



TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
October 12, 2022 at 6:00 p.m.
212 N. Toquer Blvd, Toquerville Utah



Present: Chairman Joey Campbell, Commissioners: Gary Tomsik, Val Preslar, Stacey Eaton, Andrea Allred;
Staff: City Manager Afton Moore, Planning and Zoning Administrator Darrin LeFevre, City Recorder Daisy Fuentes; City Attorney: Bruce Jenkins; City Council Liaison: Gary Chaves; Absent: Shaun Huntsman

A. CALL TO ORDER:

Chairman Campbell called the meeting to order. Commissioner Tomsik led the Pledge of Allegiance.
No conflict from the Commission Members

B. REVIEW OF AGENDA:

Commissioner Preslar motioned to approve the agenda order. Commissioner Tomsik seconded the motion. Motion carried 5-0. Val Preslar – aye, Gary Tomsik – aye, Joey Campbell – aye, Stacey Eaton – aye, Andrea Allred – aye.

C. REVIEW OF MINUTES:

1. Review and possible approval of Planning Commission Meeting Minutes from September 14, 2022.
These minutes were tabled.

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 comments from the public.

E. REPORTS:

1. Planning Chair, Joey Campbell
The new mayor of Toquerville is Justin Sip.
2. Commissioners
No comments.
3. Planning and Zoning Administrator, Darrin LeFevre
There are a couple of applications for nightly rentals.

F. BUSINESS ITEM(S):

1. Discussion on Preliminary Site Plan submitted by Sapp Brothers Travel Center.
 - A. Possible recommendation to City Council.

They are still in the process of finishing the construction drawings for the RV park. Darrin LeFevre and Jake Heward with Alpha Engineering explained the preliminary site plan.

Commission Eaton made a motion to make a recommendation on approve of the preliminary site plan as submitted with staff comments. Commissioner Tomsik seconded the motion. Motion carried, 5-0. Val Preslar – aye, Gary Tomsik – aye, Joey Campbell – aye, Stacey Eaton – aye, Andrea Allred – aye.

2. Discussion on Preliminary Site Plan submitted by Jerry Eves
 - A. Possible recommendation to City Council.

Darrin LeFevre answered questions from commissioners regarding grading permits, the existing frontage road, and utilities.

Commissioner Preslar moved to recommend this preliminary site plan to go to city council to be approval with staff comments. Commissioner Allred seconded the motion. Motion carried 5-0. Val Preslar – aye, Gary Tomsik – aye, Joey Campbell – aye, Stacey Eaton – aye, Andrea Allred – aye.

G. DISCUSSION ITEM(S):

1. Discussion on Nightly Rental Ordinance 2022.09.

Conflict Council Bruce Jenkins explained the history of this ordinance and why this ordinance was presented to Planning Commission again. The commissioners and conflict council discussed whether the owner should be required to be a resident in order to rent out their home. The commissioners also discussed the number of units that should be allowed. Conflict Council Bruce Jenkins left the meeting.

2. Discussion on RV Ordinance 2022.06.

Commission members discussed nightly rentals being put into the RV park. They also discussed park models and tents. The commissioners wished to define the units involved.

H. ADJOURN:

Stacey Eaton made a motion to close. Gary Tomsik seconded the motion. Motion carried, 5-0. Val Preslar – aye, Gary Tomsik – aye, Joey Campbell – aye, Stacey Eaton – aye, Andrea Allred – aye.

Meeting was adjourned at 9:50.

 12/14/22

Daisy Fuentes

