



TOQUERVILLE CITY PLANNING COMMISSION MEETING AGENDA

Wednesday May 17, 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. Rural Community Consultants – Shannon Ellsworth presenting Version 2 of General Plan
2. Discussion of Short Term Rentals Proposal
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 Alex Chamberlain
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 April 19, 2017.

B. PRESENTATIONS:

None

C. PUBLIC HEARING:

1. Public input is sought on a Conditional Use Application submitted by Monte and Margie Evans for a Bed and Breakfast located at 238 Hillside Drive in Toquerville, UT 84774. Tax ID# T-3-1-2-1431. Zoning is R-1-20.
2. Public input is sought on a Preliminary Plat Application submitted by the Rural Housing Development Corporation for the construction of 16 lots in the area of Peachtree Drive and S Westfield Road. Tax ID #T-138-A-2-A. Zoning is R-1-12.
3. Public input is sought on a Zone Change Application submitted by DC Young and Henry Schmidt for the area of Almond Height's Park Ranches Subdivision. Tax ID # T-AHP-A-43, T-AHP-A-44A, T-AHP-A-44B, T-AHP-A-45, T-AHP-A-46, T-AHP-A-47, T-AHP-A-48, T-AHP-A-49, T-AHP-A-51, T-AHP-A-52, T-AHP-A-52, T-AHP-A-53, T-AHP-A-54, T-AHP-A-55, T-AHP-A-56, T-AHP-A-57, T-AHP-A-58A, T-AHP-A-58B, T-AHP-A-59, T-AHP-A-60, T-AHP-A-61, T-AHP-A-62, T-AHP-A-63, T-AHP-A-64, T-AHP-A-65, T-AHP-A-66, T-AHP-A-67, T-AHP-A-67, T-AHP-A-68, T-AHP-A-69, T-AHP-A-70, T-AHP-A-71, T-AHP-A-72, T-AHP-A-73, T-AHP-A-74. T-AHP-A-50, T-AHP-A-75, T-AHP-A-76, T-AHP-A-77, T-AHP-A-78, T-AHP-A-79, T-AHP-A-80. Current Zoning is R-1-12. Proposed zoning is R-1-20.
4. Public input is sought on Ordinance 2017.XX, an ordinance to amend Title 10, Chapter 9 - Agricultural Districts to allow bed and breakfast establishments as conditional use permits. Amending Title 10, Chapter 13 - BMP Business and Manufacturing Zone to remove bed and breakfast as a conditional use. Amending Title 10, Chapter 17 - Supplemental Use Regulations, Article 4 - Nightly or Short Term Rentals to allow for separate cooking facilities within the establishment. Amending Chapter 19 Subdivisions, Article c - Application and Review Process to modify the term preliminary plan to preliminary plat.

D. BUSINESS/ACTION ITEM(S):

1. Discussion and Possible Action on a Conditional Use Application submitted by Monte and Margie Evans for a Bed and Breakfast located at 238 Hillside Drive in Toquerville, UT 84774. Tax ID# T-3-1-2-1431. Zoning is R-1-20.
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E. HO/CUP REVIEW:

1. Home Occupation Conditional Use Permit for Leif Bjarnson ~ Bjarnson Construction, INC. at 1563 Ash Creek Drive
2. Home Occupation Conditional Use Permit for Todd Young ~ Lannister Construction, LLC at 460 N Toquerville Boulevard
3. Conditional Use Permit for Rebecca Hansen ~ Dulce Domum Bed & Breakfast at 457 S Westfield Road

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://pmn.utah.gov>, posted on the Toquerville City website at 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 May 12, 2017 by Toquerville City Recorder, Dana M. McKim.