. Commissioner Olsen seconded the motion. Motion

carried, 5-0. Shaun Huntsman – aye, Val Preslar – aye, Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye.

5. Discussion on Preliminary Site Plan for the Firelight Community Center submitted by Sun River Firelight.

Commissioners and staff discussed intended uses for the buildings shown on the plans, design standards, and street requirements.

- A. Possible approval and recommendation to City Council

Commissioner Huntsman made a motion to recommend approval of the Preliminary Site Plan for the firelight Community Center with the insurance that all the staff recommendations are met. Commissioner Preslar seconded the motion. Motion carried, 5-0. Shaun Huntsman – aye, Val Preslar – aye, Joey Campbell – aye, Gary Tomsik – aye, Wayne Olsen – aye.

H. ADJOURN:

Meeting Adjourned at 7:11.



Planning Chair – Shaun Hutnsman

12/14/22
Date



City Recorder – Daisy Fuentes

