

NOTICE of MEETING
TOQUERVILLE CITY PLANNING COMMISSION
212 N TOQUER BLVD, TOQUERVILLE, UT.
WILL MEET ON WEDNESDAY, APRIL 22, 2009
6:00 WORK MEETING 7:00 P.M. REGULAR MEETING

AGENDA

WORK MEETING

1. **Staff Reports:**

Doug Gubler Water Supervisor
Blair Gubler Ash Creek Sewer District

Anita Lowe
Mike Reusch

Mark Fahrenkamp
Annette Kleinman

Don Tait

2. Board assignments (if any)

REGULAR MEETING 7:00 p.m.

1. Call to Order: Pledge of Allegiance
 - A. Agenda
 - B. Minutes of January 21, 2009 meeting
 - C. Minutes of February 18, 2009 meeting.
2. Declaration of Conflicts

PUBLIC HEARING 7:03 p.m.

- A. Call to Order

Item 1. Application for Home Occupation Conditional Use Permit; Applicant- Bess Litton DBA: Litton Legal Nurse Consulting; Location of use: 116 East Terrace Circle.

Item 2. Application for Conditional Use Permit in Residential Zone; Applicant-Sebastian Clinger DBA: Opal Moon Tea House; Location 178 North Toquer Blvd.

Item 3. Proposed amendment to the Toquerville City Land Use Management Code adding Chapter 20-FEMA Flood Requirements.

Item 4. Proposed amendment to the Toquerville City Land Management Code, Chapter 6.1.3., Zone District Regulations Conditional Uses to add item 6.1.3.(1) allowing for the keeping of livestock in accordance with the Toquerville City Animal Ordinance as amended November 9, 2006.

Item 5. Proposed amendment to the Toquerville City Land Management Code Chapter 14, Hillside Ordinance to re-title the chapter to read Chapter 14, Sensitive Lands and add a new/amended Introduction to the chapter.

Item 6. Proposed amendment to the Toquerville City Land Management Code removing Chapter 7.2.3, which provided for a twenty-five percent (25%) limitation to the amount of one parcel being transferred to another contiguous parcel and placing the authority in City Staff to approve.

NEW BUSINESS

Item 1. Consideration and possible approval of application for Home Occupation Conditional Use Permit; Applicant- Bess Litton DBA: Litton Legal Nurse Consulting; Location of use: 116 East Terrace Circle.

Item 2. Consideration and possible approval of application for Conditional Use Permit in Residential Zone; Applicant-Sebastian Clinger DBA: Opal Moon Tea House; Location 178 North Toquer Blvd.

Item 3. Consideration and possible recommendation for approval of proposed amendment to the Toquerville City Land Use Management Code adding Chapter 20-FEMA Flood Requirements.

Item 4. Consideration and possible recommendation for approval of proposed amendment to the Toquerville City Land Management Code, Chapter 6.1.3., Zone District Regulations Conditional Uses to add item 6.1.3.(1) allowing for the keeping of livestock in accordance with the Toquerville City Animal Ordinance as amended November 9, 2006.

Item 5. Consideration and possible recommendation for approval of proposed amendment to the Toquerville City Land Management Code Chapter 14, Hillside Ordinance to re-title the chapter to read Chapter 14, Sensitive Lands and add a new/amended Introduction to the chapter.

Item 6. Consideration and possible recommendation for approval of proposed amendment to the Toquerville City Land Management Code removing Chapter 7.2.3, which provided for a twenty-five percent (25%) limitation to the amount of one parcel being transferred to another contiguous parcel and placing the authority in City Staff to approve.

CALL FROM THE FLOOR

ADJOURN MEETING

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Pamela D Jarman or Carol Pogue at the City Office 635-1094, at least 24 hours in advance.

I certify that the above notice was posted in five places within the City limits of Toquerville, Utah. The five places being:

1. The City Office 2. The Toquerville Post Office Bulletin Board 3. The Toquer Estates Bulletin Board 4. The Cholla Creek Bulletin Board 5. Toquerville City Web Site.

Dated this 21st day of April, 2009.

Pamela D. Jarman