

TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
May 11, 2023 at 6:00 p.m.
212 N. Toquer Blvd, Toquerville Utah



This meeting will also be broadcast via YouTube live on the Toquerville City YouTube channel at

<https://www.youtube.com/channel/UCOn3wYhjwc2gKbc91YPRIAA>

A. CALL TO ORDER:

1. Call to order by Chairman, Shaun Huntsman
2. Pledge of Allegiance by Commissioner Alternate, Andrea Allred
3. Disclosures and declaration of conflicts from Commission Members

B. AGENDA:

1. Approval of agenda order

C. REVIEW OF MINUTES:

1. Review and possible approval of Planning Commission Meeting Minutes from February 8, 2023, March 8, 2023 and April 12, 2023.

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.

E. REPORTS:

1. Planning Chairman, Shaun Huntsman
2. Commissioners
3. Planning and Zoning Administrator, Darrin LeFevre

F. BUSINESS ITEM(S):

1. Discussion on Sign Permit Application submitted by Jeff Fry for 590 S. Toquer Blvd, Toquerville, UT 84774.
 - A. Possible recommendation to City Council.
2. Discussion on the Amended Final Plat Application submitted by Nicole Baker located at Trail Ridge Estates Phase 2, Lot 38. Tax ID #: T-MVTR-2-38.
 - A. Public Hearing: Public input is sought on Amended Final Plat Application submitted by Nicole Baker located at Trail Ridge Estates Phase 2, Lot 38. Tax ID #: T-MVTR-2-38. *Limit 3 minutes per person; please speak into the microphone and state full name.*
 - B. Possible recommendation to City Council.
3. Discussion on Ordinance 2023.XX – Agricultural Zone A-0.5 to establish a .5-acre minimum lot area for agricultural use.
 - A. Public Hearing: Public input is sought on Ordinance 2023.XX – Agricultural Zone A-0.5 to establish a .5-acre minimum lot area for agricultural use. *Limit 3 minutes per person; please speak into the microphone and state full name.*
 - B. Possible recommendation to City Council.

4. Discussion on Ordinance 2023.XX – Multiple Use 20 MU-1-20 Zone to modify permitted uses.
 - A. Public input is sought on Ordinance 2023.XX – Multiple Use 20 MU-1-20 Zone to modify permitted uses. *Limit 3 minutes per person; please speak into the microphone and state full name.*
 - B. Possible recommendation to City Council.
5. Discussion on Ordinance 2023.XX – Landscape Ordinance to establish definitions and landscape standards.
 - A. Public Hearing: Public input is sought on Ordinance 2023.XX – Landscape Ordinance to establish definitions and landscape standards. *Limit 3 minutes per person; please speak into the microphone and state full name.*
 - B. Possible recommendation to City Council.
6. Discussion on Ordinance 2023.XX – Commercial Design Standards to modify building and architectural design standards.
 - A. Public Hearing: Public input is sought on Ordinance 2023.XX – Commercial Design Standards to modify building and architectural design standards. *Limit 3 minutes per person; please speak into the microphone and state full name.*
 - B. Possible recommendation to City Council.
7. Discussion on Ordinance 2023.XX – Nightly Rental Ordinance to establish conditions for Commercial Zones.
 - A. Public Hearing: Public input is sought on Ordinance 2023.XX – Nightly Rental Ordinance to establish conditions for Commercial Zones. *Limit 3 minutes per person; please speak into the microphone and state full name.*
 - B. Possible recommendation to City Council.
8. Discussion on Ordinance 2023.XX – General Plan Applicability.
 - A. Public Hearing: Public input is sought on Ordinance 2023.XX – General Plan Applicability. *Limit 3 minutes per person; please speak into the microphone and state full name.*
 - B. Possible recommendation to City Council.
9. Discussion on Ordinance 2023.XX – Nightly Rental Ordinance to establish conditions for nightly rental dwellings within the city.
 - A. Public Hearing: Public input is sought on Ordinance 2023.XX – Nightly Rental Ordinance to establish conditions for nightly rental dwellings within the city. *Limit 3 minutes per person; please speak into the microphone and state full name.*
 - B. Possible recommendation to City Council.

G. ADJOURN:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office 435.635.1094, at least 48 hours in advance. This Agenda will be posted on the State website at <http://pmn.utah.gov>, posted on the Toquerville City website at www.toquerville.org, sent to the Spectrum Newspaper, and at the City Office Building at 212 N Toquer Blvd. Posted May 10, 2023, by Toquerville City Recorder, Daisy Fuentes.