



# TOQUERVILLE CITY PLANNING COMMISSION MEETING AGENDA

Wednesday April 19, 2017

Work Meeting 6:30 p.m. - Regular Meeting 7:00 p.m.

Held at 212 N. Toquerville Blvd, Toquerville Utah

## *Mute Cell Phones*

### **6:30 PM WORK MEETING:**

1. Discussion of Allowance of Bed and Breakfast Establishment within an Agriculture District
2. Discussion of Short Term Rentals - Keen Ellsworth
3. Discussion of Accessory Buildings
4. Discussion of Keeping Livestock Within Residential Lots (5-1-4-C)

### **7:00 PM REGULAR MEETING:**

1. Call to Order and Pledge of Allegiance by Chairman Ruesch
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 March 29, 2017.

### **B. PRESENTATIONS:**

None

### **C. PUBLIC HEARING:**

1. Public input is sought on a Zone Change Application for Teila and Shaun Huntsman at 580 East Springs Drive, Toquerville, UT 84774. Tax ID# T-SDE-1. Current zoning is A-1. Proposed zoning of R-1-20.
2. Public input on Ordinance 2017.XX Allowance of Model Homes. An Ordinance Amending Title 10, Chapter 2-1, General Definitions to include model homes; Title 10 Chapter 10-10a-3, Conditional Uses to allow model homes to be established a single family residential district; addition of Title 10, Chapter 17-5, Supplemental Use Regulations -Model Homes.
3. Public input on Ordinance 2017.XX Curb, Gutter, and Sidewalk Installation Exemption. An Ordinance Amending Title 10, Chapter 21-7 Design Standards for Construction and Development - Roads, adding subsection 10-A to exempt specific roads from curb, gutter, and sidewalk installation requirements.

### **D. BUSINESS/ACTION ITEM(S):**

1. Discussion and Possible Action on a Zone Change Application for Teila and Shaun Huntsman at 580 East Springs Drive, Toquerville, UT 84774. Tax ID# T-SDE-1. Current zoning is A-1. Proposed zoning of R-1-20.
2. Discussion and Possible Action on Ordinance 2017.XX Allowance of Model Homes. An Ordinance Amending Title 10, Chapter 2-1, General Definitions to include model homes; Title 10 Chapter 10-10a-3, Conditional Uses to allow model homes to be established a single family residential district; addition of Title 10, Chapter 17-5, Supplemental Use Regulations -Model Homes.
3. Discussion and Possible Action on Ordinance 2017.XX Curb, Gutter, and Sidewalk Installation Exemption. An Ordinance Amending Title 10, Chapter 21-7 Design Standards for Construction and Development - Roads, adding subsection 10-A to exempt specific roads from curb, gutter, and sidewalk installation requirements.

### **E. HO/CUP REVIEW:**

1. Home Occupation Conditional Use Permit of TLW Design at 10 Berry Lane for Terry Watson
2. Home Occupation Conditional Use Permit of Shaun's Taxidermy at 1264 Cholla for Shaun Jaggi
3. Livestock Conditional Use Permit on Parcel T-10 and T-148-A for Anita, Mona, Laura, and Lorin Lowe

### **F. 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://pnn.utah.gov>, posted on the Toquerville City website at [www.toquerville.org](http://www.toquerville.org), and posted in five places at least 24 hours in advance of this meeting. The five places are: (1) City Office Board; (2) Toquerville Post Office Kiosk; (3) Cholla Park Kiosk; (4) Westfield Road Kiosk. Posted this April 14, 2017 by Toquerville City Recorder, Dana M. McKim.