

**TOQUERVILLE CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
**Wednesday – April 17, 2019**  
**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 on modifications to Title 10 Chapter 23-Home Occupations
2. Discussion on possible modifications to Title 10 Chapter 18B-2 Grading Permit Review Process

**7:00 PM REGULAR MEETING:**

1. Call to Order by Chairman Manning Butterworth; Pledge of Allegiance by Chuck Williams
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 20, 2019.

**B. 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.*

**C. REPORTS**

1. Planning Chair, Manning Butterworth
2. Commissioners
3. Zoning Official, Mike Vercimak
4. City Council/Planning Commission Liaison, Alex Chamberlain

**D. PUBLIC HEARING:**

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

1. Public input is sought on Ordinance 2019.XX-An ordinance amending Title 10, Chapter 23-Home Occupations to amend the title and purpose, definition of a home occupation and home occupation permit, permit and license requirement, application for permit, approval process, conditions required prior to issuance of permit, notice to nearby property owners, renewal and renewal and revocation or denial of permit. To amend Title 10, Chapter 20-Conditional Uses, Section 3E-Review Process, removal of article E-Exception. To add home occupations with a current home occupation permit as a permitted use and remove home occupations from conditional use in Title 10, Chapter 9A-Agriculture Districts, Section 2-Permitted Uses and Section 3-Conditional Uses; Title 10, Chapter 10A-Single-Family Residential District, Section 2-Permitted Uses and Article 3-Conditional Uses; Title 10, Chapter 10B-RM Multiple-Family District, Section 2-Permitted Uses and Section 3-Conditional Uses; Title 10, Chapter 11A-Multiple Use Zone, Section 2-Permitted Uses and Section 3- Conditional Uses.
2. Public input is sought on a Conditional Use Permit application submitted by Natalie Cheney for a dance and workout studio at 86 East Kolob Circle, Tax ID# T-TRES-A-1-A. Property is zoned R-1-20.
3. Public input is sought on a Home Occupation Permit application submitted by Brady Turnblom for a home office and mobile handyman business at 952 S Mulberry Drive, Tax ID# T-AHP-A-119. Property is zoned R-1-12.

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

1. Discussion and possible recommendation on Ordinance 2019.XX-An ordinance amending Title 10, Chapter 23-Home Occupations to amend the title and purpose, definition of a home occupation and home occupation permit, permit and license requirement, application for permit, approval process, conditions required prior to issuance of permit, notice to nearby property owners, renewal and renewal and revocation or denial of permit. To amend Title 10, Chapter 20-Conditional Uses, Section 3E-Review Process, removal of article E-Exception. To add home occupations with a current home occupation permit as a permitted use and remove home occupations from conditional use in Title 10, Chapter 9A-Agriculture Districts, Section 2-Permitted Uses and Section 3-Conditional Uses; Title 10, Chapter 10A-Single-Family Residential District, Section 2-Permitted Uses and Article 3-Conditional Uses; Title 10, Chapter 10B-RM Multiple-Family District, Section 2-Permitted Uses and Section 3-Conditional Uses; Title 10, Chapter 11A-Multiple Use Zone, Section 2-Permitted Uses and Section 3-Conditional Uses.
2. Discussion and possible action on a Conditional Use Permit and business license application submitted by Natalie Cheney for a dance and workout studio at 86 East Kolob Circle, Tax ID# T-TRES-A-1-A. Property is zoned R-1-20.
3. Discussion and possible action on a Home Occupation Permit and business license application submitted by Brady Turnblom for a home office and mobile handyman business at 952 S Mulberry Drive, Tax ID# T-AHP-A-119. Property is zoned R-1-12.

**F. HO/CUP REVIEW & POSSIBLE RECOMMENDATION:**

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

**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 sent to the Spectrum Newspaper, posted on the State website at <http://pnn.utah.gov>, on the Toquerville City website at [www.toquerville.org](http://www.toquerville.org), and 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 April 15, 2019 by Toquerville City Recorder, Dana M. McKim.