



**TOQUERVILLE CITY  
PLANNING COMMISSION MEETING  
AMENDED AGENDA**

**Wednesday August 16, 2017**

**Work Meeting 6:30 p.m. - Regular Meeting 7:00 p.m.  
Held at 212 N. Toquerville Blvd, Toquerville Utah**

**6:30 PM WORK MEETING:**

1. Discussion of Ordinance 2017.XX - Large Parcel Property Divisions
2. Discussion of Short Term Rental Proposal
3. Discussion of Accessory Buildings
4. Discussion of Keeping Livestock Within Residential Lots (5-1-4-C)
5. Discussion of Ordinance 2017.XX Home Occupation Fees

**7:00 PM REGULAR MEETING:**

1. Call to Order by Chairman Ruesch; Pledge of Allegiance by Jerome Gourley
2. Disclosures and Declaration of Conflicts from Commission members (if any)

**A. REVIEW OF MINUTES:**

1. Review and Possible Approval of Planning Commission Meeting Minutes from the Work and Regular Business Meeting on **July 19, 2017**.

**B. PUBLIC HEARING:**

1. Public input is sought on a Conditional Use Permit submitted by Christopher Lundell for a Bed & Breakfast located at 140 West Sunset Avenue in Toquerville, UT 84774. Tax ID# T-142-A-7. Zoning is A-1.
2. Public input is sought on a Home Occupation Conditional Use Permit submitted by Kathryn Paredes for a Massage Therapy and Essential Oil Business at 1219 South Grand Canyon Parkway in Toquerville, UT 84774. Tax ID# T-TRES-1-47. Zoning is R-1-20.
3. Public input is sought on a Home Occupation Conditional Use Permit submitted by Carl Westegaard for a Locksmith Business at 932 South Peachtree Drive in Toquerville, UT 84774. Tax ID# T-AHP-A-246. Zoning is R-1-12.
4. Public input is sought on Ordinance 2017.XX Large Parcel Property Divisions.
5. Public input is sought on Ordinance 2017.XX Modification to Guesthouse and Accessory Building Allowances.
6. Public input is sought on Ordinance 2017.XX Short Term Rentals.

**C. BUSINESS/ACTION ITEM(S):**

1. Discussion and Possible Action of Ordinance 2017.XX Keeping Livestock Within Residential Lots (5-1-4-C).
2. Discussion and Possible Action on a Conditional Use Permit submitted by Christopher Lundell for a Bed & Breakfast located at 140 West Sunset Avenue in Toquerville, UT 84774. Tax ID# T-142-A-7. Zoning is A-1.
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5. Discussion and Possible Action on Ordinance 2017.XX Large Parcel Property Divisions.
6. Discussion and Possible Action on Ordinance 2017.XX Modification to Guesthouse and Accessory Building Allowances.
7. Discussion and Possible Action on Ordinance 2017.XX Short Term Rentals.

**D. HO/CUP REVIEW:**

1. Review and Possible Approval of a Home Occupation Conditional Use Permit issued to Vanessa Haines ~ Blankies LLC and A to Z Boutique. Property located at 942 South Peachtree Drive.
2. Review and Possible Approval of a Conditional Use Permit for Care Youth Corporation / Sequel Youth Services of Lava Heights Academy ~ Formerly known as Lava Heights Academy. Offices located at 730 E Spring Drive, Dormitory Building at 650 E Spring Drive, and a Gymnasium at 650 E Spring Drive.
3. Review and Possible Approval of a Conditional Use Permit for Southwest Wind LLC issued to Jerry Eves. Property located at North by Northwest of Anderson Junction on the West side of Interstate Highway 15, not including Pintura.

**E. ADJOURN:**

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Dana McKim at 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](http://www.toquerville.org), and posted in four places at least 24 hours in advance of this meeting. The four places are: (1) City Office Board; (2) Toquerville Post Office Kiosk; (3) Cholla Park Kiosk; (4) Westfield Road Kiosk. Posted August 14, 2017 by Toquerville City Recorder, Dana M. McKim.*