



# TOQUERVILLE CITY PLANNING COMMISSION MEETING AGENDA

Wednesday January 18, 2017

## Amended Agenda

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

*Mute Cell Phones.*

*Public comments will be taken during the public forum portion of the meeting.*

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

1. Non-Conforming Uses and Accessory Buildings
2. Discussion Ordinance 2017.XX LED Lighting Ordinance
3. Discussion of Ordinance 2017.XX Curb, Gutter, and Sidewalk Exemption

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

1. Call to Order by Chairman Ruesch and Pledge of Allegiance by Commissioner Jake Peart
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 December 21, 2016.

### **B. PRESENTATIONS:**

None

### **C. PUBLIC FORUM:**

Comments from public and public requests for future agenda items

*Limit three (3) minutes per person. Please address the microphone and state full name and address.*

### **D. PUBLIC HEARING:**

1. Public input is sought on a Conditional Use Application submitted by Jeffrey and Kaesha Fry for a Bed and Breakfast located at 1180 Cholla Drive, Toquerville, UT 84774. Tax ID # T-110-A-1. Zoning is A-1.
2. Public input is sought on a Zone Change Application submitted by Reina Rivas (RRILL, LLC) located at 1179 Cholla Drive, Toquerville, UT 84774. Tax ID # T-110-B-1. Zoning is A-1. Proposed zoning is R-1-20.

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

1. Discussion and Possible Approval of Holdaway Livestock Permit Expansion Request
2. Discussion and Possible Approval on a Conditional Use Application submitted by Jeffrey and Kaesha Fry for a Bed and Breakfast located at 1180 Cholla Drive, Toquerville, UT 84774. Tax ID # T-110-A-1. Zoning is A-1.
3. Discussion and Possible Approval on a Zone Change Application submitted by Reina Rivas (RRILL, LLC) located at 1179 Cholla Drive, Toquerville, UT 84774. Tax ID # T-110-B-1. Zoning is A-1. Proposed zoning is R-1-20. Discussion and Possible Approval on a Final Plat Application submitted by Sanpete Investors LLC. Property changes will impact Tax ID#'s T-107-B-1 & T-3-1-12-33001.
4. Discussion and Possible Approval of Non-Conforming Structure/Residential Building Use Proposal.
5. Discussion of Ordinance 2017.XX Curb, Gutter, and Sidewalk Exemption
6. Discussion of Ordinance 2017.XX LED Lighting Ordinance Modification
7. Discussion and Possible Approval of Planning Commissioner Alternate Candidate - Manning Butterworth

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

1. Forever Friends Cremation at 490 Westfield Road for Lisa VanValkenburg
2. Blue Desert Rhapsody LLC at 61 W Old Church Road for Alex & Jenny Chamberlain
3. Eagle Courier Services LLC at 94 N Toquerville Boulevard for Ray McQuivey
4. Heideman Investments at 720 S Toquerville Boulevard for Paul Heideman
5. Phoenix Bed & Breakfast at 325 W Old Church Road for Mark & Toni Fahrenkamp
6. A Star Yard Care at 604 S Westfield Road for Joseph Campbell
7. Toquerville BnB at 108 N Toquerville Boulevard for Thomas Harmon
8. Holdaway Livestock Permit at 1497 Staghorn Street for Linda J and R.D. Holdaway

### **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 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 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 January 17, 2017 by Toquerville City Recorder, Dana M. McKim.